

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held on Monday, October 5, 2020
Virtually and at the Warrenville 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 101-0640), 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, 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 – Arts DuPage Month, October 2020

Mayor Brummel proclaimed October, 2020, as Arts DuPage Month in Warrenville and called upon the community members to celebrate and promote the arts in DuPage County.

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, commented that the storm water management system on the Everton property is causing flooding on his property.

Greg Collins, MI Homes, requested item VI. K. be removed from the Consent Agenda for further discussion.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Trick or Treat Hours

Mayor Brummel announced that, after taking into consideration the Illinois Department of Public Health's recommendations and their Halloween Festivities Guidance for celebrating this year, the City has established the Trick or Treat hours of 3:00 p.m. to 7:00 p.m. Further information is on the City's website.

COVID-19

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.

B. Clerk

Voter Registration

Clerk Larson reminded residents that the last day to register to vote at City Hall is October 6, 2020. Online registration ends on October 19, 2020.

C. Treasurer

No report

D. Aldermen

Early Voting

Ald. Goodman said she voted by mail today and encouraged everyone to do the same.

Early Voting

Ald. Weidner announced that residents may vote early at the Courtyard Restaurant on Route 59.

E. Administrator

Early voting

City Administrator Coakley said he took his ballot for the November 3, 2020, election to the drop-box at 420 County Farm Road, Wheaton.

F. Attorney

Remote Meeting

City Attorney Brennamen confirmed, for the record, the meeting is being held remotely pursuant to Section 7(e) of the Open Meetings Act.

IV. APPROVAL OF AGENDA

Items to be removed from the Consent Agenda for discussion:

VI. K Removed by Mayor Brummel.

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve the items on the agenda for the October 5, 2020, City Council regular meeting, as amended.

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. Davolos, to approve:

- A. Minutes of the September 21, 2020, City Council regular meeting
- B. Minutes of the September 28, 2020, Public Safety and Finance 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 O2020-35, reauthorizing and extending the auxiliary outdoor seating area program through June 1, 2021, due to the COVID-19 emergency
- B. Accept Mayor Brummel’s recommendation and pass resolution R2020-58, 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
- C. Accept staff recommendation and pass resolution R2020-59, approving the establishment and implementation of the Food and Beverage Establishment Permit Fee Waiver and Revenue Sharing Assistance Program
- D. Accept Public Safety and Finance Committee recommendation and pass resolution R2020-60, approving the engineering agreement with Engineering Resource Associates, Inc. for the final engineering Phase II design of the Mack Road Path and Bridge Replacement Project in the amount of \$341,256.93
- E. Accept Public Safety and Finance Committee recommendation and pass resolution R2020-61, approving the Local Agency Agreement for federal participation for the final engineering Phase II design of the Mack Road Path and Bridge Replacement Project in the amount of \$341,256.93, that will be cost-shared with \$209,005.55, of STP-Bridge funds and \$132,251.38, for the local share
- F. Accept Public Safety and Finance Committee recommendation and authorize staff to issue a Request for Proposals for the City’s residential refuse and recycling collection services
- G. Accept Public Safety and Finance Committee recommendation, authorize the City Attorney to draft amendments to the Electric Power Aggregation Plan of Operation and Governance to allow an alternate aggregation model, and direct staff to proceed with the public hearing process

- H. Accept Public Safety and Finance Committee recommendation and approve the Fiscal Year 2022 Budget Preparation and Adoption Timeline, including a City Council Budget Workshop on Saturday, March 13, 2021
- I. Accept Public Safety and Finance Committee recommendation and adopt the proposed City holiday schedule for calendar year 2021
- J. Accept Public Safety and Finance Committee recommendation and approve the Calendar Year 2021 City Council and Committee of the Whole meeting schedule
- K. Removed by Mayor Brummel for discussion
- L. Receive and file minutes of the Tourism and Arts Commission regular meeting held on August 13, 2020
- M. Receive and file minutes of the Community Relations Task Force regular meeting held on August 25, 2020
- N. Receive and file minutes of the Plan Commission and Zoning Board of Appeals regular meeting held on September 24, 2020
- O. Receive and file report of invoices paid up to September 29, 2020, in the amount of \$109,564.90
- P. Authorize expenditures for invoices due on or before October 19, 2020, in the amount of \$112,521.14

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve the items on the Consent Agenda.

ROLL CALL VOTE:

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

MOTION ADOPTED

K. Everton Townhome Subdivision

ALD. BARRY MOVED, second by Ald. Davolos, to accept Zoning Board of Appeals recommendation and direct the City Attorney to prepare an ordinance conditionally approving Everton Townhome Subdivision temporary real estate advertising sign variations.

Discussion: Greg Collins, MI Homes, stated he agrees with the Plan Commission recommendations regarding his request for the real estate sign variations for the Everton townhomes subdivision located south of Ivan Albright Street, east of Route 59, with the exception of Section 4, item 4: large real estate signs shall be removed when less than six units in the subdivision remain for sale.

Community and Economic Development Director Mentzer stated the application allows for three large signs to be installed along the Route 59 frontage. He noted condition #4 requires the large real estate sign on the commercial lot be removed prior to construction starting on the commercial property. He said staff is recommending a temporary residential sign can be installed.

Mr. Collins said he does not agree with the recommendation and asked if the City would allow moving the sign to the other corner as this is not a long term issue.

Director Mentzer said that would be a completely different proposal but the sign could be moved to the southeast corner, as long as the sign remains the same size and is set back from the lot line. Director Mentzer recommended changing the wording in Section 4, #4, to “shall be removed prior to issuance of a certificate of occupancy”.

Ald. Goodman said she is in favor of the change in location as long as they comply with the setback.

Director Mentzer said the wording would be changed and the vote tonight is to approve the recommendation from the Plan Commission.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

A. Delinquent Water and Sewer Accounts

ALD. DAVOLOS MOVED, second by Ald. Wilson, to accept staff recommendation, and direct City staff to follow the provisions of City Code sections 7-4C-6, 7-4C-8, 7-4C-10, and 7-4C-11, regarding delinquent water and sewer accounts.

Discussion: City Administrator Coakley noted that on April 6, 2020, the council passed ordinance O2020-18, authorizing immediate suspension of the ten percent late charges and water turn offs, required by section 7-4C-6, of the City Code. This was applicable to all bills issued in March, April, and May 2020. He said on August 3, 2020, the Council passed ordinance O2020-29, extending the aforementioned suspension to include bills issued in July, August, and September 2020. He stated the financial impact from the five month moratorium is a loss of approximately \$18,000 in penalty fees and an additional \$1,500 loss in turn-on fees.

While the moratorium has helped many utility customers, it has also had a negative impact on landlords who, by City Code, are responsible for any unpaid water and sewer bills at their property. Staff is recommending reinstatement of the requirements of sections 7-4C-6, 7-4C-8, 7-4C-10, and 7-4C-11 of the City Code, and staff will continue to monitor the situation and return to Council with a

recommendation to reinstate the moratorium if impacts of the pandemic cause additional hardships for residents. Mayor Brummel noted that residents would be allowed to accrue a balance but late fees would be waived.

Aldermen comments:

- Support the policy
- Work with residents and provide a payment plan
- Support having no late penalties
- Strongly against changing policy; continue to work with residents and provide payment plan rather than turn off service
- Shutting off water would be detrimental to the public health
- Number of delinquent accounts is minimal
- More study needed and offer alternatives
- Have to consider hardship for landlords
- City should be advocate for residents during pandemic
- Provide information on Federal program to residents
- Deficit is small amount and should extend moratorium to March 2021

Director Dahlstrand said the number of delinquent accounts is very low, and at the end of September, the past due amount was \$25,000. He noted that the City has not had a collection issue. He said staff would continue to work with the residents and would offer payment plans on the balance due. Residents are notified of a delinquent account and given two and a half weeks to pay the balance or contact the finance department. He said the City works with the landlords of rental property but if bills are not paid, the City would place a lien on the property as a last resort.

Mayor Brummel said he is in favor of reinstating the policy in the short term and have staff continue to work with residents.

ROLL CALL VOTE:

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

Nay: Ald. Weidner and Goodman

MOTION ADOPTED

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. CLOSED SESSION

None

XI. ADJOURN

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

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

The regular Council meeting adjourned at 8:20 p.m.

Approved: October 19, 2020

Emily J. Larson
Emily J. Larson, City Clerk