



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, July 6, 2020

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
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba

Absent: None

City Staff Physically Present: Michael G. Dzugan, City Manager
John M. Duguay, Assistant City Manager
James Knippen, City Attorney
James P. Kozik, Director of Planning & Economic Development
Joseph Tebrugge, Director of Engineering
Robert Lehnhardt, Director of Finance
Holly Schulz, Director of Human Resources
Al Schefske, Facilities Manager
Susan Bishel, Public Information Officer
Sharon Barrett-Hagen, City Clerk

2. Citizens to Be Heard

None.

3. Consent Agenda

Councilwoman Robbins moved and Councilman Barbier seconded that the following action be taken on the Consent Agenda items:

1. Approve the minutes of the June 15, 2020 regular Wheaton City Council meeting as submitted.
2. First Reading of An Ordinance Amending the Official Motor Vehicle and Traffic Schedules (Chapter 70) for the City of Wheaton.

Ayes: **Roll Call Vote on Consent Agenda:**
Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker

Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Nays: None
Absent: None
Motion Carried Unanimously

4. Adopt Resolution R-2020-52, A Resolution Authorizing the Execution of Agreement No. 134 and Addendum No. 1 with Schindler Corporation for the Modernization of the Wheaton Place Parking Garage Elevator Located at 232 W. Wesley Street for a Total Amount Not to Exceed \$83,115

Councilman Rutledge moved and Councilwoman Bray-Parker seconded that Resolution R-2020-52, A Resolution Authorizing the Execution of Agreement No. 134 and Addendum No. 1 with Schindler Corporation for the Modernization of the Wheaton Place Parking Garage Elevator Located at 232 W. Wesley Street for a Total Amount Not to Exceed \$83,115, be adopted.

City Manager Dzukan advised the resolution would approve the modernization of the garage elevator by replacing existing parts with newer, advanced parts, rather than reconstructing the elevator, which would involve cutting into the shaft. He explained that consultation with several companies and experts led the City to this approach, which would produce the same results as a complete reconstruction.

In response to Councilman Rutledge, Facilities Manager Schefske stated the new elevator would provide improved performance and reliability by replacing old, obsolete parts. He stated all the controls would be replaced and estimated total time of three months from ordering the material to completion of the replacement work.

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

5. Pass Ordinance No. O-2020-24, An Ordinance Disconnecting Certain Territory from the City of Wheaton, Illinois – 2201 N. Main Street - Vequity

Councilman Barbier moved and Councilwoman Robbins seconded that Ordinance No. O-2020-24, An Ordinance Disconnecting Certain Territory from the City of Wheaton, Illinois – 2201 N. Main Street - Vequity, be passed.

City Manager Dzukan stated the City entered into an intergovernmental agreement with the Village of Carol Stream in August 2019 setting forth conditions for deannexation, annexation and revenue sharing for parcels to be redeveloped at the northeast corner of Geneva Road and Main Street. He stated the

proposed ordinance would deannex the property from the City of Wheaton, after which the Village of Carol Stream would annex it.

In response to Councilwoman Fitch, Director Kozik stated the developer has been working on their plans for approval by the Village of Carol Stream. City Attorney Knippen stated he believes there is very little risk to the City of Wheaton, and once the property is disconnected, the City has no control over redevelopment. He confirmed that the City is following the procedure set forth in State Statutes by disconnecting the property as a first step.

Mr. Tracy Kasson, Rathje Woodward LLC, attorney for the developer, advised the developer has gone through all the hearings held by the Village of Carol Stream and anticipates approval in two weeks of the appropriate ordinances to annex the property and approve the special use and PUD. In addition, the developer closed on the property a few weeks ago and has submitted the redevelopment plans to the Village Board for review. Mr. Kasson feels everything is in order to go forward once the City of Wheaton disconnects the property.

Roll Call Vote:

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

6. Receive the Planning & Zoning Report Re: ZA #20-06/Special Use Permit/1300 S. President Street/One Line Church and Pass Ordinance No. O-2020-25, An Ordinance Granting a Special Use Permit to Allow the Construction and Use of a Lobby Addition and a Parking Lot Expansion for an Existing Church Building on Property Commonly Known as 1300 S. President Street – One Line Church
Councilman Rutledge moved and Councilwoman Bray-Parker seconded that the Planning & Zoning Report Re: ZA #20-06/Special Use Permit/1300 S. President Street/One Line Church, be received.

City Manager Dzugan stated the Planning & Zoning Board unanimously recommended approval of a special use permit to allow the construction of a lobby addition and a parking lot expansion for One Line Church at their meeting on June 23, 2020. He stated three issues were raised: access to Dawes Avenue, landscaping along the south property line and drainage in the new and existing parking lot and existing depressional areas.

In response to Councilman Barbier, Director Kozik stated the screening along the south property line would consist of an arborvitae hedge as recommended by the adjacent homeowner's association.

Roll Call Vote:

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

Nays: None
Absent: None
Motion Carried Unanimously

Councilman Zaruba moved and Councilman Rutledge seconded that Ordinance No. O-2020-25, An Ordinance Granting a Special Use Permit to Allow the Construction and Use of a Lobby Addition and a Parking Lot Expansion for an Existing Church Building on Property Commonly Known as 1300 S. President Street – One Line Church, be passed.

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

Nays: None
Absent: None
Motion Carried Unanimously

7. COVID-19 Financial Projections Update

City Manager Dzugan stated the Council has received a memorandum from the Finance Director reviewing the City's financial status.

Director Lehnhardt provided an update on the City's financial status due to COVID-19. He compared the revenue projections he made in April and in June and discussed revenue projections in detail and responded to Council questions. He stated has a strong financial position and healthy reserves. Director Lehnhardt advised staff will continue to monitor revenues and expenditures, as well as monitor opportunities for local assistance, and identify additional expenditure reductions. He advised he will provide a detailed update for the Council in August.

In response to Councilman Barbier, Director Lehnhardt stated staff would look to take advantage of any stimulus money and for grants that would assist the City overall.

In response to Councilman Zaruba, Director Lehnhardt stated the City has not experienced any significant expenditures due to COVID-19. He indicated many of the expenses the City has experienced are eligible for reimbursement under the CARES Act.

Councilwoman Fitch questioned how flood control projects work into the budget and capital improvement process.

City Manager Dzugan replied that development of a strategic plan has been delayed by COVID-19, and the strategic plan would contain goals the Council establishes for staff to work and allocate funding toward. He stated staff has already presented Phase 1 on stormwater and is working on presenting Phase 2 and discussions on sanitary sewer and other projects or goals. City Manager Dzugan said if there is no increase in revenue, it would be necessary to allocate funding to certain projects.

Councilwoman Fitch believes the Council may need to reprioritize the capital improvement projects and possibly use some of the City's reserves.

8. Update of May 1, 2020 Pay Scale

City Manager Dzugan stated the Council received a memorandum from the Director of Human Resources reviewing the City's pay schedule and the actions taken relating to the pay schedule at the Council's May 4, 2020 meeting. He said staff is looking for direction from the City Council as to whether or not an amendment to the pay schedule should be made.

Director of Human Resources Schulz reviewed the information contained in her memorandum and stated the managerial/professional employees and department heads were the only groups of full-time employees that did not receive an increase on May 1, 2020. She recommended the Council approve a 2% increase to the Managerial/Professional and Department Head pay scales, as well as providing for up to a 2% merit increase for those employees based on performance evaluations. Her recommendation also included a 2% increase for the Part-Time Scale and no further changes to the General Occupation Scale with all changes retroactive to May 1, 2020.

Council members expressed their support for the recommendations and their support for City staff for performing their duties in very stressful times dealing with COVID-19, flooding and demonstrations.

The Council directed staff to prepare an ordinance amending the May 1, 2020 pay schedule to include the recommendations made by the Director of Human Resources for consideration at the July 20, 2020 City Council meeting.

9. Council Comment

Councilwoman Fitch expressed her appreciation to Police Chief Murphy for his letter to the community which is posted on the City's website. She encouraged Wheaton residents to read the letter to understand more fully the procedures the department follows, the training police officers receive and the selection process for new hires.

10. Approval of Warrant

Councilman Rutledge moved and Councilwoman Fitch seconded that Warrant No. 779 in the amount of \$1,846,651.79, 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
Motion Carried Unanimously

11. Adjournment

Councilwoman Fitch moved and Councilman Barbier seconded that the regular Wheaton City Council Meeting be adjourned at 7:49 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: July 20, 2020