

CITY OF WARRENVILLE  
CITY COUNCIL

Minutes of Regular Meeting  
Held on Monday, September 19, 2022  
At Warrenville 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, and Aldermen: Stu Aschauer, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, Craig Kruckenberg, John Lockett and Bill Weidner

Absent: None

Also Present: City Attorney Brooke Lenneman, City Administrator Cristina White, Public Works Director Phil Kuchler, Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Finance Director Kevin Dahlstrand, Police Chief Ray Turano (virtually) and City Clerk Julie Clark

Absent: None

C. Pledge of Allegiance

Mayor Brummel led the Pledge of Allegiance.

C. Constitution Day, Citizenship Day and Constitution Week Proclamation

Mayor Brummel proclaimed September 17, 2022 as Constitution Day and Citizenship Day and further proclaimed the week of September 17 – 23, 2022, as Constitution Week. He asked all citizens to reaffirm the ideals the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, gave an itemized account of his and his neighbor's recent experience connecting to the city sewer system. He said if more people knew the costs they may be enticed to connect as well.

II. OFFICIALS AND STAFF COMMENTS

A. Mayor

Mayor Brummel thanked the park district for another successful Art on the Prairie. He also announced that nominating petitions for the April 4, 2023, consolidated election will be available at City Hall during regular business hours or online

beginning September 20, 2022. Lastly, he acknowledged that public comments are appreciated and understands there is great interest in the Well No. 13 Water Tower and Iron Filtration Project. He shared the latest developments, which included a request for the City to approve a contract for purchasing a portion of the Thornton's property at 3S660 Rt. 59. If approved, the City will prepare the project plans and seek zoning approvals required to build the proposed water tower on the Thornton's property and the well and iron filtration facility on the Estes property. He added that staff intends to request a public hearing for the revised project, and associated special zoning approvals would be considered at the November 10 Plan Commission Meeting.

- B. Clerk  
No report
- C. Aldermen  
No report
- D. Acting City Administrator  
No report
- E. City Attorney  
No report

#### IV. APPROVAL OF AGENDA

Alderman Weidner made a motion, seconded by Alderman Davolos, to approve the agenda, for the September 19, 2022, City Council regular meeting.

MOTION ADOPTED VIA VOICE VOTE

#### V. APPROVAL OF MINUTES

Alderman Weidner made a motion, seconded by Alderman Lockett, to approve the minutes of the September 6, 2022, City Council regular meeting and the minutes of the September 6, 2022, City Council Closed Session meeting.

MOTION ADOPTED VIA VOICE VOTE

Alderman Goodman made a motion, seconded by Alderman Lockett, to approve the minutes of the September 12, 2022, Community Development Committee meeting.

MOTION ADOPTED VIA VOICE VOTE

#### VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept Community Development Committee recommendation and pass resolution R2022-56, authorizing staff to apply for the ITEP grant and pledging to provide the City funds necessary for the local share for the Maple Hill and Fox Hollow Path project

- B. Accept staff recommendation and pass resolution R2022-57, rescinding resolutions R2022-27 and R2022-28, and approving the purchase of four hybrid Ford Explorer Police Interceptor SUVs from National Auto Fleet Group in the amount of \$194,918.68
- C. Receive and file report of invoices paid up to September 14, 2022, in the amount of \$41,824.28
- D. Authorize expenditures for invoices due on or before October 3, 2022, in the amount of \$140,667.83

Alderman Weidner made a motion, seconded by Alderman Davolos, to approve the Consent Agenda items as read.

ROLL CALL VOTE:

Aye: Aldermen: Weidner, Aschauer, Lockett, Barry, Davolos, Krischel, Goodman and Kruckenberg

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

- A. Alderman Barry made a motion, seconded by Alderman Goodman, to accept staff recommendation, waive second reading, and pass ordinance O2022-35, approving a Real Estate Sales Contract and authorizing the execution of associated documents, including, without limitation, the Joinder, Assignment and Assumption Agreement, and Tax Reproration Agreement, for the purchase of real property located at 3S660 Route 59 in the City.

DISCUSSION: Public Works Director (PWD) Kuchler shared that Thornton’s has reengaged with the City to purchase a piece of their property for the Well 13 project. The new contract provides for title and survey fees at the City’s expense, outside legal counsel not to exceed \$5,000 and a shortened period from execution to close from 225 to 160 days. This increases the total property cost to a maximum of \$261,000, which will require a TIF 4 budget amendment. Staff feels this is a reasonable request, and the ability to build simultaneously on both properties would be a savings to the City.

Alderman Goodman asked the City Attorney how these changes would affect the City and if there was anything to be concerned about. Attorney Lenneman responded the contract demands reflect a basic cost shifting of a modest sum that would also allow the City to be in control of the timeline. Alderman Lockett affirmed that the advantage to purchasing both properties would cut construction costs and save time. PWD Kuchler agreed. He added that project costs have increased by 1.2 million in the past two years and indicated other communities would also be building water towers as well, which can also impact the City’s project.

ROLL CALL VOTE:

Aye: Aldermen: Krischel, Goodman, Kruckenberg, Lockett, Weidner, Aschauer, Davolos and Barry

Nay: None

MOTION ADOPTED

- B. Alderman Barry made a motion, seconded by Alderman Lockett, to accept Mayor Brummel’s recommendation and pass resolution R2022-58, appointing Cristina White as Budget Officer and TIF Administrator.

ROLL CALL VOTE:

Aye: Aldermen: Davolos, Barry, Goodman, Aschauer, Lockett, Weidner, Kruckenberg and Krischel

Nay: None

MOTION ADOPTED

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. CLOSED SESSION

Alderman Barry made a motion, seconded by Alderman Goodman, to enter into Closed Session at 7:28 p.m. to discuss the following:

- 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: Aldermen: Goodman, Lockett, Weidner, Kruckenberg, Krischel, Barry, Aschauer and Davolos

Nay: None

MOTION ADOPTED

The City Council returned to Open Session at 7:45 p.m.

XI. ADJOURN

Alderman Weidner made a motion, seconded by Alderman Davolos to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 7:45 p.m.

Approved: \_\_\_\_\_

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Julie Clark, City Clerk