

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING**

**Monday, July 10, 2023, at 7:00 p.m. at City Hall
28W701 Stafford Place, Warrenville, IL 60555**

MINUTES

A. CALL TO ORDER

Vice Chairman Lockett called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present: Vice Chairman John Lockett, Mayor David Brummel, and
Aldermen: Stuart Aschauer, John Paul Augustynowicz, Clare
Barry, Kathy Davolos, Craig Kruckenberg, and Judy Wilkie

Absent: Alderman Bill Weidner

Also Present: City Administrator Cristina White, Assistant City Administrator
Alma Morgan, Community and Economic Development Director
Amy Emery, Assistant Community Development Director
Consuelo Arguilles, Public Works Director Kuchler, Senior
Accountant Faranaz Kavina, Capital Maintenance Superintendent
Jamie Clark, and Executive Assistant and Deputy City Clerk Dawn
Grivetti

Also Absent: City Clerk Julie Clark

C. PLEDGE OF ALLEGIANCE

Vice Chairman John Lockett led the Pledge of Allegiance.

D. CITIZENS COMMENTS

Larry Saccotelli, 30W180 Estes Street, expressed his concern for the removal of trees and overgrown landscaping on private property at the corner of Rte 59 and Estes Street.

Community and Economic Development Director (CEDD) Emery replied that staff is aware of the modifications taking place at the site, and is looking into any City Code violations that may have occurred. Assistant Community Development Director (ACDD) Arguilles added that the new owners of the property showed interest in redeveloping the site, but no formal proposal has been presented at this time.

E. OFFICIALS AND STAFF COMMENTS

Mayor Brummel thanked the members and volunteers of the Warrenville Friends of the 4th Committee for another successful Independence Day Celebration. He also reminded the public to attend National Night Out on August 1, and Summer Daze coming up on August 4 and 5. More information about these events can be found on the City website.

Mayor Brummel announced the return of the Citizens Police Academy in September. Registration and more information can be found on the City's website.

CEDD Emery notified the Committee that updated memos have been prepared for items F4 and F6.

F. BUSINESS OF MEETING

1. Consideration of Tourism and Arts Commission Aesthetic Enhancement Project Recommendation for FY 2024

Senior Accountant (SA) and Tourism and Arts Commission (TAC) Staff Liaison Kavina introduced TAC member Linda Osborn. Ms. Osborn gave a presentation on the history of the TAC Aesthetic Enhancement Project, and provided the Committee with TAC's recommendation to purchase a metal sculpture created by local artist, Jen Kresl, Steel Envy LLC, to be installed in Bob Walters Commons.

Ms. Kresl was thanked for her imaginative works of art, and TAC members and staff were thanked for selecting such an inspiring local artist.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Barry, to recommend the City Council 1) approve a purchase agreement with Steel Envy LLC, for the purchase of one metal sculpture featuring a winged-horse and base to be clear-coated, delivered, and installed in a City-specified location within Bob Walters Commons for \$38,000 in FY 2024, pending City Attorney review, and 2) authorize Public Works staff to coordinate concrete work in an amount not to exceed \$3,000 and to assist in preparing the site for installation.

MOTION ADOPTED VIA VOICE VOTE

2. Consideration of Flow Monitoring Data Collection with ADS Environmental Services
Public Works Director (PWD) Kuchler stated that the City has used ADS Environmental Services to monitor sanitary sewer flows and for billing accuracy since 2016. He added that Naperville also uses ADS to monitor flows, and ADS is able to help the two cities resolve any discrepancies in flows by calibrating the various meters in both cities. PWD Kuchler stated that staff is recommending a four-year contract renewal with ADS that will lock in the pricing for four years rather than two.

There was discussion regarding the total cost of the contract and the lifespan of the meters.

ALDERMAN BARRY MADE A MOTION, seconded by Ald. Aschauer, to recommend the City Council pass a resolution approving an agreement with ADS LLC for sewer flow monitoring services.

MOTION ADOPTED VIA VOICE VOTE

3. Consideration of a Contract to Line a Section of Water Main Under Route 59

PWD Kuchler stated that Street Division staff plan to install storm sewer this year to replace the ditch along the east side of Route 59, north of Batavia Road. He noted that there is a water main crossing under Route 59 in the project area that should be lined before the storm sewer is completed. Staff obtained a proposal from Fer-Pal Construction, because they performed satisfactory work for the City on a previous water main lining project under Route 59 near Winchester Circle in 2021.

PWD Kuchler stated that staff is recommending waiving competitive bidding and entering into a contract with Fer-Pal Construction, because they specialize in water main rehabilitation and are better equipped for projects of this size.

There was discussion regarding staff's choice to line the pipe and the longevity of the pipe lining material. PWD Kuchler added that a video recording of the water line will be taken before and after the liner is installed.

ALDERMAN BARRY MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass a resolution waiving competitive bidding, and approving a contract with Fer-Pal Construction USA for \$48,630 water main pipelining.

MOTION ADOPTED VIA VOICE VOTE

4. Consideration of a Full Special Census

Assistant Community Development Director (ACDD) Arguilles gave a presentation on staff's recommendation to conduct a full special census to capture an estimated increase in population since the decennial census on April 1, 2020.

ACDD Arguilles informed the Committee that the City does not qualify for a partial special census, and a full special census costing \$427,424 would be required to capture the estimated additional population. She noted that, when the FY 2024 Budget was approved, \$150,000 was budgeted for a partial special census. A budget amendment of \$277,424 will be necessary to cover the cost of a full special census.

ACDD Arguilles indicated that a special census could bring an additional \$244,528 in per capita revenue to the City on an annual basis. At this rate, she added, the City could offset the cost of the special census by the end of 2027. There was discussion regarding the number of years the City would benefit from the increased per capita revenue from the special census before the next decennial census is certified with a new population number. It was estimated that the City may realize a per capita revenue increase for six to seven years.

Mayor Brummel and other members of the Committee were encouraged by the potential return on investment.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Aschauer, to recommend the City Council direct staff to prepare a budget amendment to the FY2024

Budget in the amount of \$277,424 and authorize staff to enter into an agreement with the U.S. Census Bureau to conduct a Special Census in the City of Warrenville.

MOTION ADOPTED VIA VOICE VOTE

5. Review and file information report on OTRS#2
An informational report on Old Town Redevelopment Site #2 (OTRS #2) was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

6. Review and file information report on 2021 TIF District School and Library District Reimbursement Payments
Community and Economic Development Director (CEDD) Emery provided an update on the TIF District reimbursement payments the City recently issued to the Warrenville Library District and Wheaton Warrenville School District 200 for calendar year 2021. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

7. Review and file information report on the Traditional Development Zoning Code
ACDD Arguilles provided an update on recent Traditional Development Zoning Code actions including release of the project web page, efforts of the working group, and the next opportunity for public input. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

8. Review and file the Community Development Department FY 2024 Work Plan
The Community Development Department's FY 2024 Work Plan was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

9. Review and file the Retail Space Vacancy report
The City Retail Space Inventory Report for July 2023, was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

10. Review and file the Bi-Monthly Code Enforcement Activity Summary report
The Code Enforcement Activity Summary Report for the months of March thru June 2023, was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

H. CLOSED SESSION

ALDERMAN BARRY MADE A MOTION, seconded by Alderman Kruckenberg to enter into a closed session at 7:45 p.m. to discuss topics, which fall under the following exceptions to the Illinois Open Meetings Act:

- 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee to determine its validity.
- 5 ILCS 120/2 (c) (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent.

ROLL CALL VOTE:

Aye: Aldermen: Lockett, Wilkie, Davolos, Aschauer, Kruckenberg, Barry, and Augustynowicz

Nay: None

MOTION CARRIED

At 8:03 p.m., the Committee returned to the open session.

I. ADJOURN

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Kruckenberg to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 8:03 p.m.

Approved: July 17, 2023



Dawn R. Grivetti, Executive Assistant/Deputy Clerk