



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes - Draft

City Council

Tuesday, June 16, 2026

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE CITY COUNCIL MEETING LIVE: • Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 – AT&T U-verse) • Watch online at <https://naperville.legistar.com> or youtube.com/OfficialNapervilleIL

TO PROVIDE PUBLIC COMMENT:

The public may choose to provide public comment in any of the following ways:

1. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the City Council during the meeting must sign up online at www.naperville.il.us/speakersignup by 6:30 p.m. on June 16.
2. Individuals can also have their name added to the speaker list by calling the Community Services Department at (630) 305-5300 by 6:30 p.m. on June 16.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on June 16. Written comments will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of comments will be announced during the City Council meeting.
4. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item by 4 p.m. on June 16. The names of participants who submitted position statements will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of position statements will be announced during the City Council meeting.

There will be no on-site speaker sign up permitted.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 by 4 p.m. on June 16. Questions regarding online sign-up may be directed to the Community Services Department by calling (630) 305-5300.

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Council members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

SPEAKER TIME LIMITS: Speakers must limit their remarks to no more than three minutes. Petitioners may speak on an agenda item first and have up to 10 minutes and are also granted a five-minute rebuttal once all other speakers have commented.

IF YOU SIGNED UP TO SPEAK, staff will call your name at the appropriate time during the City Council meeting. Once your name is called you may identify yourself for the public record and then address remarks to the City Council as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

Mayor Wehrli called the June 16, 2026 City Council meeting to order at 7:00 p.m..

B. ROLL CALL:**C. CLOSED SESSION - CANCELED**

OPEN SESSION - 7:00 p.m.

D. ROLL CALL:

Present: 8 - Mayor Scott Wehrli
Councilwoman Mary Gibson
Councilman Ian Holzhauer
Councilwoman Supna Jain
Councilman Patrick Kelly
Councilman Ashfaq Syed
Councilman Benjamin White
Councilman Nathan Wilson

Absent: 1 - Councilman Josh McBroom

Also Present

City Manager Doug Krieger; Deputy City Manager Pam Gallahue; City Attorney Mike DiSanto; City Clerk Dawn Portner; Assistant to the City Manager Marcie Schatz; Fire Chief Mark Puknaitis; Police Chief Arres; Director of Finance Ray Munch; Director of IT Jacqueline Nguyen; Director of TED Jennifer Louden; Deputy Director of TED Allison Laff; Deputy Director of Public Works Marc Noll; Deputy Director of Public Utilities - Electric Michael Mann; Director of Public Utilities - Water Darryl Blenniss; Director of Community Services Melanie Marcordes; Director of Human Resources Helga Oles; Director of Communications Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The Pledge of Allegiance was recited.

F. AWARDS AND RECOGNITIONS:**G. PUBLIC FORUM:*****SPEAKERS***

3 Minutes with NEST

Joe Hus (Naperville - NEST) discussed the role of solar energy generation and its increasing contribution to electricity production compared to coal.

James Fillar (Naperville) is in favor of renewing the IMEA contract.

Climate Scenario

Robert Giese (Naperville) is in favor of renewing the IMEA contract.

Components of climate change theory

Tim Ferritto (Naperville) discussed anthropogenic climate change theory.

General affordability

Ashley Penick (Naperville) discussed keeping costs affordable in Naperville.

John Doyle (Naperville) discussed affordable electricity.

Challenge current Naperville beehive ordinance

Darrell Hanson (Naperville) discussed the need for revisions to the current beekeeping ordinance

Mayor Wehrli thanked the City staff and volunteers for all of their work during the recent storms.

Krieger provided an update on the City's response to the recent storms, which brought high winds and heavy rain. The storms initially caused power outages

affecting approximately 3,000 residents, that number was quickly reduced to about 1,000 residents through restoration efforts. Significant tree damage occurred throughout the City, resulting in damage to utility equipment in some locations. Public Works received more than 600 service requests related to the storm, and a special brush collection program will be conducted citywide to assist residents with storm debris removal.

Council discussed the potential need to update the City's beekeeping ordinance, reviewed the impacts of the recent storms on overhead utility lines, and emphasized the importance of keeping storm drains clear of debris through participation in the City's Adopt a Drain program.

Louden stated that the City's Animal Control Ordinance contains provisions regulating beekeeping practices. She noted that staff can review the existing ordinance, examine comparable regulations in other municipalities, and develop potential modifications for Council's consideration and review.

Mann reported that the City did not experience any power outages in areas served by underground utility lines during the recent storms. He noted that underground lines generally provide greater reliability and overall performance than overhead lines. Mann added that the Electric Utility remains committed to expanding the use of underground power lines in future infrastructure projects.

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

A motion was made by Councilman White, seconded by Councilman Kelly, to use the Omnibus method to approve the Consent Agenda. The motion carried by a voice vote.

I. CONSENT AGENDA:

A motion was made by Councilman White, seconded by Councilman Kelly to approve the Consent Agenda pulling items I11, I12, I13, I27 and I28. The motion carried by the following vote:

Aye: 8 - Wehrli, Gibson, Holzhauer, Jain, Kelly, Syed, White, and Wilson

Absent: 1 - McBroom

1. Approve the Cash Disbursements for the period of May 1, 2026, through May 31, 2026, for a total of \$42,841,680.75

Council approved.

2. Approve the June 2, 2026 regular City Council meeting minutes

Council approved.

3. Approve the City Council meeting schedule for July, August, and September 2026

Council approved.

4. Approve appointments to various boards and commissions

Council approved.

5. Receive the year-to-date budget report through May 31, 2026

Council received.

6. Approve the award of Cooperative Procurement 26-144, Pickup Trucks - Units 712, 713, 721, and 756, to Currie Motors for an amount not to exceed \$186,472

Council approved.

7. Approve the award of Cooperative Procurement 26-150, Pickup Trucks with Utility Body and Plow - Units 708, 748, 754, 760, and 766, to Sutton Ford for an amount not to exceed \$401,060

Council approved.

8. Approve the award of Cooperative Procurement 26-151, Police Evidence Room Mobile Shelving Systems, to Bradford Systems Corporation for an amount not to exceed \$133,960

Council approved.

9. Approve the recommendation by Alliant Insurance Services to award Property, Cyber Liability, and Pollution Liability Insurance Coverage through the Alliant Property Insurance Program for an amount not to exceed \$996,847.65 and for a one-year term

Council approved.

10. Approve the recommendation by Alliant Insurance Services to award Excess Liability Insurance Coverage through the Alliant National Municipal Liability Program for an amount not to exceed \$483,142 and for a one-year term

Council approved.

11. Approve the award of Change Order #3 to Contract #17-086B, Fire Engine Replacement and Maintenance Agreement, to MacQueen Emergency Group, LLC for an amount not to exceed \$13,778.81 and a total award of \$776,963.81

SPEAKER

John Doyle (Naperville) inquired about the amount of change orders for 2026.

Council inquired about the number of change orders reviewed so far this year and requested that staff monitor vendors with recurring change orders to identify any trends or patterns that may warrant further review.

Krieger stated that change orders are often necessary when a project does not proceed as originally planned, such as the Washington Street Bridge reconstruction project as an example. He noted that each change order is

reviewed by staff; but he is not aware of any existing City metrics used to track excessive change orders. Krieger added that the majority of change orders typically occur during the summer months due to the volume of construction projects underway.

Puknaitis stated the purpose of this change order is to terminate the existing contract because the work can now be performed in-house by the City's Fleet Services Department. He explained that the City is paying the remaining balance of the contract to avoid incurring additional costs in the future and bringing the work in-house is expected to save the City more than \$100,000 annually.

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Change Order #3 to Contract #17-086B, Fire Engine Replacement and Maintenance Agreement, to MacQueen Emergency Group, LLC for an amount not to exceed \$13,778.81 and a total award of \$776,963.81. The motion carried by the following vote:

Aye: 8 - Wehrli, Gibson, Holzhauer, Jain, Kelly, Syed, White, and Wilson

Absent: 1 - McBroom

12. Approve the award of Change Order #4 to Contract 24-026, 2024 Downtown Streetscape - Washington Street, to Copenhagen Construction, Inc. for an additional 530 days

SPEAKER

John Doyle (Naperville) The speaker yielded the remainder of their time and had no further comments.

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Change Order #4 to Contract 24-026, 2024 Downtown Streetscape - Washington Street, to Copenhagen Construction, Inc. for an additional 530 days. The motion carried by the following vote:

Aye: 8 - Wehrli, Gibson, Holzhauer, Jain, Kelly, Syed, White, and Wilson

Absent: 1 - McBroom

13. Approve the award of Change Order #1 to Contract 26-015, North Central College Riverwalk Park - 430 S. Washington St., to Baumgartner Construction, Inc. for an amount not to exceed \$75,000 and a total award of \$2,124,192.32

Mayor Wehrli and Councilwoman Jain recused themselves and left the dais from 7:46 p.m. to 7:47 p.m..

SPEAKER

John Doyle (Naperville) The speaker yielded the remainder of their time and had no further comments.

A motion was made by Councilman White, seconded by Councilman Syed, to approve the award of Change Order #1 to Contract 26-015, North Central College Riverwalk Park - 430 S. Washington St., to Baumgartner Construction, Inc. for an amount not to exceed \$75,000 and a total award of \$2,124,192.32. The motion carried by the following vote:

Aye: 6 - Gibson, Holzhauer, Kelly, Syed, White, and Wilson

Absent: 1 - McBroom

Recused: 2 - Wehrli, and Jain

- 14.** Approve the award of Bid 26-016, 2026 Municipal Parking Lot Maintenance Program, to Everlast Blacktop, Inc. for an amount not to exceed \$876,551.21, plus a 3% contingency
Council approved.
- 15.** Approve the award of Bid 26-010, 2026 Micro-Surfacing Program, to AC Pavement Striping Co. for an amount not to exceed \$359,119.70, plus a 3% contingency (Item 1 of 2)
Council approved.
- 16.** Adopt the IDOT resolution in the amount of \$346,241.55 to allow expenditure of State Motor Fuel Tax dollars to fund a portion of the 2026 Micro-surfacing Program (Item 2 of 2)
RES 26-19
Council adopted.
- 17.** Approve the fireworks display application and issue a permit for the Naperville Community Fireworks Show on July 4, 2026
Council approved.
- 18.** Adopt the resolution approving the renewal of the Intergovernmental Agreement between the City of Naperville and Will County regarding license plate reader cameras and authorize the City Manager to execute the agreement
RES 26-20
Council adopted.
- 19.** Adopt the resolution approving the appointment of Electric Utility Deputy Director, Raheel Arshed, to the Illinois Municipal Electric Agency Board of Directors
RES 26-21
Council adopted.
- 20.** Pass the ordinance approving a variance to allow a deck to encroach into the required rear yard setback at 501 Larkspur Court - DEV-0017-2026
ORD 26-053
Council passed.
- 21.** Pass the ordinance approving a Preliminary/Final Plat of Subdivision and an Owner's Acknowledgement and Acceptance (OAA) agreement for 1180 East Chicago Avenue

(Imburgia Subdivision) - DEV-0163-2025

ORD 26-054

Council passed.

- 22.** Pass the ordinance approving the payment of \$135,669 to Costco Wholesale Corporation for upgrades to traffic signal improvements at the intersection of Ogden Avenue and Iroquois Avenue as part of the Costco Development

ORD 26-055

Council passed.

- 23.** Pass an ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the Naperville Sprint Triathlon on Sunday, August 2, 2026

ORD 26-056

Council passed.

- 24.** Pass an ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for Saints Peter & Paul Catholic Church Homecoming Fest on Saturday, August 22, 2026

ORD 26-057

Council passed.

- 25.** Pass the ordinance authorizing the issuance of General Obligation Bonds, Series 2026, for an amount not to exceed \$41,000,000 (Item 1 of 2)

ORD 26-058

Council passed.

- 26.** Pass the ordinance authorizing the defeasance of outstanding General Obligation Bonds, Series 2018 (Item 2 of 2)

ORD 26-059

Council passed.

- 27.** Pass the ordinance approving the first amendment to the Block 59 Business District Plan (Item 1 of 2)

Council inquired about the reason for the petitioner's request for an additional \$2 million for the Block 59 project, the potential consequences if the request were denied, whether the proposed lease agreement is ready to be executed, and the type of business expected to occupy the vacant space.

Rich Dippolito (Chicago Brixmor - Petitioner) stated with the proposed new tenant expected to occupy the vacant space in the Block 59 development it will

require a lot of excess costs in the way of infrastructure changes, demolition and the movement of utilities for redevelopment in the space to fit the needs of the new tenant. These new excess costs were not planned. The new tenant will generate a lot of interest in the existing development and this will cause the new sales projections which will be beneficial to the public and the City. The new tenant has yet to sign the lease for this property and no hard costs have been committed until a decision is made by the City.

DiSanto stated that in 2023, the City Council established a business district that imposed a 1% sales tax for a period of 23 years, allowing the developer to recover up to \$23.4 million in eligible project costs. The current proposal would amend the agreement to add an additional \$1.85 million in recoverable costs. He explained that the additional reimbursement is contingent upon completion of the build out and occupancy of the space by a new tenant that generates business district sales tax revenue. These conditions must be met before a second promissory note may be issued for the additional recoverable costs. DiSanto emphasized that the proposal would neither extend the duration of the business district nor increase the existing 1% sales tax. Rather, it would only increase the amount of costs the developer may recover during the existing 23-year term. He further noted that if sufficient tax revenue is not generated to repay either the original promissory note or the proposed second note, there would be no financial obligation to the City, and the unrecovered costs would not be reimbursed.

WRITTEN COMMENT ONLY

Adrian Talley (Aurora) Dear Mayor Wehrli and City Council Members, As superintendent of Indian Prairie School District 204, I, unreservedly, offer my support for Consent Agenda Items 26-0733 and 26-0734. These ordinance amendments have an impact on Block 59 which has a direct impact on Indian Prairie. Since the opening of Block 59, which I think all of us can say has been a true success, Route 59 has been revitalized. The new restaurants and eateries have brought more people to the area and provided more dining opportunities for the people of Naperville. Additionally, the success of Block 59 will have a positive impact on the funding for Indian Prairie and provide us with necessary operating funds that will help enhance the education of the children of Naperville. As I shared when I spoke with the City Council a few years ago, there is a tale of two school districts when you compare Naperville District 203 and Indian Prairie School District 204. Block 59 is helping to bridge the fiscal divide between the two districts, and these amendment changes will allow for more financial resources to become available for District 204. I am hopeful that the City Council will approve these amendments so that the fiscal growth will continue within Block 59. This fiscal growth supports both the City of Naperville and the students attending Indian Prairie School.

ORD 26-060

A motion was made by Councilman White, seconded by Councilman Kelly, to

pass the ordinance approving the first amendment to the Block 59 Business District Plan (Item 1 of 2)

A motion in substitution was made by Councilman Kelly, seconded by Councilman White to pass the ordinance approving the first amendment to the Block 59 Business District Plan contingent upon the execution of the lease that has been proposed by the petitioner and reviewed by City staff. The motion carried by the following vote:

Aye: 6 - Wehrli, Jain, Kelly, Syed, White, and Wilson

Nay: 2 - Gibson, and Holzhauer

Absent: 1 - McBroom

28. Pass the ordinance approving the first amendment to the Block 59 Business District Redevelopment Agreement (Item 2 of 2)

ORD 26-061

A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance approving the first amendment to the Block 59 Business District Redevelopment Agreement contingent upon the execution of the lease that has been proposed by the petitioner and reviewed by City staff. The motion carried by the following vote:

Aye: 6 - Wehrli, Jain, Kelly, Syed, White, and Wilson

Nay: 2 - Gibson, and Holzhauer

Absent: 1 - McBroom

J. PUBLIC HEARINGS:

1. Concur with the petitioner and open the public hearing for the Bauer Road Duplexes (DEV-0162-2025) and continue the case to the July 21, 2026 City Council meeting

Mayor Wehrli opened the Public Hearing at 8:09 p.m. and continued the hearing until the July 21, 2026 Council meeting.

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. Approve the award of Bid 26-110, Energized Tree Trimming, Tree Removal, and Disposal of Debris, to Asplundh Tree Experts, LLC for an amount not to exceed \$1,518,172.40 and for a three-year term

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 26-110, Energized Tree Trimming, Tree Removal, and

Disposal of Debris, to Asplundh Tree Experts, LLC for an amount not to exceed \$1,518,172.40 and for a three-year term. The motion carried by the following vote:

Aye: 8 - Wehrli, Gibson, Holzhauer, Jain, Kelly, Syed, White, and Wilson

Absent: 1 - McBroom

N. PETITIONS AND COMMUNICATIONS:

O. REPORTS AND RECOMMENDATIONS:

1. Receive the Electric Utility presentation regarding Market Participation with Asset Ownership

The meeting recessed from 8:35 p.m. to 8:41 p.m..

SPEAKERS

John Doyle (Naperville) discussed his concerns about the lack of public meetings and public engagement on the future of the electric service in the City of Naperville.

Joe Hus (Naperville) discussed three concerns; the presentation does not provide the public or the Council with a complete picture because it omits discussion of the Illinois Climate and Equitable Jobs Act (CEJA); the evaluation rubric presented is not consistent with real-world data; and the timeline included in the presentation differs from timelines presented previously.

William Osowski (Naperville) discussed a solution he has designed that could satisfy the City's electric needs called "24/7 Solar Skin Water Battery Network".

Tim Ferritto (Naperville) discussed installed capacity versus actual capacity, versus accredited capacity.

Rich Sternal (Naperville) discussed zero carbon by 2050.

Laura Hois (Downers Grove) is in favor of renewing the IMEA contract and reopening negotiations.

Larry Kollasch (Naperville-NEST) discussed solar purchase power agreements.

Catherine Clarkin (Naperville) discussed taking action on climate change.

Krieger continued the series of presentations reviewing the City's future energy procurement options, focusing on Option #2, Market Participation with Asset Ownership. He also summarized the City's approved components of evaluation.

The City Council discussed solar and wind generation assets, battery storage, and their potential role in a market participation model, and the upcoming

interconnection RFP. Council members inquired about the number of megawatts the City would need if it purchased solar and wind generation assets, as well as how acquiring these assets could affect future budgets.

Krieger stated that the equipment for solar and wind generation assets would not need to be located within Naperville. Instead, the City could pursue a Power Purchase Agreement (PPA), under which it would contract for the energy generated by those assets. He noted that one of the key considerations is transmission costs, explaining that the closer the generation assets are to Naperville, the lower the line losses and transmission costs would be. He also stated that staff can conduct additional research comparing the costs of solar generation and battery storage under a market participation model. However, because the electricity market is highly volatile, vendors would likely be reluctant to hold pricing for an extended period. The City does have pricing information from last year's Request for Proposals (RFP), and one advantage of generation assets is that the City can scale purchases to match its specific energy needs.

Krieger stated that two to three years ago, battery storage vendors projected a 15- to 17-year payback period, with the City required to provide all upfront capital. Since then, battery costs have declined significantly, and current projections indicate an immediate return on investment once the batteries are placed into service. Staff's preliminary analysis shows the City could receive more in capacity and market credits through peak shaving and frequency regulation than the actual operating costs, resulting in lower costs beginning on day one. Krieger added that the greatest savings would be achieved if IMEA and the City jointly managed battery operations. He noted that IMEA recognizes the value of battery storage and the changing market conditions and has asked its member communities whether they have sites that could accommodate up to a 5-megawatt battery. He explained that the City has a couple of substations that could accommodate a 10-megawatt battery without exporting electricity back to the grid, although staff is continuing to evaluate that option. Under this concept, the battery would be owned by IMEA. Because this arrangement was not contemplated when the original agreements were executed, the City would need to negotiate a new agreement with IMEA. Krieger concluded that if the City Council decides to pursue battery storage, it should move forward as soon as possible to maximize the opportunity for an immediate return on investment. He stated that staff's current plan is to continue negotiations with IMEA and will provide the City Council with additional information and recommendations at a future Council meeting. Krieger explained that an interconnection study would only be required if the City planned to export excess battery discharge back to the electric grid. If the battery system is sized so that all stored energy is used within the City's electric system, an interconnection study may not be necessary.

P. NEW BUSINESS:

No New Business was discussed.

Q. ADJOURNMENT:

A motion was made by Councilman White, seconded by Councilman Kelly, to

adjourn the Regular City Council Meeting of June 16, 2026, at 9:34 p.m. The motion carried by a voice vote.

/s/ Dawn C. Portner
Dawn C. Portner
City Clerk