

CITY OF WARRENVILLE
CITY COUNCIL
REGULAR MEETING
Monday, February 2, 2026 at 6:30 p.m.
City Hall Council Chambers
28W701 Stafford Place, Warrenville, IL 60555

MINUTES

I. OPENING CEREMONIES

A. Call to Order

Mayor Johnson called the meeting to order at 6:30 p.m.

B. Roll Call

Physically Present: Mayor Johnson and Aldermen: J.P. Augustynowicz, Stu Aschauer, Clare Barry, Kathy Davolos, Craig Kruckenberg, Bill Weidner and Judy Wilkie

Absent: Alderman John Lockett (excused)

Also Present: City Attorney Brooke Lenneman, City Administrator Cristina White, Assistant City Administrator Alma Morgan, Public Works Director Phil Kuchler, Community and Economic Development Director Amy Emery, Finance Director Kevin Dahlstrand, Police Chief Sam Bonilla, City Treasurer Maury Goodman, City Clerk Julie Clark

C. Pledge of Allegiance

Mayor Johnson led the Pledge of Allegiance.

D. CPSM Presentation-Police Department Operations and Data Analysis

Police Chief Bonilla introduced Retired Police Chief Craig Junginger of the Center for Public Safety Management (CPSM) to give a remote presentation of the findings of the recently completed Police Assessment Report. Mr. Junginger indicated the Warrenville Police Department is functioning at a high level for a small department. He offered several recommendations to improve Department operations thereby providing an even higher level of service for the community.

There was discussion regarding staffing opportunities and whether the department is adequately staffed according to the report and actual departmental needs. Further assessment of the report and the functionality and needs of the department will be reviewed by staff and readdressed with the City Council at a later date.

II. PUBLIC COMMENTS

Bob Siebert, Albright Court, shared his concerns on the effects of property tax policies on residents and businesses in Illinois.

III. OFFICIALS AND STAFF COMMENTSA. Mayor

Mayor Johnson congratulated Warrenville Park District Director Tim Reinbold for being named Chairman of the Illinois Parks and Recreation Foundation. The Park District was also recognized as accredited as well.

Mayor Johnson recognized Community Unity School District 200's recent progress report as well.

B. Aldermen

No comments.

C. Clerk

No comments.

D. Treasurer

Treasurer Goodman commended Mayor Johnson's remarks in the February edition of *Hometown Happenings* about the water situation in Warrenville. He referenced an older water survey conducted by the City, which indicated resident approval of the City's continued reliance on well water.

Mayor Johnson responded that more information on City water service can be found on the All About Water Q&A webpage of the City website.

E. Administrator

No comments.

F. Attorney

No comments.

IV. CONSENT AGENDA – OMNIBUS VOTE

Mayor Johnson read the items presented for approval on the Consent Agenda as follows:

- A. Ordinance O2026-04 approving Enterprise Fleet Management Leases for two vehicles and declaring two existing vehicles as surplus authorizing disposal through auction
- B. Ordinance O2026-05 approving a temporary use permit for Warrenville Park District special events in the years 2026, 2027, and 2028
- C. Resolution R2026-04, approving an Intergovernmental Agreement Between the City of Warrenville and the Suburban Bus Division of the Regional Transportation Authority (PACE) for the Ride DuPage paratransit transportation program

- D. Resolution R2026-05 approving a Professional Services Agreement with Engineering Enterprises, Inc. for the preparation of bid documents for Central 2 Basin Sanitary Sewer Maintenance
- E. Resolution R2026-06 approving an intergovernmental agreement with the Warrenville Park District regarding a stormwater management easement at Sesquicentennial Park
- F. Resolution R2026-07 approving a Professional Services Agreement with Engineering Enterprises, Inc. for preliminary engineering related to the Aurora Water System Emergency Interconnect
- G. Resolution R2026-08, approving a municipal partnership agreement by and between the City of Warrenville and the DuPage Convention and Visitors Bureau for the provision of funding
- H. Tourism and Arts Commission recommendation to award Hotel Tax grants for fiscal year 2027, totaling \$134,614
- I. Warrenville Historical Society request for a grant to partially fund the Director/Curator position for fiscal year 2027 in an amount not to exceed \$25,000
- J. Approve expenditures for invoices paid up to January 21, 2026, in the amount of \$165,979.77
- K. Authorize expenditures for invoices due on or before February 17, 2026, in the amount of \$1,388,631.04
- L. Minutes of City Council Meetings
 - 1) Minutes of the January 19, 2026, City Council regular meeting
 - 2) Minutes of the January 19, 2026, City Council closed sessions 1, 2, and 3

ALDERMAN WEIDNER MADE A MOTION, seconded by Alderman Kruckenber, to approve the Consent Agenda items as read.

ROLL CALL VOTE:

Aye: Aldermen: Augustynowicz, Weidner, Kruckenber, Wilkie Barry, Aschauer, and Davolos

Nay: None

MOTION ADOPTED

V. REGULAR AGENDA

VI. PRESENTATIONS AND DISCUSSION ITEMS

Mayor Johnson authorized Alderman Davolos to chair this portion of the meeting. Chairman Davolos led the discussion of the following items.

- A. Consideration of mowing and landscape maintenance contract renewal with Sebert Landscaping.

Discussion: Public Works Director Kuchler explained that staff would like to extend the term of the contract with Sebert Landscaping for the first one-year extension period. This is at a 1% increase to the costs.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present a resolution approving a first amendment to the contract with Sebert Landscaping to enter the first renewal term with pricing schedule as presented.

ROLL CALL VOTE:

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

Nay:

MOTION ADOPTED

- B. Consideration of a public comment policy and certain City Code amendments

Discussion: City Administrator (CA) White proposed various code changes to address inconsistencies and the need to formalize certain City policies. The first item addressed was the formalization of the Public Comment Policy to create clear guidelines and transparency for the fair application of the rules for speaking at public meetings.

The next items addressed ambiguous City Code language regarding when the Mayor votes and a local requirement to have two readings of proposed ordinances before voting, both of which are inconsistent with State Statute. CA White indicated the Council typically hears proposals and ordinances multiple times before voting on them, thus making the Code requirement for a first and second reading unnecessary.

The final item addressed Code language regarding the necessary vote to waive bidding. State Statute requires a two-thirds vote of the Aldermen, whereas the City Code includes the vote of the Mayor. Staff is proposing to align the City Code with the State Statute.

There was discussion and clarification by Attorney Lenneman of the three circumstances when the Mayor has a vote according to State Statute.

ALDERMAN BARRY MADE A MOTION, seconded by Alderman Wilkie, to direct City Attorney to draft an ordinance approving certain City Code changes as described in City Administrator White's January 29 memo, and a resolution approving the Public Comment Policy.

Attorney Lenneman indicated a Voice Vote was sufficient to approve items under Presentation and Discussions.

MOTION ADOPTED VIA VOICE VOTE

C. Discussion of FY 2027 Preliminary Citywide Work Plan.

Discussion: Assistant City Administrator Morgan presented the draft FY 2027 Citywide Work Plan for Council review now through March 14, the date of the Budget Workshop. She indicated staff is seeking feedback and direction on the Elected Official's budget consideration requests including the Sidewalk Plan, Plan Commission Meeting Recording and Publication Initiative, and Annual Budget Amount Dedicated to Climate Action Plan.

There was discussion regarding staff responses to the Official's requests. ACA Morgan clarified the placement of the Sidewalk Plan Decision Package was included in the same line item as the Complete Streets Workgroup initiative, CW2-5, on the Citywide Work Plan. There was no objection from Council.

ACA Morgan stated the Plan Commission Meeting Records and Climate Action Plan Decision Packages are listed as Tier three initiatives. She requested clarification of the direction from Council on the Climate Action Plan item. Specifically, staff's understanding was to create a list of City-owned properties for the purpose of locating natural plantings, which would occur in FY 2027, while the work to develop the plantings would occur in a future fiscal year. Alderman Weidner clarified the intent of his request was for staff to locate appropriate landscape sites and to determine potential funding sources for the project to be further discussed at the Budget Workshop.

CA White offered preliminary costs and funding analysis from discussions with the City's environmental consultant. The initial determination is that the City does not have any City-owned property that is available for new plantings. She suggested developing a grant program where the City can partner with other individuals or organizations to develop the plan. Alderman Weidner recalled the initial landscaping plans for the Illinois Prairie Path Trailhead area included larger naturalized landscape areas, but over time, those naturalized planting areas were reduced. After speaking with Warrenville in Bloom, their desire was to increase those naturalized areas or other smaller areas. CA White replied that staff will look at those areas specifically and provide a response for future discussion.

Alderman Davolos commented on her understanding of the Climate Action Plan (CAP) as having optional initiatives for multiple communities. Community and Economic Development Director (CEDD) Emery concurred, stating that the CAP offers a series of different implementations and options that communities can address, but not all of the options are appropriate for every community.

It was determined that the aldermen would defer comment on the recording of Plan Commission meetings until Alderman Lockett has an opportunity to weigh in as it is his budget consideration request.

D. Presentation of Old Town Redevelopment Site #2 (OTRS #2) Update

Discussion: CEDD Emery provided an overview of the cleanup, redevelopment and planning progress of the OTRS #2. She highlighted the public discussions and workshops that led to the creation of the Warrenville By Design Overlay and the Strategic Plan priorities that helped to develop the City's preferred vision for the site. Following a request for proposals, she indicated that a preferred developer, Denver Capital, LLC, has been identified to develop the City's vision of the property.

CEDD Emery stated that the next step toward redevelopment of the site is to enter into a Purchase and Sale Agreement (PSA) with the preferred developer. The general terms for the PSA include consistency with the Warrenville By Design overlay to establish desired uses such as first floor retail, office and dining and upper story residential. It is anticipated that the PSA will be provided to Council for initial consideration on February 17, 2026. The PSA will include preliminary conceptual rendering but the site and building design will only be finalized through the public hearing process.

INFORMATION ONLY NO ACTION TAKEN

VII. INFORMATIONAL REPORTS

Mayor Johnson stated that the City has received and filed the following items:

- A. Receive and file Public Works Department FY26 Work Plan and Discussion Package status report
- B. Receive and file minutes of the Environmental Advisory Commission meeting held on October 7, 2025
- C. Receive and file draft minutes of the Plan Commission/Zoning Board of Appeals meeting held on January 22, 2026
- D. Receive and file minutes of the Inclusion, Diversity, Equity and Awareness Commission meeting held on December 16, 2025

- E. Receive and file minutes of the Police Pension Board quarterly meeting held on October 28, 2025

VIII. CLOSED SESSION

Alderman Barry made a motion, seconded by Alderman Wilkie, to enter into Closed Session at 8:09 p.m. to discuss matters that fall under the following categories:

- 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity.

ROLL CALL VOTE:

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

Nay: MOTION ADOPTED

The Council returned to open session at 8:30 p.m. No action was taken during Closed Session.

VII. ADJOURN

ALDERMAN WEIDNER MADE A MOTION, seconded by Alderman Wilkie to adjourn.

MOTION ADOPTED VIA VOICE VOTE

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

Approved: _____

Julie Clark, City Clerk