

CITY OF WARRENVILLE

MEMORANDUM

TO: Mayor and City Council
FROM: Alma Morgan, Assistant City Administrator 
SUBJECT: SUMMARY OF AGENDA ITEMS FOR THE FEBRUARY 17, 2026, CITY COUNCIL MEETING
DATE: February 12, 2026

Please contact the Assistant City Administrator with questions pertaining to agenda items by noon on the day of the meeting.

IV. CONSENT AGENDA – OMNIBUS VOTE

A. Ordinance O2026-06 – Amending City Code re Public Meetings (Attachment)

Included with the agenda backup material is an ordinance amending City Code to address inconsistencies regarding voting procedures and to ensure alignment with the Illinois Municipal Code. This is in response to City Administrator White's memo dated January 29, and discussions from the February 2 City Council meeting.

Council Action Requested: Pass Ordinance O2026-06, amending Sections 1-5-2, 1-5-7, and 1-8-4 of the City Code regarding voting procedures.

Staff Recommendation: City Administrator White recommends this action.

Budgetary Impact: None.

Other Resources Required: Staff time to coordinate the changes.

Strategic Plan Goal: Not applicable.

B. Ordinance O2026-07 – Zoning Ordinance Auto Use Amendments (Attachment)

On April 24, 2025, the Plan Commission recommended unanimous approval of Zoning Ordinance text amendments to permit auto-related uses as special uses in the M-1 and M-2 zoning districts. Due to a staff tracking error, this ordinance was not presented to the City Council for final review. After review with the City Attorney, staff proposes adoption of the draft ordinance. Community Development internal agenda management procedures have been updated to address the tracking issue and avoid processing delays. A copy of the draft ordinance and staff report are included with the agenda backup material.

Council Action Requested: Pass Ordinance O2026-07, amending the Warrenville Zoning Ordinance regarding automobile uses in manufacturing districts.

Staff Recommendation: Community and Economic Development Director Emery recommends this action.

Budgetary Impact: None.

Other Resources: None.

Strategic Plan Goal: #1 Energetic and Healthy Economy – Economic Trends Monitoring.

- C. Resolution R2026-09 – Public Comment Policy (Attachment)
Included with the agenda backup material is a resolution adopting a Public Comment Policy pursuant to City Administrator White's memo dated January 29 regarding the same. This policy creates clear guidelines and transparency and will facilitate consistent and fair application of the rules for speaking at public meetings.
- Council Action Requested:** Pass Resolution R2026-09, adopting a Public Comment Policy.
Staff Recommendation: City Administrator White recommends this action.
Budgetary Impact: None.
Other Resources Required: Staff time to coordinate the changes.
Strategic Plan Goal: Not applicable.
- D. Resolution R2026-10 – Sebert Landscaping Co. Contract Renewal (Attachment)
In February 2025, City Council adopted Resolution R2025-10 approving a contract with Sebert Landscaping for mowing and landscaping services. According to contract, the City and Sebert may agree to extend the term of the contract up to three one-year extension periods. Staff and Sebert would like to extend the term of the contract for the first one-year extension period. Sebert has proposed an increase of 1% to the costs, increasing the value of the contract from \$133,730.00 to \$135,067.30. Included with the agenda backup material is a resolution and first amendment to the contract with Sebert Landscaping and an updated schedule of prices.
- Council Action Requested:** Pass Resolution R2026-10, approving the first amendment to the contract with Sebert Landscaping Company for mowing and landscaping services.
Staff Recommendation: Public Works Director Kuchler recommends this action.
Budgetary Impact: The FY 2026 and proposed FY 2027 Budgets include sufficient funding for this contract.
Other Resources Required: Staff time to coordinate with contractor.
Strategic Plan Goal: Not applicable.
- E. 5/3 Bank P-Card Purchase Expenditures (Attachment)
Approve expenditures for 5/3 Bank P-Card purchases made in December 2025, in the amount of \$14,201.74.
- F. Invoices Paid (Attachment)
Approve expenditures for invoices paid up to February 4, 2026, in the amount of \$298,692.87.
- G. Invoices Due (Attachment)
Authorize expenditures for invoices due on or before March 2, 2026, in the amount of \$492,810.03.
- H. Minutes of City Council Meetings (Attachment)
1) January 12, 2026, City Council and Plan Commission / Zoning Board of Appeals special joint meeting
2) February 2, 2026, City Council regular meeting
3) February 2, 2026, closed session meetings

V. REGULAR AGENDA

A. Ordinance O2026-08 – OTRS #2 Purchase and Sale Agreement (Attachment)

Included with the agenda backup material is an ordinance approving the negotiated Purchase and Sale Agreement (PSA) with Denver Capital, LLC - the preferred developer identified through a Request for Proposal process facilitated by city staff in 2025. Approval of a PSA does not immediately result in the sale of the property. Rather, it sets forth the milestones for moving through the full planning and zoning approval process before any sale transaction can occur. The PSA includes a preliminary conceptual rendering and site plan, but the site and building design will only be finalized through the public hearing process. Community and Economic Development Director Emery's memo dated February 10, 2026, is also included with the agenda backup material to provide more information.

Council Action Requested: Pass Ordinance O2026-08, authorizing the execution of a Purchase and Sale Agreement with Denver Capital, LLC for the sale of 1.39 acres of City-owned property located at the northeast corner of Batavia and Warrenville Roads.

Staff Recommendation: Community and Economic Development Director Emery recommends this action.

Budgetary Impact: The City will transfer the property to Denver Capital for \$10.00 in exchange for Denver Capital, LLC's commitment to the terms and provision of the PSA.

Other Resources Required: Staff time to review plans and submittals through required public hearing, permit, property transfer, and inspection processes.

Strategic Plan Goal: #1 Energetic and Healthy Economy – Business Retention and Expansion.

B. Resolution R2026-11 – Agreement for Water Service to Fermilab (Attachment)

The City provides water service to Fermi National Accelerator Laboratory (Fermilab). The existing intergovernmental agreement (IGA) approved by City Ordinance No. 2972 on December 21, 2015, is expiring, and Fermilab has requested a new IGA to continue City water service. The IGA included with the agenda backup material has an expiration date of August 15, 2030, to coincide with the expiration date in the IGA for City sanitary sewer service to Fermilab. The terms in the IGA are consistent with the expiring IGA.

Council Action Requested: Pass Resolution R2026-11, approving an intergovernmental agreement for the provision of water service to Fermilab.

Staff Recommendation: Public Works Director Kuchler recommends this action.

Budgetary Impact: There is no budgetary change resulting from this action. The City will continue to bill Fermilab for water and sewer service at the rates it bills its other customers.

Other Resources Required: None.

Strategic Plan Goal: Not applicable.

C. Resolution R2026-12 – Gallagher Insurance Renewal Amendment (Attachment)

In December 2025, City Council adopted Resolution R2025-69 approving the City's renewal of its liability and workers compensation insurance package with Arther J. Gallagher & Co. Staff has since updated the insured values of City Hall, Public Works, and the Police Department buildings following the completion of a property appraisal of each building and added two newly acquired vehicles to the

City's insurance schedule. These updates resulted in a total premium increase of \$14,681, of which \$13,513 is attributable to the revised building valuations. Although the premiums have increased, the total cost remains below the amount originally budgeted for FY 2026, and the insured values of the City's primary facilities now reflect current market conditions.

Council Action Requested: Pass Resolution R2026-12, approving and authorizing the expenditure of additional funds under the insurance package from Arthur J. Gallagher & Co.

Staff Recommendation: Assistant City Administrator Morgan recommends this action.

Budgetary Impact: There is sufficient funding in the FY 2026 Budget to cover this \$14,681 expense, as an increase in rates had been anticipated. Even with this adjustment, the cost remains below the level originally projected.

Other Resources Required: Minimal staff time to process the supplemental invoice.

Strategic Plan Goal: #3 Quality City Services – Effectiveness of Financial Policies.

VI. PRESENTATION AND DISCUSSION ITEMS

A. Consideration of City Council Sponsorship Request from Operation Safe Celebration (Attachment) (D. Grivetti)

Included with the agenda backup material is a City Council Sponsorship Request from Operation Safe Celebration for 2026 post-prom events in the amount of \$500. The sponsorship is consistent with past Council support for post-prom events since 2001. The request indicates the funding will be used to pay for Wheaton Warrenville South and Wheaton North High Schools post-prom events at Main Event in Warrenville, and the events are open to all District 200 juniors and seniors.

Council Action Requested: Direct staff to present the Operation Safe Celebration Council sponsorship funding request for approval at the next City Council meeting in the amount of \$500.

Staff Recommendation: Not applicable, as this is a City Council policy decision.

Budgetary Impact: \$500 from the City Council sponsorship line item. Sufficient funding is available for this expense in the FY 2026 Budget.

Other Resources Required: Not applicable.

Strategic Plan Goal: #2 Engages and Connected Community – Unique Programs and Events.

B. Consideration of Additional Funding Request from Friends of the 4th (Attachment) (D. Grivetti)

The Warrenville Friends of the 4th Committee is requesting an additional \$10,000 in grant funding for the 2026 Independence Day Celebration. Since FY 2019, the City has budgeted \$30,000 annually for this event from the Hotel Tax Fund. Beginning in FY 2023, the Committee requested an additional \$10,000 to address rising costs, particularly for entertainment and fireworks. The City pays the contracted fireworks vendor from these budgeted funds and is currently in the second year of a three year contract for an annual fireworks display in the amount of \$28,000.

Additionally, the City has historically budgeted \$11,000 each year from the Hotel Tax Fund for in-kind services related to this event. Any service costs exceeding this amount are paid from the General Fund and are considered a City donation.

City Council direction from January 2025 directed staff to evaluate an increase in the budgeted City services from the Hotel Tax Fund to better represent actual costs for FY 2026 and beyond. This week, the Long-Range Financial Planning Workgroup made that evaluation and has recommended leaving the current \$11,000 figure as is, and report any additional costs in excess of the \$11,000 to the City Council following the next event.

Included with the agenda backup material is a request letter from Warrenville Friends of the 4th Committee President Colin Wilkie, dated February 9, 2026.

Council Action Requested: Direct staff to present the Warrenville Friends of the 4th additional funding request for approval at the next City Council meeting in the amount of \$10,000.

Staff Recommendation: Executive Assistant / Deputy Clerk and Warrenville Friends of the 4th Staff Liaison Grivetti recommends this action.

Budgetary Impact: An increase of \$10,000 (for a total of \$40,000) in the proposed FY 2027 Hotel Tax Fund Budget for Fourth of July event sponsorship.

Other Resources Required: None.

Strategic Plan Goal: #2 Engaged and Connected Community - Unique Programs and Events.

C. Consideration of Funding Request from DuPage Senior Citizens Council (Attachment) (K. Dahlstrand)

Each year, the City budgets \$15,000 to support services provided by the DuPage Senior Citizens Council (DSCC) to Warrenville senior citizens. These services include Meals on Wheels, Senior Dining, Well Being-Checks, Minor Home Repairs, and other needed services.

Historically, this annual funding has not been presented to the City Council for consideration, as the "cost gap" identified by the DSCC typically exceeded the City's budgeted \$15,000 contribution. However, DSCC's most recent request indicates a funding gap of \$8,360 for services provided to Warrenville seniors.

Included with the agenda backup material is the most recent request and supporting documentation from the DSCC seeking \$15,000 in support.

Staff is requesting Council direction on whether to remit the full \$15,000 budgeted amount or limit the contribution to \$8,360 to match the funding gap identified by the DSCC.

Council Action Requested: Direct staff to present the DuPage Senior Citizens Council funding request for approval at the next City Council meeting in the amount of \$_____.

Staff Recommendation: Not applicable

Budgetary Impact: A total of \$15,000 was budgeted in the FY 2026 General Fund Budget for this annual support.

Other Resources Required: Minimal staff time to process the payment.

Strategic Plan Goal: #2 Engaged and Connected Community – Promote Participation and Belonging; and #3 Quality City Services – Deliver Services Sustainably.

- D. Consideration of Contract with Corpro Companies, Inc. (Attachment) (Z. Jardine)
Included with the agenda backup material is a contract with Corpro Companies, Inc. for the installation of cathodic protection systems at the West Water Tower (Country Ridge Drive) and the South Water Tower (West Street). These systems will reduce corrosion, extend the service life of the towers, and protect critical components of the City's drinking water infrastructure. Corpro is a qualified specialist with extensive experience in municipal water storage corrosion control and was the contractor that installed the cathodic protection system in the City's new water tower. To ensure consistency with existing City infrastructure, staff requested a proposal solely from Corpro for this work; therefore, City Council action is required to waive competitive bidding.

Council Action Requested: Direct staff to present a resolution approving a contact with Corpro Companies, Inc. to install internal cathodic protection at two City water towers at West Street and Country Ridge Drive.

Staff Recommendation: Public Works Director Kuchler and Utility Maintenance Superintendent Jardine recommend this action.

Budgetary Impact: While this work was not specifically included in the FY 2026 Budget, there are sufficient funds available in the Water and Sewer Fund for this project to cover the \$50,166 expense.

Other Resources Required: Staff time to coordinate with the contractor.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

- E. Consideration of Safe Step Contract for Sidewalk Repairs (Attachment) (J. Clark)
Included with the agenda backup material is a proposal for sidewalk repairs, specifically trip hazard repairs from Safe Step LLC. Staff requested a free evaluation of an area of the City from Safe Step in the fall of 2025. Safe Step performed the evaluation and presented a proposal with 417 recommended repairs totaling \$45,324.53. Safe Step is recommending the City become a member of The Interlocal Purchasing System (TIPS), a national government buying cooperative offering competitively bid contracts to help members save time and money.

Council Action Requested: Direct staff to present a resolution approving a contract with Safe Step LLC for the repair of certain City sidewalks in the amount of \$45,324.53 through the TIPS Purchasing Cooperative.

Staff Recommendation: Public Works Director Kuchler and Capital Maintenance Superintendent Clark recommend this action.

Budgetary Impact: CMRP \$45,324.53

Other Resources Required: Staff time to work with City Attorney to prepare a resolution and coordinate repairs with contractor.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure

F. Consideration of DMMC 2026 Legislative Action Program (Attachment) (Mayor Johnson)

In November 2025, the DuPage Mayors and Managers Conference (DMMC) unanimously adopted its 2026 Legislative Action Program (LAP). DMMC annually requests that member municipalities adopt a resolution endorsing the LAP to demonstrate support. Included with the agenda backup material is the 2026 DMMC LAP.

Council Action Requested: Direct staff to present a resolution approving the DuPage Mayors and Managers Conference 2026 Legislative Action Program.

Staff Recommendation: City Administrator White recommends this action.

Budgetary Impact: None.

Other Resources Required: None.

Strategic Plan Goal: Not applicable.

G. Presentation of an Update on the IL Route 59 Corridor Study Process (Attachment) (J. Maska)

During the January 12, special joint meeting of the City Council and Plan Commission, elected and appointed officials provided input on a proposed Route 59 Corridor Study. In response and in accordance with the Community Development FY 2026 Workplan, staff prepared the attached Request for Proposals (RFP).

The proposed study area generally includes properties at and south of the intersection of Route 59 and Batavia Road, with particular focus on City-owned properties. The project scope includes preparation and adoption of a comprehensive corridor plan, which may incorporate updated land use designations, landscaping and design standards, public engagement, and marketing materials and supporting studies for key redevelopment sites. The public planning process is anticipated to begin in early FY 2027 (May 2026), contingent upon City Council approval of the associated decision package. The RFP is included with the agenda backup material.

Council Action Requested: Informational presentation only.

Staff Recommendation: Not applicable.

Budgetary Impact: A decision package for \$145,000 for this project will be presented to the City Council with the FY2027 Budget. This project is proposed to be funded by TIF #4.

Other Resources Required: Staff resources to review RFP submissions, interview consultants, and ultimately coordinate and manage the subsequent public planning process.

Strategic Plan Goal: #1 Energetic and Healthy Economy – Economic Trends Monitoring.

H. Consideration of Bike Rodeo Solicitations and Street Closure (Attachment) (K. Hernandez-Galvan)

The Bicyclist and Pedestrian Advisory Commission (BPAC) is requesting City Council authorization to solicit local businesses for donated items to be used as giveaways for the twentieth annual Bike Rodeo, scheduled for Saturday, May 16, 2026, as well as approval to close a section of Stafford Place for the event due to liability and safety concerns. Included with the agenda backup material is Asset

Management Analyst and BPAC Staff Liaison Hernandez-Galvan's memo dated February 10, 2026, requesting authorization and detailing the proposed street closure, including a map of the recommended closure area.

Council Action Requested: Direct staff to proceed with prize solicitations and the temporary street closure for the twentieth annual Bike Rodeo, as outlined in Asset Management Analyst and BPAC Staff Liaison Hernandez-Galvan's memo, dated February 10, 2026.

Staff Recommendation: Public Works Director Kuchler and Asset Management Analyst Hernandez-Galvan recommend this action.

Budgetary Impact: Not applicable.

Other Resources Required: Public Works staff time to set up and remove barricades.

Strategic Plan Goal: #5 Safe and Healthy Neighborhoods – Proactive Community Education.

- I. Consideration of 2026 Construction Project Bid Letting (Attachment) (P. Kuchler)
City staff is requesting authorization to seek bids for the Shaw Drive Area Street Rehabilitation Project, the 2026 Road Program, Cerny Park-Phase 2 Project, and the Central 2 Basin Sanitary Sewer Maintenance Project before the FY 2027 Budget is formally approved. It is staff's experience that seeking bids for planned infrastructure construction projects in late winter or early spring results in lower bid prices. Public Works Director Kuchler's memo dated February 10, 2026, is included with the agenda backup material. Public Works Director Kuchler will present this item and be available to answer questions.

Council Action Requested: Direct staff to advertise for bids for the 2026 construction projects outlined in Public Works Director Kuchler's memo dated February 10, 2026, prior to formal approval of the Fiscal Year 2027 Budget.

Staff Recommendation: Public Works Director Kuchler recommends this action.

Budgetary Impact: No money will be spent until FY 2027. Public Works Director Kuchler's memo outlines the costs associated with each project that are proposed in the FY 2027 Budget.

Other Resources Required: Staff and consultant time to finalize the review, permitting, and inspection of these projects.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

- J. Consideration of Change Order to Contract with Maguire Iron, Inc. (Attachment) (P. Kuchler)

Included with the agenda backup material is Change Order No. 1 to the contract with Maguire Iron, Inc for the West Water Tower Riser Pipe Replacement Project located at 2S649 Country Ridge Drive. The change order modifies the contract scope to replace approximately 110 linear feet of steel riser pipe by increasing the diameter from 10 inches, as specified in the original contract documents, to 12 inches to satisfy operational, hydraulic, and system performance requirements identified during project review. This modification is within the intent of the original contract and is necessary to ensure adequate system capacity, operational efficiency, and long-term reliability of the West Water Tower.

Council Action Requested: Direct staff to present a resolution and change order to the contract with Maguire Iron, Inc. for the West Water Tower Riser Pipe Replacement Project.

Staff Recommendation: Public Works Director Kuchler and Utility Maintenance Superintendent Jardine recommends this action.

Budgetary Impact: The additional \$8,250 expense can be accommodated within available project funding.

Other Resources Required: Staff time to coordinate with the contractor.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure

- K. Discussion of FY 2027 Preliminary Citywide Work Plan (Attachment) (A. Morgan)
The Citywide Work Plan is incorporated into the City's budget process and provides the City Council with an overview of large, multi-departmental initiatives and their proposed prioritization. This item will appear under Presentation and Discussion Items on each City Council agenda through the March budget workshop. Including this item on a recurring basis allows Council members to review the initiatives and provide feedback to staff throughout the budget process.

A new line item, CW1-10, was added to Tier One Initiatives. The U.S. Department of Justice clarified that all city websites and mobile apps must be accessible to people with disabilities under the ADA, with compliance by April 2027. The initiative reflects the City's planned, good faith progress towards meeting this requirement. Line item CW3-4 was amended to reflect discussion that occurred at the February 2, 2026, City Council meeting, which provided clarification regarding a specific location for native plantings.

The agenda backup material includes the draft FY 2027 Citywide Work Plan. Assistant City Administrator Morgan will be available to address questions at the meeting.

Council Action Requested: Provide feedback, input, and direction to staff on the initiatives and the initial prioritization.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Staff time to amend the work plan, as needed.

Strategic Plan Goal: #3 Quality City Services – Effectiveness of Financial Policies.

- L. Warrenville Mercantile Workgroup (Attachment) (A. Emery)

As the City moves toward the official launch of the Warrenville Mercantile, staff will be meeting with community stakeholders to obtain guidance, community perspective, and feedback on the operations of and community goals for the Mercantile. Staff would like a City Council representative to volunteer to participate in these conversations.

Council Action Requested: One alderman to volunteer to participate in the Warrenville Mercantile workgroup discussions.

Staff Recommendation: Community and Economic Development Director Emery recommends this action.

Budgetary Impact: \$175,000 is included in FY 2027 Budget for full buildout. This

amount may be reduced depending on sponsorship commitments and/or partial buildout direction of the City Council.

Other Resources Required: Staff and volunteer time for meetings.

Strategic Plan Goal: #2 Engaged and Connected Community – Spaces for Community Engagement

VII. INFORMATIONAL REPORTS

- A. Letter of Appreciation Regarding MERIT Assistance (Attachment) (S. Bonilla)
Receive and file a letter of appreciation from Addison Police Chief regarding assistance received for a request for mutual aid.

- B. Wire Transfer Report (Attachment)
Receive and file the January 2026 Wire Transfer Report.

- C. Minutes of the Board of Fire and Police Commissioners (Attachment)
Receive and file minutes of the Board of Fire and Police Commissioners meeting held on November 12, 2025.

- D. Minutes of the Bicyclist and Pedestrian Advisory Commission (Attachment)
Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on January 13, 2026.

- E. Minutes of the Environmental Advisory Commission (Attachment)
Receive and file minutes of the Environmental Advisory Commission meeting held on January 20, 2026.

AM/drg