



WHEATON CITY COUNCIL PROCEEDINGS

MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILWOMAN SUZANNE FITCH
COUNCILWOMAN LYNN ROBBINS | COUNCILMAN JOHN RUTLEDGE | COUNCILMAN CHRISTOPHER ZARUBA

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, February 1, 2021

1. Call to Order and Roll Call

The regular Wheaton City Council Meeting was called to order at 7:00 p.m. by Mayor Philip J. Suess. Upon roll call, the following were:

Physically Present: Mayor Suess
Councilwoman Bray-Parker
Councilwoman Fitch
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba

Electronically Present: Councilman Barbier – arrived at 7:01 p.m.

Absent: None

City Staff Physically Present:

Michael Dzugan, City Manager
John Duguay, Assistant City Manager
Sarah Kallas, City Attorney
James Kozik, Director of Planning & Economic Development
Joseph Tebrugge, Director of Engineering
Robert Lehnhardt, Finance Director
William Schultz, Fire Chief
David DiClementi, Emergency Medical Service/CRR Manager
Susan Bishel, Public Information Officer
Andrea Rosedale, Executive Assistant
Sharon Barrett-Hagen, City Clerk

Electronically Present: Daniel Peck, PR Coordinator

2. Citizens to be Heard

Ms. Erica Nelson, 1734 Kay Road, read a statement and referenced comments made at the January 25, 2021 Planning Session, specifically regarding the City's proposed Strategic Plan. With regard to Priority 4, Community Safety, Ms. Nelson would like the five-year plan to allow for specific ways to quantify Goal B, "Ensure that City Services Match Community Needs." She feels that social service gaps and needs within Wheaton's diverse community need to be identified and then promote shared services and partnerships to address local needs. She questioned how the goal would be measured if the City does not know or identify the individuals that comprise all residents of the City.

Ms. Rachel Bautista, 2028 Chatham Drive, read a statement which expressed her concerns about some of the comments made at the January 25, 2021 Planning Session, specifically the comments made about diversity, equity and inclusion during the discussion of Strategic Priority 4. She stated that after all the protests, various discussions and presentations about race and diversity, she is disappointed the Council seems to question the need to recognize diversity, equity and inclusion (DEI) as a strategic priority. She

asked the Council to pay attention to what is happening within the community and to proactively learn more about DEI and how to leverage that knowledge when considering how to service the community. Ms. Bautista also asked the Council to consider adopting language proposed by Councilwoman Bray-Parker to include diversity, equity and inclusion strategies and priorities when evaluating and implementing City services. She stated several neighboring communities have done so, and expressed her hope that Wheaton would do the same.

3. Consent Agenda

Councilwoman Robbins moved and Councilwoman Bray-Parker seconded that the following action be taken on the Consent Agenda items:

1. Approve the minutes of the January 19, 2021 regular Wheaton City Council meeting as submitted.
2. Approve bond waiver and authorize issuance of raffle license to P.E.O. Sisterhood International, Chapter JO-Illinois

Roll Call Vote on Consent Agenda:

Ayes: Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess

Nays: None

Absent: None

Motion Carried Unanimously

4. Approve Appointments/Reappointment to City Boards/Commissions

Mayor Suess moved and Councilwoman Fitch seconded that Rochelle Favale be appointed to the Group Care Home Commission, Lisa Buchanan be appointed to the Historic Commission, each for a three-year term, and Tim Bayee be reappointed to the Board of Trustees Police Pension Fund for a two-year term.

Roll Call Vote:

Ayes: Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch

Nays: None

Absent: None

Motion Carried Unanimously

5. Pass Ordinance O-2021-03, An Ordinance Amending City of Wheaton Ordinance Nos. E-3843 and F-1067” An Ordinance Amending the Wheaton Zoning Map and Granting a Special Use Permit for a Planned Unit Development on a Certain Piece of Property Commonly Known as Morgan’s Orchard Lake Subdivision”

Councilman Rutledge moved and Councilman Zaruba seconded that O-2021-03, An Ordinance Amending City of Wheaton Ordinance Nos. E-3843 and F-1067” An Ordinance Amending the Wheaton Zoning Map and Granting a Special Use Permit for a Planned Unit Development on a Certain Piece of Property Commonly Known as Morgan’s Orchard Lake Subdivision,” be passed.

City Manager Dzugan stated the proposed ordinance would amend the existing PUD for Morgan’s Orchard Lake subdivision to permit the widening of a private drive known as Kandahar Court, abrogation of an existing easement for emergency access and create additional easements for two sanitary sewer mains and one water main.

Roll Call Vote:

Ayes: Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Nays: None

Absent: None

Motion Carried Unanimously

6. Adopt Resolution R-2021-05, A Resolution Authorizing the Execution of Agreement No. 174 with A Lamp Concrete Contractors, Inc. for Phase 4 Construction for the Downtown Streetscape for a Total Amount Not to Exceed \$10,247,000

City Manager Dzugan referred the Council to the memorandum prepared by Assistant City Manager Duguay. He advised the estimate for the cost of the project made five years ago was \$34.7MM and the City is now looking at a total of \$35.3MM, which includes \$2.7MM in increased scope for the project. He acknowledged the Council and staff for keeping project costs within available revenue and the established budget.

Assistant City Manager Duguay reviewed his memorandum and asked the Council to determine which of the three options presented for the work they preferred. He stated Option 1 is considered the “base bid” for the project, Option 2 includes the addition of solar power with credits received for power going back to the grid, and Option 3 includes the addition of solar power with batteries stored in an enclosure on site. He stated staff is recommending the Council approve Option 3.

Councilwoman Bray-Parker moved and Councilwoman Robbins seconded to receive staff’s report.

Roll Call Vote:

Ayes: Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Councilman Rutledge
Councilman Zaruba
Councilman Barbier

Nays: None
Absent: None
Motion Carried Unanimously

Councilman Rutledge moved and Councilwoman Bray-Parker seconded that Resolution R-2021-05, A Resolution Authorizing the Execution of Agreement No. 174 with A Lamp Concrete Contractors, Inc. for Phase 4 Construction for the Downtown Streetscape for a Total Amount Not to Exceed \$10,320,000 (Option 3), be adopted.

In response to questions from Councilwoman Robbins and Councilman Rutledge, Mr. Atif Zaidi, Primera Engineers, stated the batteries have a ten-year warranty and the solar panels come with a 20-year warranty. Assistant City Manager Duguay advised heating and cooling for the batteries would be provided in the battery enclosure. Mr. Rob Deming, Primera Engineers stated the solar panels were sized to provide power to Lots 3 and 4, as well as lighting on the nearby Prairie Path from Hale Street to Cross Street.

Councilwoman Fitch questioned how the credits in Option 2 would apply. City Manager Dzugan replied that since the City does not directly pay for power due to the franchise agreement with ComEd, and that information is not known at this time. Assistant City Manager Duguay advised he is waiting for a call back from ComEd with regard to how the credit would work.

In response to Mayor Suess, Mr. Zaidi confirmed that with both Options 2 and 3, the solar power is hard wired to the grid. Mayor Suess questioned why batteries would be needed if that is the case.

Councilman Barbier stated his preference is for Option 2 as he feels it is a simpler solution that benefits the environment.

Councilman Rutledge stated he would like to amend his motion to selection Option 2 for a total cost of \$10,247,000 rather than Option 3. Councilwoman Bray-Parker agreed with the amendment.

Councilwoman Fitch stated the City has been working on the Downtown Streetscape for many years and it is important to revitalize the south side of the tracks which is what the City is trying to accomplish with Phase 4. She feels there is good continuity with the work continuing to West Street south of the tracks.

Mayor Suess reiterated those comments and stated it is impressive that the costs over the past five years are in line with what was projected. He feels the project has been good for the community and is working to make Wheaton a destination. He feels Phase 4 will be the most dramatic phase of the work and the park structures being proposed will make Downtown Wheaton a more exciting and interesting place to visit.

Ayes: **Roll Call Vote as Amended:**
Councilman Rutledge
Councilman Zaruba
Councilman Barbier

Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Nays: None
Absent: None
Motion Carried Unanimously

7. Adopt Resolution R-2021-06, A Resolution Authorizing the Execution of Agreement No. 175 with Marquette Associates, Inc. for Investment Consultant Services for a Three (3) Term and a Total Amount Not to Exceed \$88,500

Councilman Rutledge moved and Councilman Zaruba seconded that Resolution R-2021-06, A Resolution Authorizing the Execution of Agreement No. 175 with Marquette Associates, Inc. for Investment Consultant Services for a Three (3) Term and a Total Amount Not to Exceed \$88,500, be adopted.

City Manager Dzugan advised the City's Finance Director has recommended a three-year agreement with Marquette Associates for investment consulting services, with the first year cost of \$28,500 being \$1,500 less than the current rate of \$30,000 and with the same cost of \$30,000 for years 2 and 3.

In response to Councilman Rutledge, Finance Director Lehnhardt stated it is staff's intent to review the City's investment policies and strategies in the near future and provide a report to the Council.

Roll Call Vote:
Ayes: Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Nays: None
Absent: None
Motion Carried Unanimously

8. Receive Planning & Zoning Board Report Re: ZA #21-01/Special Use Permit/719 S. Naperville Road/Corry

Councilwoman Robbins moved and Councilwoman Fitch seconded that the Planning & Zoning Board Report Re: ZA #21-01/Special Use Permit/719 S. Naperville Road/Corry, be received.

Roll Call Vote:
Ayes: Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilman Barbier

Councilwoman Bray-Parker

Nays: None
Absent: None
Motion Carried Unanimously

City Manager Dzugan stated at their meeting on January 26, 2021, the Planning & Zoning Board unanimously recommended approval of the proposed ordinance, which allows for two home occupations to be conducted in an existing detached garage located at 719 S. Naperville Road. He advised one occupation would be an upper-level short-term home sharing rental facility and the second occupation would be an artist's studio on the main level.

Councilman Rutledge moved and Councilwoman Robbins seconded that Ordinance No. O-2021-04, An Ordinance Amending City of Wheaton Ordinance No. F00213 "An Ordinance Granting a Special Use Permit to Allow the Upper Level of an Existing Garage to be Used as an Artist's Studio/719 S. Naperville Road/Corry."

Roll Call Vote:
Ayes: Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Nays: None
Absent: None
Motion Carried Unanimously

9. Receive Report – Paramedic Service Fees

City Manager Dzugan stated this item appears as a follow-up to the January 11, 2021 Planning Session where staff reviewed paramedic service fees. He indicated the staff report provides additional information on non-transports and private insurance. City Manager Dzugan noted that non-transports may include third party requests for services, a high percentage of which are made from City police officers at the scene who believe medical assistance may be needed. City Manager Dzugan stated staff is recommending service fees as set forth in Option 4.

Councilwoman Bray-Parker moved and Councilman Zaruba seconded that the staff report on Paramedic Service Fees, be received.

Roll Call Vote:
Ayes: Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba

Councilman Barbier

Nays: None
Absent: None
Motion Carried Unanimously

In response to Councilman Rutledge, Emergency Medical Service/CRR Manager DiClementi stated the City's fees are enough to meet the City's policy of receiving 90% of the cost of services.

Councilman Rutledge, Councilman Zaruba and Councilwoman Robbins expressed their support for Option 4.

Councilwoman Fitch questioned what costs the paramedic fees cover. City Manager Dzugan responded that 90% of the entire budget for EMS services, including salaries, are covered. He stated the cost for the social worker is not included in this calculation as the social worker is not specific to the Fire Department. She expressed some concerns about the cost of non-transport, but feels Option 4 is the best option.

Councilwoman Bray-Parker supports Option 4 and, in response to her question as to when the Council will see a follow-up report on the fees and recovery, City Manager Dzugan replied it will be provided during budget discussions.

Councilman Barbier also supports Option 4. He is concerned that if fees are too low, people may call 911 rather than go to an urgent care facility.

Mayor Suess expressed his support for Option 4 and feels keeping resident costs 20% below the median is the right thing to do.

City Manager Dzugan advised staff will draft an ordinance to present to the Council at the next meeting.

10. Receive Report – 2020-2025 Strategic Plan

City Manager Dzugan stated the proposed 2020-2025 Strategic Plan incorporates Council comments made at the January 25, 2021 Planning Session.

Councilman Zaruba moved and Councilman Rutledge seconded that the staff report on the 2020-2025 Strategic Plan, be received.

Ayes: **Roll Call Vote:**
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge

Nays: None
Absent: None

Motion Carried Unanimously

The Council had no additional comments for Strategic Priorities #1 and #2.

With regard to Strategic Priority #3, Goal D, Councilwoman Fitch asked that the word “current” be removed. Councilman Zaruba agreed with that request. There were no other comments with regard to Strategic Priority #3.

With regard to Strategic Priority #4, Goal B, Councilwoman Robbins stated she was not sure what “fair strategies” meant. Councilman Rutledge would like it to be all inclusive. Councilwoman Bray-Parker stands by her request for diversity inclusion in the priority. Councilwoman Fitch questioned what “establish fair strategies” means. City Manager Dzugan suggested the word “continue” replace the word “establish.” Councilwoman Fitch feels that the word “fair” implies there is something unfair. Councilman Barbier suggested the word “strengthen” rather than “establish” and remove the word “fair.”

The Council had no additional comments for Strategic Priority #5.

Mayor Suess thanked staff for their work on the Strategic Plan. He stated the Council is there to work for the best interests of the community, which includes everyone. He understands different perceptions can be attached to different words, and stated the Council’s role in the community is to bring people together. Mayor Suess feels it is important to remember the Council is here to work in the best interests of the community.

11. Council Comment

Councilwoman Bray-Parker encouraged everyone to check out the Community Relations Commission’s webpage for events taking place this month, as well as what other organizations are doing.

Councilman Rutledge gave a shout out to the Public Works staff for removing over 8 inches of snow. He stated he has received many positive comments from Wheaton residents.

Mayor Suess also thanked the Public Works team for their responsiveness in removing the snow.

12. Approval of Warrant

Councilman Rutledge moved and Councilwoman Fitch seconded that Warrant No. 793 in the amount of \$717,150.98, be approved.

	Roll Call Vote:
Ayes:	Councilman Rutledge Councilman Zaruba Councilman Barbier Councilwoman Bray-Parker Councilwoman Fitch Mayor Suess Councilwoman Robbins
Nays:	None
Absent:	None
	<u>Motion Carried Unanimously</u>

13. Adjournment

Councilwoman Fitch moved and Councilwoman Bray-Parker seconded that the regular Wheaton City Council Meeting be adjourned at 8:12 p.m.

Roll Call Vote:
Ayes: Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker

Nays: None
Absent: None
Motion Carried Unanimously

Respectfully submitted,

Sharon Barrett-Hagen
City Clerk

Submitted for Approval: February 16, 2021