



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

City Council

Tuesday, March 5, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

Chirico called the meeting to order at 6:00 p.m.

B. ROLL CALL:

Present: 9 - Mayor Steve Chirico
Councilwoman Becky Anderson
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman John Krumpfen
Councilwoman Rebecca Obarski
Councilman Benjamin White

C. CLOSED SESSION - 6:00 p.m.

A motion was made by Councilwoman Gustin, seconded by Councilman Krumpfen, to recess to Closed Session to discuss: 120/2(c)(1) Performance of a Specific Individual; 120/2(c)(5) Purchase of Property; and 120/2(c)(21) Approval of Minutes. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krumpfen, Obarski, and White

OPEN SESSION - 7:00 p.m.

Chirico called the meeting to order at 7:04 p.m.

Present: 9 - Mayor Steve Chirico
Councilwoman Becky Anderson
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman John Krumpfen
Councilwoman Rebecca Obarski
Councilman Benjamin White

D. ROLL CALL:

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Deputy Fire Chief, Andy Dina; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; Director of IT, Jeff Anderson; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Louden; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Mark Curran; Deputy Director of Public Utilities - Water, Amy Ries; Director of Public Works, Dick Dublinski

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

Pledge given by Boy Scout Troop 505 from Knox Presbyterian Church.

F. AWARDS AND RECOGNITIONS:

1. Proclamation naming March 1 - 31, 2019 as March Mindfulness Month

Councilman White presented the Proclamation.

G. PUBLIC FORUM:

City Comprehensive Plan RFP

Mike Nicholus spoke in favor of developing a strategic and expansive plan prior to selecting a consultant.

Laff explained that the City's plan is pointed and specific to land use and was not envisioned to be expansive. She said the City is committed to sustainability issues and stated that sustainability does not necessarily need to be included in the comprehensive plan to be addressed by the City.

City Comprehensive Plan RFP

Marilyn Schweitzer, Naperville, spoke in favor of developing a strategic and expansive plan prior to selecting a consultant.

Council discussed that comprehensive plan is defined as a land use plan in Illinois.

Laff explained that the RFP was intended to be an update to the existing plan.

Krieger explained the ad hoc sustainability task force and its initiatives to date.

Council discussed consolidating information that is being produced from disparate sustainability efforts.

City Comprehensive Plan RFP

Greg Hubert, Naperville, spoke in favor of developing a strategic and expansive plan prior to selecting a consultant.

City Comprehensive Plan RFP

Jodi Trendler, Naperville, spoke in favor of developing a strategic and expansive plan prior to selecting a consultant.

Council discussed the appropriateness of reissuing the RFP for a larger scope including some of the recommended changes.

Laff explained that the RFP responses were received last week. She said the funds were awarded based on the calendar year, the award of contract is expected in May, and the project completed by the end of December. She stated that the update will include a review of ten geographic areas and current land use trends including housing/retail/demographic. She explained that a more expansive plan would two years and be double the cost because livability and healthy cities are topics beyond the typical land use update.

Council discussed the appropriate scope to get a comprehensive answer, including input from the sustainability task force at each stage, the need to change the name to a Land Use Plan, explain that the plan will focus on land that is yet to be developed and what will be redeveloped.

Laff explained the Senior Task Force Seal of Approval, that developers are encouraged to meet with the Task Force, and this can be applied to the sustainability group. She said it would not be appropriate for the group to make policy decisions, however it could endorse development proposals.

H. CONSIDERATION OF MOTION TO USE OMNIBUS METHOD FOR THE CONSENT AGENDA:

A motion was made by Councilwoman Brodhead, seconded by Councilman Hinterlong, to use the Omnibus method to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

I. CONSENT AGENDA:

A motion was made by Councilwoman Brodhead, seconded by Councilman Hinterlong, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

1. Approve the regular City Council meeting minutes of February 19, 2019

Council approved.

2. Approve the award of Cooperative Procurement 19-066, Unit 233 and Unit 234 Vehicle Replacement, to J X Enterprises Inc. for an amount not to exceed \$393,046.50

Council approved.

3. Approve the award of Cooperative Procurement 19-079, Elevator Modernization and Repairs, to Otis Elevator Company for an amount not to exceed \$150,122.48
Council approved.
4. Approve the award of Option Year One to Contract 16-219, Temporary Employment Services, to FutureNet Group, LaSalle Network, Sentinel Technologies and Stivers Staffing Services for an amount not to exceed \$100,000
Council approved.
5. Accept the record of Emergency Procurement 18-017, Ogden Avenue Water Main Break and Repair, to Western Utility for an amount of \$36,001.96
Council accepted.
6. Approve the award of Bid 19-064, SCADA Maintenance Services, to Advanced Automation and Controls, Inc. for an amount not to exceed \$104,675, plus a 5% contingency
Council approved.
7. Approve the award of Change Order #1 to Contract 18-221, Government Accounting and Payroll Services, to Lauterbach & Amen, LLP in an amount not to exceed \$18,000 and a total award of \$168,000
Council approved.
8. Approve the award of Change Order #2 to Contract 16-313, Psychological Testing, to The Friedman Group for an amount not to exceed \$6,250 and a total award of \$93,250 and for an additional three months.
Council approved.
9. Accept the public underground and streetlight improvements at Ashwood Crossing and Linden Woods and authorize the City Clerk to reduce the corresponding public improvement surety
Council accepted.
10. Approve the City Council meeting schedule for March, April, and May 2019
Council approved.
11. Pass the ordinance granting a variance to permit a 6' tall privacy fence in the required corner side yard at the subject property located at 11 Maple Lane - PZC 19-1-003
Council passed.

Enactment No.: ORD 19-029

12. Pass the ordinance approving the final plat of subdivision for Charleston Row II, located at the southeast corner of Aurora Avenue and Main Street - PZC 18-1-062

Council passed.

Enactment No.: ORD 19-030

13. Adopt the resolution authorizing the City Manager to execute the Right-of-Way License Agreement with MCImetro (Verizon) for placement of new fiber optic lines and conduit in the City's right-of-way and for maintenance of a previously installed fiber optic network purchased from WOW in 2017

Council adopted.

Enactment No.: RES 19-08

J. PUBLIC HEARINGS:

1. Conduct the public hearing for the establishment of Special Service Area No. 30 for streetscape improvements on portions of blocks 429 and 430 of the downtown area in the City of Naperville (Item 1 of 2)

Steve Rubin, Naperville, described the improvements to be made, the partnership with the businesses, and recommended SSA No. 30 at a cost share of 75% City and 25% property owners.

Marilyn Schweitzer, Naperville, commended Mr. Rubin on investing in the downtown.

Council discussed the appropriateness of the proposed cost share arrangement, the split of other cost share arrangements, and the specific action requested.

DiSanto explained that it would be appropriate for Council to decide a range or specific dollar amount for the split then the public will be given 60 days to support or object to the proposed arrangement. He said if more than 50% of owners object, the SSA will fail as matter of law.

Rubin explained that the cost share arrangement has changed due to pressures on property owners and property tax increases.

Krieger explained the preferred SSA timeline, the impact of the future expiration of SSA 21, and that the project can still move forward if the financing piece is delayed.

Curran stated the water/wastewater components are over 100 years old and should be replaced in conjunction with the streetscape project.

Council discussed the cost pass-through to the tenants, that the estimated cost

per department has not been determined but will be included as part of the 2020 CIP, whether SSA 30 is precedent-setting, that sidewalk improvements are a benefit to many people, the strategy to proceed block by block, input from the property owners to date and the appropriateness of finalizing the cost share arrangement, that retail challenges are applicable citywide not just in the downtown, and lessons learned from the Ogden Avenue cost share agreement.

Novack estimated the total project at \$15M, that staff supports a 55/45 split with the City paying for base improvements and owners paying for ornamentation. He explained the public outreach to date including a December public hearing and individual letters mailed. He said he has been contacted by two property owners and while SSA 30 stands on its own, it will most likely set the pace for other improvements in the downtown.

A motion was made by Councilwoman Obarski, seconded by Councilwoman Brodhead, to close the Public Hearing at 8:17 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

2. Identify the appropriate amount of City cost participation and direct staff to prepare an ordinance to establish Special Service Area No. 30 for streetscape improvements on portions of blocks 429 and 430 of the downtown area in the City of Naperville if fewer than fifty percent of the property owners object in the next sixty days (Item 2 of 2)

A motion was made by Councilwoman Obarski, seconded by Councilwoman Anderson, to recommend a 70% City/30% property owner cost participation.

A motion in substitution was made by Councilman Coyne, seconded by Councilwoman Gustin, to recommend a 60% City/40% property owner cost participation. The motion carried by the following vote:

Aye: 5 - Chirico, Coyne, Gustin, Hinterlong, and White

Nay: 4 - Anderson, Brodhead, Krummen, and Obarski

A motion was made by Councilwoman Obarski, seconded by Councilwoman Gustin, to direct staff to prepare an ordinance reflecting a 60% City/40% property owner cost participation to establish Special Service Area No. 30 for streetscape improvements on portions of blocks 429 and 430 of the downtown area in the City of Naperville if fewer than fifty percent of the property owners object in the next sixty days. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

N. PETITIONS AND COMMUNICATIONS:

O. REPORTS AND RECOMMENDATIONS:

P. NEW BUSINESS:

Q. ADJOURNMENT:

A motion was made by Councilman Hinterlong, seconded by Councilman Krummen, to adjourn the Regular City Council Meeting of March 5, 2019 at 8:27 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

/S/ Pam Gallahue
Pam Gallahue, PhD
City Clerk