

**CITY OF WARRENVILLE  
PUBLIC WORKS AND INFRASTRUCTURE  
COMMITTEE OF THE WHOLE  
REGULAR MEETING  
Monday, June 14, 2021, at 7:00 p.m. at City Hall and Virtually  
28W701 Stafford Place**

In accordance with Governor Pritzker’s Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by the Mayor of the City of Warrenville, **this meeting was held virtually.**

**MINUTES**

**A. CALL TO ORDER**

Chairman Barry called the meeting to order at 7:00 p.m., explaining the virtual meeting protocol according to the Open Meetings Act, 5 ILCS 120/7(e), and the Governor’s Executive Orders.

**B. ROLL CALL**

Present: Chairman Clare Barry, Mayor David Brummel, Aldermen: Jay Anderson, Stuart Aschauer, Kathryn Davolos, Leah Goodman, Jeff Krischel, Bill Weidner, and Bob Wilson.

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Public Works Director Phil Kuchler, Finance Director Kevin Dahlstrand, Police Chief Turano, Management Analyst Kristin Youngmeyer, City Clerk Julie Clark, and Executive Assistant / Deputy City Clerk Dawn Grivetti

Also Absent: None

**C. PLEDGE OF ALLEGIANCE**

Chairman Barry led the pledge of allegiance.

**D. CITIZENS COMMENTS**

Connie Schmidt, 30501 Landon Drive, spoke against Eligo Energy as the City’s electric energy supplier. She also spoke about the State’s Clear Energy Jobs Act, the Citizen’s Utility Board recommendation for electric supplier choices, and advocated for other clean energy options such as solar panels on City-owned property.

Larry Berger, 28W711 Wagner Ct, Commander of the Local VFW, spoke in support of video gaming for the proposed revenue it can generate.

Pat O’Conner, 3S570 Warren Avenue, stated he uses Pace bus service to get to work, but he has to instruct the service as to where his house is located. He is requesting City assistance with this issue.

Laura Haule, 30304 Fowler Cir, Warrenville, submitted an emailed message in opposition to the recommended electric aggregation agreement with MC Squared due to its reduced commitment to renewable energy.

**E. OFFICIALS AND STAFF COMMENTS**

Mayor Brummel reminded the public the City and Warrenville Friends of the 4<sup>th</sup> will be presenting a fireworks display on Saturday, July 3.

Ald. Goodman reported Fermilab will not re-open to the public in the foreseeable future, but will notify the City when bicyclists and pedestrians will be allowed back on the property.

City Administrator (CA) Coakley stated it was nice to see people attending the meeting in person and to see places opening up again following the State's advancement to Phase 5 of the Restore Illinois Plan.

**F. BUSINESS OF MEETING**

1. Consideration of an Electric Aggregation Program, Effective October 2021

Assistant City Administrator (ACA) White stated changes occurring in the past few days have caused staff to change the recommendation for this item that was included with the agenda materials. She gave a presentation of the Warrenville electric aggregation program, and offered a comparison between the current fixed-rate program with Eligo Energy, and the new alternative ComEd rate-match program. She further discussed the renewable energy certificates (REC's) and civic contributions provided by the alternative program. She added, there is no change in the rate to the consumer if the City chooses or does not choose a program that provides civic contributions.

ACA White noted that the recent significant changes in the electric supply industry have caused staff to recommend a one-year agreement with Eligo Energy, which includes a rate match with ComEd, 100% green energy REC's, and \$24,155 in civic contributions. Other long-term options with lower supply rates were not recommended because it is likely the ComEd rate will drop significantly causing other supplier rates to be less competitive over the course of the term.

Ald. Anderson asked if the City researched the qualifications of Eligo Energy. ACA White referred to Sharon Durling, NIMEC to speak further on Eligo's qualifications. Ms. Durling stated NIMEC addressed the past issue of consumer complaints with Eligo's customer service, and is confident their service has improved to the extent that NIMEC now recommends them.

Mayor Brummel and several Aldermen commended staff on their research and voiced their support of staff's recommendation. There was discussion regarding recent debates at the State legislature and how outcomes could affect municipal electric aggregation. Ms. Durling also spoke further in response to a resident's concern regarding the tax for REC's charged to accounts. She stated this is a tax on delivery, not supply, and is separate from municipal aggregation.

There was discussion regarding staff consulting with the Environmental Awareness Commission to develop recommendations for the use of the civic contributions on local community environmental programs, projects, and initiatives.

There was further discussion about REC's and the types of energy production sources included in the certificates. Ms. Durling replied that wind, solar, hydro, and even heat recovery sources are all included options. Ald. Weidner suggested civic contributions should be spent on CMRP projects.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council 1) enter into a one-year agreement with Eligo Energy, including 100% green energy Renewable Energy Certificates (RECs) and \$24,155 in civic contributions, and 2) direct staff to develop recommendations for the use of the civic contributions on local community environmental programs, projects, and initiatives.

ROLL CALL VOTE:

Aye: Alds.: Goodman, Anderson, Weidner, Wilson, Krischel, Barry, Aschauer, and Davolos

Nay: None

MOTION CARRIES

2. Consideration to Allow Video Gaming

CA Coakley stated, with direction from the April 2021, Public Works and Infrastructure Committee, staff surveyed local establishments eligible to participate in video gaming, to identify business interest, used responses to project potential revenues, and worked with the City Attorney to assess possible local restrictions. Given this information, he asked again if the City Council is still interested in pursuing video gaming. If so, staff's recommendation is to use the City's Liquor Code to regulate the program. He went on to offer several ways in which the Council could restrict licensing and still offer a program that will increase revenue for the City, support local businesses, offer a new local choice of entertainment for citizens, and not be a cost to residents.

Management Analyst (MA) Youngmeyer presented the results of two surveys, one gauging the interest of local businesses, and the other gauging the impact on local communities. She stated, of the 24 eligible local businesses, six would seek a local video gaming license; there would be the potential for 21 to 28 terminals installed; and an estimated \$41,900 to \$61,600 in annual revenue could be generated for the City.

MA Youngmeyer further presented resident, businesses, and municipal and staff concerns. She presented benefits and challenges of video gaming terminals, and local controls and restrictions the Council could consider.

CA Coakley discussed the City Attorney's memos regarding the City's authority to regulate video gaming using the Zoning Code or the Liquor Code.

Several alderman spoke in favor of allowing and regulating video gaming through the Liquor Code.

Ald. Davolos spoke about the support she had when she voted against video gaming when it was last considered. She is concerned about staff time required to administer and regulate the program.

Ald. Goodman stated video gaming is not indicative of Warrenville. She asked for clarification as to staff's recommendation to allow 10 licenses when only six businesses showed an interest. CA Coakley replied that the number of licenses available is up to City Council. Ald. Goodman stated she would like to see food required and a one-year waiting period for newly established businesses to be eligible for video gaming.

There was further discussion on the proposed revenue, licensing of establishments and terminals, licensing fees, and who would be responsible for paying the fees. The Committee also discussed the state revenue sharing with terminal operators and whether or not a city terminal licensing fee could be split between establishments and terminal operators. A consensus of the Council indicated support for the City to move forward in a most responsible way.

Ald. Krischel asked what responsibilities staff would have in licensing video gaming. CA Coakley replied it would depend on the City's way of regulating gaming. Regulations using the Zoning Code would require the most staff time. Finance Director (FD) Dahlstrand spoke to the burden on staff time using this method. CA Coakley added that inspections could also add to staff time. FD Dahlstrand reminded the Committee that the City stopped licensing individual vending machines in the past due to the burden on staff time. CA Coakley stated, using the Liquor Code to regulate available licenses would require the least amount of staff time.

Ald. Weidner asked Police Chief Turano to speak about increased crime in communities that offer video gaming. PC Turano replied, crime is a non-issue. He stated, based on his conversations with other Police staff, there is no increase in crime in communities in which gaming is allowed.

Several aldermen thanked staff for the detailed research, and Mayor Brummel stated his confidence in staff and the Attorney to develop a plan that compliments the community and minimizes any negative impact.

CA Coakley asked Council, in addition to the new liquor licensing class, if there is interest in having separate licensing of establishments and terminals, and an intent to charge terminal operators for those terminal licensing fees, to please add that to the motion.

Ald. Aschauer made some additional suggestions for terminal licensing, and stated his concern about proper signage.

ALDERMAN KRISCHEL MADE A MOTION, seconded by Ald. Weidner, to recommend the City Council direct staff to work with the City Attorney to prepare a draft ordinance to allow video gaming, creating a new liquor license classification with local restrictions, including separate video gaming terminal licensing, and present the draft ordinance for consideration at the July 26, 2021, Public Safety and Finance committee meeting.

ROLL CALL VOTE:

Aye: Alds.: Wilson, Barry, Krischel, Anderson, Weidner, and Aschauer  
Nay: Alds.: Davolos and Goodman MOTION CARRIES

3. Consideration of Two Amendments to T-Mobile lease at Country Ridge Water Tower  
Public Works Director (PWD) Kuchler stated, T-Mobile approached staff about two separate amendments to the lease agreement for the water tower site on Country Ridge Drive. The first amendment would increase the rent by \$300 per month for the purpose of adding a backup generator to the site. The second amendment would extend the lease by 20 years, to expire in 2044.

There was discussion on the potential for increased noise from the generator, the lengthy extension of the lease and the potential for rate increases. PWD Kuchler stated the generator would generally only cycle on briefly for periodic testing, but he would ask T-Mobile about the frequency and include the information in the next City Council meeting agenda summary. He also said 20-year leases and extensions are typical, and an annual rate escalator is included in the amendment.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Aschauer, to recommend the City Council approve an ordinance approving the first and second amendments to the communications site lease agreement between the City of Warrenville and Voicestream GSM I Operating Company, LLC.

ROLL CALL VOTE:

Aye: Alds.: Anderson, Krischel, Davolos, Weidner, Aschauer, Wilson, Barry, and Goodman  
Nay: None MOTION CARRIES

4. Consideration of City Logo Format on Water Towers  
PWD Kuchler reminded the Committee that the City will be repainting the water tower on West Street near Cantera next spring, and that other water towers will be repainted in the near future. PWD Kuchler discussed the options for painting the City logo onto the towers, stating adding the word “Naturally” shrinks and distorts the branded “W” and is not recommended to be included in the image.

Several aldermen stated their disappointment that the word “Naturally” could not be included, and Ald. Goodman added that this is a very expensive paint job, and the logo needs to be visually accurate.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Anderson, to recommend the City Council approve the City logo size and color on a white water tower, as shown on the attachments included with the agenda backup materials.

ROLL CALL VOTE:

Aye: Aids.: Weidner, Aschauer, Anderson, Barry, Krischel, Goodman, and Wilson  
Nay: Ald. Davolos MOTION CARRIES

5. Consideration of Verizon Wireless as the City's Cellular Plan Provider Under the State of Illinois Procurement Contract

ACA White stated, City staff has been evaluating options to switch cell phone carriers to a more reliable option. Based on network reliability, access to devices, and cost, staff is recommending the City switch to Verizon Wireless. She addressed plan costs and increases due to added staff equipment.

Ald. Anderson asked if the extra cost is included in the current budget. ACA White replied, there is an increase due to added devices, while there is also an increase due to monthly contract costs, but the promotional incentives offered to the City by Verizon are better than what the previous carrier was offering.

CA Coakley re-emphasized that the change is needed, because Sprint merged with T-Mobile last year, and the City's services were adversely affected by that change, resulting in a lack of functionality with Sprint.

ALDERMAN WILSON MADE A MOTION, seconded by Ald. Anderson, to recommend the City Council pass a resolution approving Verizon Wireless as the City's cellular plan provider under the State of Illinois procurement contract.

ROLL CALL VOTE:

Aye: Aids.: Krischel, Goodman, Wilson, Anderson, Weidner, Aschauer, Davolos, and Barry  
Nay: None MOTION CARRIES

6. Consideration of the Future of Rigi Road and Barclay Drive

PWD Kuchler stated, Rigi Road and Barclay Drive are privately owned roads. Over the years, the City has performed maintenance on these roads, which were last resurfaced by the City 20 years ago. He added, they are now overdue for resurfacing and are in need of further repair. A previous attempt by the City to make these roads public was not supported by the property owners at that time.

PWD Kuchler noted, in August 2020, the City Council authorized the Ward 1 Aldermen to work with staff and property owners to obtain public easements of the roads resulting in City ownership and maintenance of the roads. He added, the City will not compensate the property owners for the easement, but would pay the costs to have the City Attorney and a Professional Land Surveyor draft easement agreements and

exhibits for the property owners. PWD Kuchler stated all of the property owners on both private streets have indicated they are in favor of this proposal.

Several aldermen thanked staff for working with Council and property owners to come to this conclusion.

Ald. Goodman asked for further discussion on the cost estimate for resurfacing and widening the roads. PWD Kuchler discussed the intended process for improving the roads, and stated, initially the cost would be covered using Motor Fuel Tax funds, and long-term costs would be paid from the Capital Maintenance and Replacement fund. There was continued discussion regarding proposed State legislation on the use and availability of MFT funds.

ALDERMAN ASCHAUER MADE A MOTION, seconded by Ald. Goodman, to recommend the City Council authorize staff and the City Attorney to draft easement documents to make Rigi Road and Barclay Drive public roads that will be owned and maintained by the City.

ROLL CALL VOTE:

Aye: Alds.: Davolos, Barry, Goodman, Aschauer, Anderson, Weidner, Wilson, and  
Krischel

Nay: None

MOTION CARRIES

7. Consideration of City Code Amendments on the Refuse and Recycling Services

ACA White stated, with the recent change to the refuse and recycling collection program, staff and the City Attorney recommend updating the City Code to clarify the City's contract is the exclusive method for all eligible single-family residential dwellings and the costs of that service are the responsibility of each eligible household. She added, staff recommends the changes to the City Code.

ALDERMAN WILSON MADE A MOTION, seconded by Ald. Krischel, to recommend the City Council pass an ordinance modifying Title 6, Chapter 2 of the City Code.

ROLL CALL VOTE:

Aye: Alds.: Goodman, Anderson, Weidner, Wilson, Krischel, Barry, and Davolos

Nay: Ald. Aschauer

MOTION CARRIES

8. Discussion to Implement Paperless Public Meeting Packets (CB)

Chairman Barry stated, for several months, the City has participated in virtual meetings, and she realized she did not need the paper agenda packets. She was able to participate in virtual meetings by accessing agenda materials from the City website. She added, the printing and delivery of packets is very costly.

ACA White stated, there are several options the Council could choose regarding electronic agendas. She asked if the Council is ready to go completely paperless, if the

current format with the website agenda is sufficient, if the Council was interested in exploring additional equipment, and ultimately, what is the goal of the Council in this regard.

Each Alderman stated their individual preference for print or paperless agenda packets. Ald. Goodman suggested printing and distributing agenda packets wastes staff time and is not a green initiative.

Several Aldermen stated their support for paperless information, but preferred hardcopy documents. Others suggested the agenda summary memorandum be a separate document, either hardcopy or digital, from the agenda packet, and the supporting documents could be viewed digitally on the City website. There was discussion regarding City owned versus individually owned devices to view supporting documents during meetings.

Ald. Anderson stated several other municipalities have accomplished this task, and suggested staff consult with other municipalities.

Mayor Brummel stated he is in favor of City-owned devices, and related his experience attending meetings at DuPage County where supporting information is presented on a large screen, and individual devices are used by members to view additional information.

Overall, the Committee members encouraged staff to prepare additional information about paperless packets for inclusion in the FY 2023 Budget.

CA Coakley added, the Open Meetings Act exemption will likely end by the end of June 2021, and the City would revert back to the previous process of printing packets for elected officials to pick up at City Hall, thus eliminating packet distribution by the Police Department.

9. Informational Presentation on Continuing City Hall Enhancements and Functionality Post COVID

CA Coakley stated several of the changes made at City Hall in early 2020 due to COVID-19 have worked out well and would be good to continue going forward. He added, he intends to permanently maintain the barriers at the Finance, Administration, and Community Development Department counters, replacing the plexiglass with tempered glass for better durability. He also stated his preference to keep the Stafford Place entrance closed to the public during daytime business hours, but continue to utilize it for public meeting access. CA Coakley discussed the general reasons why residents come to City Hall, and concluded a vast majority of the help they are seeking can be provided by the Finance and Community Development staff on the lower level.

There was discussion regarding parking and the use of the building by public groups. CA Coakley replied parking is not an issue, and the public use of the building would

be primarily in the evening hours and not during regular business hours. Ald. Weidner stated, eliminating access to one entrance point will provide a safer environment.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

10. Consideration of East Side Storm Sewer Easements

PWD Kuchler stated staff has been replacing City storm sewer on private property in the area of Warrenville Road to Virginia Avenue to Lorraine Avenue to Wilbur Avenue. He stated, easements were not obtained when the original storm sewer was installed decades ago, and staff has worked with the City Attorney to develop a standard easement agreement to be used for the seven property owners where easements are necessary. He added, currently, four agreements have been signed.

PWD Kuchler noted, the standard agreement will be used to develop individual agreements with each property owner.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Aschauer, to recommend the City Council approve a resolution approving and authorizing the execution of easement agreements, substantially in the form attached and in a final form approved by the City Administrator, with private property owners relating to storm sewer improvements on Virginia Avenue, Lorraine Avenue, and Wilbur Avenue.

ROLL CALL VOTE:

Aye: Alds.: Wilson, Davolos, Barry, Krischel, Goodman, Anderson, Weidner, and Aschauer

Nay: None

MOTION CARRIES

11. Consideration to Purchase Replacement Filter Media for Well #10

PWD Kuchler stated, the City uses a material called filter media to filter the City's drinking water before it is pumped into the City's water system. The iron filtration media is proprietary and was specifically approved by the Illinois Environmental Protection Agency for the City's permit. He added, Filtronics provided a price of \$26,110, to replace the filter media at Well No. 10 on Batavia Road, and since the cost exceeds staff's spending authority, City Council approval is required. PWD Kuchler noted, staff did not advertise for bids, because Filtronics is the only supplier of this proprietary material.

ALDERMAN WILSON MADE A MOTION, seconded by Ald. Goodman, to recommend the City Council pass a resolution waiving the competitive bidding requirements of the City Code and approving the purchase of new filter media for Well #10 from Filtronics, Inc.

ROLL CALL VOTE:

Aye: Alds.: Anderson, Krischel, Davolos, Weidner, Aschauer, Wilson, Barry, and Goodman

Nay: None

MOTION CARRIES

12. Climate Action Initiatives Update

MA Youngmeyer reported on a list of Climate Action Initiatives accomplished by staff. The list highlights “green” projects and initiatives the city has accomplished in the past, present, and potential future projects.

Chairman Barry commented about the larvicide program. MA Youngmeyer replied that is a County program and she will contact the County and return with more information.

Ald. Goodman suggested dates of the energy audits be added to the list.

Several Aldermen commended staff on the list and accomplishments. There was discussion regarding the frequency of updates of the report. Ald. Weidner would like to see metrics added to the list and for it to indicate if the initiatives were mandated or voluntary. Several Aldermen would also like to see the City pursue additional solar projects.

There was additional discussion regarding battery recycling and the time it takes to properly recycle them.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

13. Review and file Public Works Department FY 2022 Work Program and Decision Package Status Report

There was no discussion.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

**G. MISCELLANEOUS**

There were no miscellaneous items discussed.

**H. ADJOURN**

ALD. GOODMAN MADE A MOTION, seconded by Ald. Krischel to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 10:03 p.m.

Approved: June 21, 2021



Dawn R. Grivetti, Executive Assistant/Deputy Clerk