

CITY OF WARRENVILLE  
CITY COUNCIL

Minutes of Regular Meeting  
Held on Monday, July 20, 2020  
Via electronic communications from City Hall  
28W701 Stafford Place

In accordance with social distancing requirements, Governor Pritzker's Executive Orders 2020-43 and 2020-44, and Section 7(e) of the Illinois Open Meetings Act (see Public Act 1010642), this meeting was held virtually.

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, Police Chief Ray Turano, Management Analyst Kristin Youngmeyer, Treasurer Larry Brenner, Attorney Brooke Lenneman, and City Clerk Emily Larson

Also Absent: Deputy Public Works Director Phil Kuchler

C. Pledge of Allegiance

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, said there is an increase in storm water going under the south side of the Prairie Path from the Everton property that is due to the construction on the Everton project. He said this is causing flooding and the culvert is filling up with mud and the City needs to put protective covers over the culverts.

Laura Haule (email read by Mayor Brummel) said she is in favor of extending the current electrical aggregation contract to have time to establish the City's priorities and to explore other options.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

COVID-19 Update

Mayor Brummel reminded everyone to continue following the safety guidelines for the prevention and spread of COVID-19 by wearing a mask in public, washing hands, and social distancing.

Community Relations Task Force

Mayor Brummel announced he is working with City staff on the creation of a Community Relations Commission, to facilitate this commission, he will be proposing the appointment of a task force to provide guidance and input into its creation. Details about the task force will be presented at the July 27, 2020, Committee of the Whole meeting. Suggestions, ideas, questions, or concerns may be sent to his email at [davidbrummel@warrenville.il.us](mailto:davidbrummel@warrenville.il.us) if you wish to contribute or would be interested in serving.

B. Clerk

No report

C. Treasurer

No report

D. Aldermen

Happy Birthday

Members of the Council wished Ald. Kathy Davolos a Happy Birthday.

E. Administrator

Covid-19 Update

City Administrator Coakley said the DuPage County Health Department has reported the COVID-19 virus is still a serious threat. As of July 17, 2020, DuPage County has exceeded 10,000 reported COVID-19 cases including nearly 500 deaths, two of which were from Warrenville. They strongly advise the public to avoid exposure to this virus by wearing a mask, keeping social distances, and washing hands frequently, and especially young people who represent a growing number of the infected people.

F. Attorney

Council's Remote Participation

City Attorney Lenneman reported that in accordance with social distancing requirements, Governor Pritzker's Executive Orders 2020-43 and 2020-44, and Section 7(e) of the Illinois Open Meetings Act (see Public Act 1010642), this meeting is being held virtually.

In accordance with Public Act 101-0642, at least one representative from the City will be at City Hall. Members of the public who do not wish to call in and listen to the virtual meeting from another location may listen to the meeting at City Hall. Pursuant to Governor's Disaster Proclamation and Executive Orders 2020-43 and 2020-44, the total number of people who may gather at City Hall for the meeting is

now set at 50 or 50 percent of room occupancy. Applying social distancing that would allow for approximately 17 members of the public to attend City Council meetings.

IV. APPROVAL OF AGENDA

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the Agenda for the July 20, 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 July 6, 2020, City Council regular meeting
- B. Minutes of the July 6, 2020, City Council closed session meeting
- C. Minutes of July 13, 2020 Community Development Committee 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 staff recommendation, waive second reading, and pass ordinance O202026, authorizing the disposition of personal property owned by the City of Warrenville
- B. Accept Zoning Board of Appeals recommendation, waive second reading, and pass ordinance O2020-27, approving a variation from the City of Warrenville Zoning Ordinance for a swimming pool in the actual front yard at 29W700 Waverly Avenue
- C. Accept Mayor Brummel’s recommendation and pass resolution R2020-41 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
- D. Accept staff recommendation and pass resolution R2020-42, approving an intergovernmental agreement for participation in the DuPage County Local Government COVID-19 Reimbursement Program between the City of Warrenville and the County of DuPage
- E. Accept Community Development Committee recommendation and pass resolution R2020-43, approving an intergovernmental agreement between the City of

Warrenville and the U.S. Department of Energy for Fermilab Village sanitary sewer service

- F. Accept Community Development Committee recommendation and approve the July 6, 2020, Terracon Consultants Task Order and authorize staff to implement the follow-up actions, as outlined in Community and Economic Development Director Mentzer's, Old Town Redevelopment Site #2 Next Step Recommendations memo, dated July 7, 2020
- G. Accept Community Development Committee recommendation and authorize staff and the City Attorney to develop license agreements with those property owners and businesses that desire to continue using Old Town Redevelopment Site #2 for private parking and access purposes
- H. Accept Community Development Committee recommendation and approve the \$10,000 in FY 2021 hotel tax funding for the Warren Tavern improvement projects
- I. Accept Community Development Committee recommendation and authorize staff to finalize the details of a new Food and Beverage Establishment Revenue-Sharing Assistance program, to be substantially consistent with the draft program framework, dated July 8, 2020
- J. Accept Community Development Committee recommendation and pass a motion to formally rescind the "Preferred Purchaser and Developer" designation the City assigned to Two Brothers Brewing Company for Southwest District Redevelopment Site #1
- K. Receive and file minutes of the Plan Commission and Zoning Board of Appeals regular meeting held on July 9, 2020
- L. Receive and file report of invoices paid up to July 15, 2020, in the amount of \$84,064.78
- M. Authorize expenditures for invoices due on or before August 3, 2020, in the amount of \$131,771.15
- N. Receive and file report of Master Debit Card Expenditures for the month of June 2020, in the amount of \$10,177.75

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the Consent Agenda for July 20, 2020.

## ROLL CALL VOTE:

Aye: Ald. Aschauer, Goodman, Weidner, Bevier, Wilson, Barry, Davolos, and Krischel  
Nay: None

MOTION ADOPTED

VII. REGULAR AGENDAA. Electrical Aggregation Program

ALD. WEIDNER MOVED, second by Ald. Goodman, to accept staff recommendation and pass resolution R2020-44, authorizing Mayor Brummel to execute an agreement with the winning electrical power supplier under the electrical aggregation program, subject to review by the City Attorney and City Administrator.

Discussion: Assistant City Administrator White reported that Eligo Energy LLC was the low bidder for the City's electrical energy supplier. She said the Council can approve the 12 month fixed rate contract at 7.515 with Eligo Energy. A letter will be sent to residents and small businesses explaining the procedure to opt out of the City's program or stay with ComEd. The new program will start in October while staff continues to evaluate Option #3.

Assistant City Administrator White asked Sharon Durling from NIMEC to explain the use of renewable energy certificates (RECs) and the source of renewable energy for the City's electric aggregation program. Ms. Durling explained that each supplier can choose the green energy source when purchasing renewable energy certificates. Dynegy purchases 100 percent of its RECs from Illinois wind farms. Renewable energy certificates are the only way to verify the purchase of 100 percent green energy. The power grid receives energy from a mix of sources and there is not a way to distinguish or track which source is behind the power being used in an individual home or area. Therefore RECs are used as a currency to purchase clean power, which is used to support the generation of renewable energy. Ms. Durling suggested a video from the U.S. Environmental Protection Agency, titled "RECs Making Green power Possible," available on YouTube which offers a more thorough explanation of RECs. Ms. Durling said that Dynegy Energy has retired the renewable energy certificates that were generated by 100 percent wind sources in Illinois, which is a common source of renewable energy credits. She said the certificates are audited, numbered, and given a value of green energy. ComEd buys the certificates and Eligo energy would purchase the energy credits and retire them in the name of the City.

Ald. Goodman expressed concerns that the resolution does not include "12 months" time frame.

Ald. Davolos said it is important that we supply 100 percent renewable energy to the residents and had concerns that the Eligo's rate would be higher than ComEd.

Ald. Krischel said residents options must be clearly stated in the letter and announced through social media.

Ald. Weidner said he would like to see solar energy added to the package.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

B. FY 2021 Financial Update

City Administrator Coakley reported that he and Finance Director Dahlstrand continues to assess the impacts of the economic crisis on City revenue streams. He reported that, as of July 10, 2020, staff projects City revenue losses will be approximately \$2,396,450 across all funds. The Intergovernmental Agreement with DuPage County for CARES Act money will help offset expenses that occurred during COVID-19 but were not applied to the General Fund.

Finance Director Dahlstrand noted that the City has not received the Motor Fuel Tax remittance from the State in June while the Food and Beverage tax receipts were estimated low at \$10,205, and the actual June receipts totaled \$27,531.

Ald. Goodman felt the estimated numbers in the Hotel Tax fund are too optimistic and would like to see them lower. She said the current status of the airline industry is a determining factor in the number of hotel rooms occupied. Director Dahlstrand said he would revise the numbers for the next meeting.

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. CLOSED SESSION

ALD. BARRY MOVED, second by Ald. Bevier, to enter into Closed Session to discuss the following:

- 5 ILCS 120/2 (c) (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees
- 5 ILCS 120/2 (c) (5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

ROLL CALL VOTE:

Aye: Ald. Barry, Weidner, Krischel, Wilson, Aschauer, Goodman, Bevier, and Davolos  
Nay: None MOTION ADOPTED

The same members of the Council returned to open session at 8:28 p.m.

XI. ADJOURN

ALD. WILSON MOVED, second by Ald. Aschauer, to adjourn.

ROLL CALL VOTE:

Aye: Ald. Aschauer, Barry, Bevier, Davalos, Goodman, Krischel, Weidner, and Wilson  
Nay: None MOTION ADOPTED

The regular Council meeting adjourned at 8:30 p.m.

Approved: August 3, 2020

Emily J. Larson  
Emily J. Larson, City Clerk