

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held on Monday, June 1, 2020
Via electronic communications and not at City Hall
28W701 Stafford Place

I. OPENING CEREMONIES

A. Call to Order

Mayor Brummel called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Mayor David Brummel, Ald. Stu Aschauer, Clare Barry, Fred Bevier, Kathy Davolos, Leah Goodman, Jeff Krischel, Bill Weidner and Robert Wilson

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Finance Director Kevin Dahlstrand, Community and Economic Development Director Ron Mentzer, Deputy Public Works Director Phil Kuchler, Police Chief Ray Turano, Treasurer Larry Brenner, Attorney Brooke Lenneman, and City Clerk Emily Larson

Also Absent: None

C. Pledge of Allegiance

D. Proclamation – Honoring 2020 Graduates

Mayor Brummel read a proclamation to recognize the value and celebration of the achievements of students graduating in 2020. He said the City of Warrenville acknowledges that the graduation class of 2020 has excelled, despite the enormous challenges set before them, and are worthy of great commendation from their family, friends and the community. Mayor Brummel offered heartfelt congratulations and best wishes in their future efforts.

II. CITIZENS COMMENTS

None

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Protests, Violence, and Looting

Mayor Brummel said it has been a difficult time for our City, metro area, state, and nation. While the coronavirus pandemic is ongoing, one week ago, we witnessed the tragic death of George Floyd in Minneapolis, followed by days of protests. He

said he wanted to reassure the community that Warrenville has remained peaceful and safe during this time, and that Warrenville's professional and well-trained Police personnel are ready to address any problems that might arise.

Chief Turano reported that he has been in constant communication between the DuPage County Sheriff's Department and the Illinois State Police. He said the situations in other communities are being monitored and urged residents to stay home, stay safe, and to report any large gatherings. He said the entrances to Target have been closed off and patrol officers are staged in the parking lot.

Executive Order

Mayor Brummel said, in conjunction with Phase 3 of Governors Pritzker's Restore Illinois plan, he has issued a Supplemental Emergency Order that would allow food and beverage establishments to install and being operating new or expanded outdoor seating areas. The proposed ordinance authorizing this new temporary permit process on tonight's agenda for Councils approval.

Cancelled Meetings

Mayor Brummel announced that the Public Works and Infrastructure Committee of the Whole meeting scheduled for June 8, 2020, has been cancelled.

Volunteers Needed

Mayor Brummel announced there are openings on the Bicyclist and Pedestrian Advisory Commission and the Environmental Advisory commission. These are three-year terms that began May 1, 2020.

Re-opening City Buildings

Mayor Brummel announced that Warrenville City Hall and Police Department building will re-open to the public on June 15, 2020. Face coverings and social distancing will be required. Only the Manning Avenue entrance will be open at City Hall. Please check the City website for the specific hours at each facility, as they may vary.

B. Clerk

Warrenville in Bloom

Clerk Larson announced that the hanging baskets have been installed, as well as the bridge planters on Warrenville Road and Williams Road.

C. Treasurer

No report

D. Aldermen

Businesses Re-opening

Ald Aschauer said he is glad to see the local businesses starting to re-open.

Graduates Parade

Ald. Bevier wished the 2020 graduates good luck and said the Brooze Brothers enjoyed being part of the parade honoring the 30 Warrenville graduates.

Thank You

Ald. Davolos thanked Chief Turano for providing the residents with updates to reassure residents are safe.

FermiLab

Ald. Goodman reported that FermiLab has many resources on their website and will be holding virtual lectures for free.

Moment of Silence

Ald Goodman asked for a moment of silence for the 100,000 people who lost their lives to the Corona virus.

Warrenville Trails

Ald. Weidner noted that the trails and bike paths have been in high use during the pandemic. He said there is an initiative called, *Go by Bike* that will encourage people to use their bikes rather than their cars.

E. Administrator

Thank You

City Administrator Coakley thanked the many staff members who have been working from home and looks forward to having them return to City Hall.

Thank You

City Administrator Coakley thanked the Police Department for taking proactive measures to protect local businesses.

City Financial Update

City Administrator Coakley said staff will provide an update on the City's financial situation at the next regular Council meeting.

F. Attorney

Council's Remote Participation

City Attorney Lenneman reported that, pursuant to the Governor's Executive Order #2020-39, the requirements for the Open Meetings Act have been suspended to allow remote participation by aldermen, staff, and the public.

VI. APPROVAL OF AGENDA

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the agenda for the June 1, 2020, City Council regular meeting.

ROLL CALL VOTE:

Aye: Ald. Barry, Weidner, Krischel, Wilson, Aschauer, Goodman, Bevier, and Davolos

Nay: None

MOTION ADOPTED

V. APPROVAL OF MINUTES

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve:

A. Minutes of the May 18, 2020, City Council regular meeting

ROLL CALL VOTE:

Aye: Ald. Krischel, Wilson, Bevier, Barry, Goodman, Davolos, Weidner, and Aschauer

Nay: None

MOTION ADOPTED

VI. CONSENT AGENDA – OMNIBUS VOTE

A. Accept Mayor Brummel’s recommendation and pass resolution R2020-34, extending the duration of the March 16, 2020, Declaration of Emergency until the adjournment of the next regular, special, or emergency meeting of the City Council

B. Accept staff recommendation and approve the revised Employee Recognition Policy

C. Receive and file draft minutes of the Plan Commission / Zoning Board of Appeals regular meeting held on February 20, 2020

D. Receive and file minutes of the Tourism and Arts Commission meeting held on February 13, 2020

E. Receive and file report of invoices paid up to May 27, 2020, in the amount of \$78,322.96

F. Authorize expenditures for invoices due on or before June 15, 2020, in the amount of \$110,040.80

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve the Consent Agenda as read.

ROLL CALL VOTE:

Aye: Ald. Aschauer, Goodman, Weidner, Bevier, Wilson, Barry, Davolos, and Krischel

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

A. Auxiliary Outdoor Seating

ALD. GOODMAN MOVED, second by Ald. Bevier, to accept staff recommendation, waive second reading, and pass ordinance O2020-24, authorizing City of Warrenville staff to develop and implement an auxiliary outdoor seating

area program and issue temporary use permits in accordance with such program to facilitate outdoor food and beverage service during the COVID-19 emergency.

Community and Economic Development Director Mentzer reported that staff has worked with the City Attorney and other communities to establish an administrative process for a flexible permit to allow temporary auxiliary outdoor seating areas for a period of 120 days or until indoor seating becomes available.

Discussion:

Ald. Davolos said many communities are doing this to support their local businesses and she supports the motion.

Ald. Goodman said she is concerned about the loss of parking spaces. Director Mentzer said the permit would be adjusted if it is determined that more parking is needed. Director Mentzer said there will be some areas that will be allowed to add parking.

Ald. Krischel asked if there is a fee for the permit. Director Mentzer said the permit is free.

Ald. Weidner said this a way for the City to invest in the small businesses. He would like to see some long-range planning that would allow pocket parks in the areas of the large parking lots that are not used to capacity and make the parking lots more pleasing to residents.

Ald. Wilson said he is ready to eat out and support local businesses.

Director Mentzer said staff has contacted every business and advised them of the permit process.

ROLL CALL VOTE:

Aye: Ald. Barry, Goodman, Weidner, Krischel, Bevier, Davolos, Aschauer, and Wilson

Nay: None

MOTION ADOPTED

B. Crystal Maintenance Services Corporation

ALD. GOODMAN MOVED, second by Ald. Davolos, to accept staff recommendation and pass resolution R2020-35 approving the first amendment to the agreement between the City of Warrenton and Crystal Maintenance Services Corporation for the provision of cleaning services.

Assistant City Administrator White reported that, in anticipation of employees returning to work and City Hall and Public Works building re-opening to the public, the current cleaning services will be expanded to five days a week, beginning June

1, 2020, through December 31, 2020. The additional cost to the City is \$1,670 per month.

Discussion: Ald Goodman asked if they would be charging the same rate. Assistant City Administrator White said the same rate would apply.

ROLL CALL VOTE:

Aye: Ald. Davolos, Aschauer, Krischel, Weidner, Wilson, Barry, Goodman and Bevier

Nay: None

MOTION ADOPTED

C. Citgo Gas Station

ALD. BARRY MOVED, second by Ald. Wilson, to accept staff recommendation and authorize City of Warrenville personnel to complete the acquisition of the former Citgo Gas Station property at 28W244 Warrenville Road and implement the actions required to obtain a partially forgivable brownfield revolving loan funding agreement for the property from the U.S. and Illinois Environmental Protection Agencies.

Director Mentzer gave a review of the property, pointing out the condition of the property and the lack of public sector interest, the impact on use, value, and improvement of nearby properties; the community's desire for a public riverfront park/open space/trail amenity in that area, the City's very clear and detailed understanding of what it will take to improve the property, the City's past experience with assemblage, demolition, remediation, and private redevelopment of the Civic Center Redevelopment Site # 1, and finally the City's ability to access a variety of financial resource and the potential financial assistance from corporate Phillips66 that is not available to the private sector.

Director Mentzer said the total project cost would be \$1,253,800. The City has funding sources that include \$75,500 from the City FY 2020 Budget, \$170,000 from the City FY 2021 budget, \$955,000 from the City reserved developer park contributions, approximately 75 percent of actual cost reimbursed through the IEPA LUST program, up to \$600,000 no interest loan, with \$200,000 forgivable through the US/IEPA Brownfield Revolving Loan fund, and finally potential cash contribution from Philips 66.the anticipated City cost share would range between \$468,175 to \$888,175.

Director Mentzer said staff is recommending the City complete acquisition of the property and implement actions required to finalize US/IEPA RFL funding agreement for the property.

Discussion: Ald. Aschauer said he does not support the purchase of this property and does not approve using Park District cash contributions for this project.

Ald. Barry said she is in favor of purchasing this property. She noted this property is an eyesore and has now become a parking lot. She said it is one of the main entrances to the City and it is the City's responsibility to improve blighted property.

Ald. Bevier said he is not in favor of purchasing this property.

Ald. Davolos said the timing is right to purchase this property. She noted that the private sector would never have the means to remediate the code violations, much less improve the property by adding parks and trails. She said there is also a need to be respectful to the surrounding businesses and neighbors. She asked if TIF revenues would be generated by this property would go back to pay the debt.

Director Mentzer explained how TIF revenues may be used and how debts are repaid. He said all of the City costs associated with this project are TIF #3 eligible costs. Based on 2019 property tax levy extension and EAV figures, the City will receive approximately \$214,000 in TIF #3 incremental tax distributions in 2020. These figures do not include future TIF #3 tax revenue the Warrenville Horizon Project will generate and only reflect approximately one-third of the projected TIF #3 tax revenue the Stafford Place project will generate annually when completed and fully assessed. The decision on how to use these revenues should be used and how the debts are repaid and should be part of a larger discussion by the Council.

Director Dahlstrand said the approved budget deficit projection for FY 2021 in TIF #3 is \$3.8 million that is owed to other funds.

Ald Goodman questioned the numbers in the budget, stating the projections and actual numbers do not match. Director Mentzer said his point was that with already one-third of the projected TIF #3 tax revenue the Stafford Place project will generate annually already the entire \$214,000.

Director Dahlstrand said those numbers were projections and the final numbers were just received.

Ald. Goodman said the Park District cash contributions should be spent on existing trails and parks. She noted that the City has always had a unique approach to improve areas and she has always supported staff. Now she does not believe it now is the time to purchase this property with the current financial situation. She said the property will not go anywhere and feels there is no urgency to move forward with the purchase, and therefore, is against the motion.

Ald. Krischel said residents are ready to see this property improved and feels it is the City's social obligation to clean up the property.

Ald. Weidner said it is time to improve the gateway to the City and this has been the City's vision for a long time. He noted the use of Park District cash contributions to establish more green space is a good use of the funds.

Ald. Wilson said he is in favor of the motion and thanked Director Mentzer for providing such comprehensive information. He said the City has already invested \$700,000 for the re-development of the adjacent properties and the City should take the opportunity to purchase the property.

Ald. Aschauer said the Council should have bermed the property when DuPage County offered to help.

Mayor Brummel noted that this property has generated the most comments from residents and because it is one of the main entrances to the City, there is now an opportunity for the City to purchase the property.

ROLL CALL VOTE:

Aye: Ald. Barry, Weidner, Krischel, Wilson, and Davolos

Nay: Ald. Aschauer, Goodman, and Bevier

MOTION ADOPTED

D. Re-open City Facilities

ALD. DAVOLOS MOVED, second by Ald. Wilson, to accept staff recommendation and approve the Return to Work and Reopen Plan, effective immediately.

City Administrator Coakley reported that staff has developed a return to work and reopening plan. The plan includes three phases for returning employees to onsite work and a gradual approach to reopening City buildings to the public, beginning on June 15, 2020. Improvements have been made to the inside to protect employees and visitors and everyone will be required to wear face masks, including employees, visitors, contractors, and elected officials.

Discussion: Ald. Goodman asked if the Plan Commission and Zoning Board of Appeals will also resume holding open meetings. Assistant City Administrator White said all boards, commissions, and Committee of the Whole meetings would resume in person when the Governor's Executive order to allow 50 or more people to be present at one time is put into effect.

Administrator Coakley and the Mayor thanked staff for continuing to work during these stressful times.

Mayor Brummel urged residents to keep vigilant until the virus is gone.

ROLL CALL VOTE:

Aye: Ald. Barry, Weidner, Krischel, Wilson, Aschauer, Goodman, Bevier, and Davolos

Nay: None

MOTION ADOPTED

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. CLOSED SESSION

None

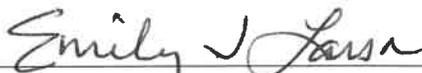
XI. ADJOURN

ALD. GOODMAN MOVED, second by Ald. Wilson, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council adjourned at 8:55 p.m.

Approved: _____ June 15, 2020 _____



Emily J. Larson, City Clerk