

CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
December 20, 2021

1. Call to Order. Mayor Ruben Pineda (on site) called the meeting to order at 7:00 pm. The Mayor said it was determined that in person meetings are not practical and prudent at this time.

2. Pledge of Allegiance to the Flag. Alderman Dettmann led all in the pledge of allegiance.

3. Invocation. The City Clerk gave the invocation.

4. Roll Call and Establishment of a Quorum.

Roll Call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., Heather Brown, Jayme Sheahan, Christine Dettmann, Alton Hallett, Sandy Dimas, Christopher Swiatek, Jeanne M. Short, Rebecca Stout, and John E. Jakabcsin present remotely. Aldermen Melissa Birch-Ferguson, Matthew E. Garling, and Joseph G. Morano were absent. The Mayor announced a quorum.

City Clerk Nancy M. Smith was also present on site.

Also in attendance remotely were City Attorney Patrick K. Bond, Public Works Director Mehul Patel, City Administrator Michael L. Guttman, and Community Development Director Tom Dabareiner. Administrative Services Director Linda Martin was present on site.

5. Public Participation. City Administrator Guttman said there was no public participation.

A. Public Hearing: 2022 Proposed Budget. The Mayor opened the public hearing at 7:03 pm. No one spoke for or against the proposed budget. The Mayor thanked the staff and everyone for all their hard work for being fiscally sound. He said the staff put a lot of work into it and have done a fantastic job. The Mayor closed the public hearing at 7:04 pm.

6. City Council Meeting Minutes – December 6, 2021. Alderman Chassee made a motion, seconded by Alderman Jakabcsin, to approve the minutes of December 6, 2021. During discussion, Alderman Brown said that in Item 8.A., Alderman Garling had also made a comment. City Clerk Smith said she would check her notes. Clerk Smith found that Alderman Garling said, “Her husband comes to these meetings and he made accusations against council members.”

Voting Aye: Alderman Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

7. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Swiatek, to approve the December 20, 2021, Corporate Disbursement Report in the amount of \$496,111.77. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

8. Consent Agenda – Consideration of an Omnibus Vote.

* **Development Committee:** Alderman Stout read and explained the following items:

A. Ordinance 21-O-0038 – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, Article XIII of the Zoning Code Relating to Existing Nonconforming Gravel Residential Driveways

B. Resolution 21-R-0107 – A Resolution Approving the Wilson Street – Resubdivision 327-329 Wilson

Alderman Stout made a motion, seconded by Alderman Chassee, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

* **Infrastructure Committee:** Alderman Beifuss read and explained the following items:

C. Ordinance 21-O-0033 – An Ordinance Authorizing the Disposal or Sale of Surplus Equipment, Stock Inventory, and/or Personal Property Owned by the City of West Chicago

D. Resolution 21-R-0099 – A Resolution Authorizing the Mayor to Execute a Professional Services Contract with KLM Engineering, Inc., for Design Engineering Services Related to the Water Treatment Plant Painting Project in the Amount Not to Exceed \$27,500.00

E. Resolution 21-R-0101 – A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement with the Illinois Department of Transportation for Maintenance of Traffic Control Devices Located on State Highways within the City of West Chicago for the Term of July 1, 2021, through June 30, 2031

F. Resolution 21-R-0102 – A Resolution Authorizing the Mayor to Award a Construction Contract for Base Bid and Alternate One to J.L. Adler Roofing and Sheet Metal, Inc., of Joliet, Illinois, in an amount of \$75,077.00 for the Roof Replacement Project at 200 Main Street

G. Resolution 21-R-0103 – A Resolution Authorizing the Mayor to Award a Construction Contract to Berglund Construction Company of Chicago, Illinois, in an Amount of \$235,000.00 for the Structural Rehabilitation Project at 200 Main Street

H. Resolution 21-R-0104 – A Resolution Authorizing the Mayor to Award a Construction Contract for Base Bid and Alternates One, Three, Four, Five and Six to Berglund Construction Company of Chicago, Illinois, in an Amount of \$303,900.00 Along with Unit Prices for Certain Items for the Masonry Rehabilitation Project at 200 Main Street

I. Resolution 21-R-0105 – A Resolution Authorizing the Mayor to Execute a Contract with Viking Brothers, Inc., for the Procurement of Coarse and Fine Aggregate Material Delivered for FY 2022

Alderman Beifuss made a motion, seconded by Alderman Hallett, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

* **Finance Committee:** Alderman Dimas read and explained the following items:

J. Ordinance 21-O-0025 – An Ordinance Adopting a Whistleblower Protection Policy for the City of West Chicago and Codifying Same as Article XIV in the City Code of Ordinances

K. Ordinance 21-O-0032 – An Ordinance Amending Chapter 2, Article III of the City of West Chicago City Code to Designate the City Administrator as the City's "Auditing Official" for Purposes of Implementation of the City's Whistleblower Protection Policy

L. Ordinance 21-O-0035 – An Ordinance Amending the Annual Budget for the City of West Chicago, DuPage County, Illinois, for the Fiscal Year Commencing January 1, 2021, and Ending December 31, 2021, Passed and Adopted by Ordinance 28-O-0020 – Final 2021 Budget Amendment

M. Ordinance 21-O-0036 – An Ordinance Adopting the Annual Budget for the City of West Chicago, DuPage County, Illinois, for the Fiscal Year Commencing January 1, 2022, and Ending December 31, 2022. Alderman Dimas thanked City Administrator Guttman, Administrative Services Director Linda Martin, and the rest of the staff for a balanced budget for the coming year.

N. Ordinance 21-O-0040 – An Ordinance Levying Taxes on Property within the Corporate Limits of the City of West Chicago as that Property is Assessed and Equalized for State and County Purposes for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022 (removed and voted upon separately)

O. Ordinance 21-O-0041 – An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022, in and for the City of West Chicago Special Services Area Number 2

Alderman Dimas made a motion, seconded by Alderman Chassee, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

* **Items Not Sent to Committee:** The Mayor read and explained the following items:

P. Resolution 21-R-0106 – A Resolution Declaring the City of West Chicago's Official Intent to Reimburse Expenditures (Downtown TIF District No. 2)

Q. Resolution 21-R-0108 – A Resolution Making a Determination Relative to the Release of Executive Session Minutes Pursuant to the Illinois Open Meetings Act

R. Resolution 21-R-0109 – A Resolution Authorizing the Destruction of Audio Recordings of Certain Closed Meetings

Alderman Stout made a motion, seconded by Alderman Dimas, to approve the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

9. Reports by Committees. None

10. Unfinished Business. From Item 8.N. Ordinance 21-O-0040 – An Ordinance Levying Taxes on Property within the Corporate Limits of the City of West Chicago as that Property is Assessed and Equalized for State and County Purposes for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022

Alderman Brown made a motion, seconded by Alderman Dimas, to adopt Ordinance 21-O-0040. During discussion, Alderman Brown said after reading the ordinance, she personally felt that the people have been hit hard with tax increases and did not need even the smallest adjustment. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: Alderman Brown. Motion carried.

11. New Business. None

12. Correspondence and Announcements.

Announcement of Availability of Eligibility Study and Redevelopment Plan and Project for the Proposed West Chicago Downtown TIF District No. 2. The Mayor announced that this would be available to the public.

Upcoming Meetings

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| - December 21, 2021 | Plan Commission/Zoning Board of Appeals (cancelled) |
| - December 27, 2021 | Public Affairs Committee (cancelled) |
| - December 28, 2021 | Historical Preservation Commission (cancelled) |

13. Mayor's Comments. The Mayor knows that people are watching the news or looking at the Covid-19 data at the County. Every week the numbers of Covid-19 are going up. Even people who have been vaccinated get it, but not as bad. He has had six people who have not won the fight. The Mayor urged people to get their booster shots if they have the opportunity. People should also get tested before attending Christmas gatherings. The virus is out there.

Over 75% of the City employees have been vaccinated. Be careful and be cautious. The Mayor cannot attend as many events as he would like to. He has an elderly mother and mother-in-law.

The Mayor wished everyone a Merry Christmas, and said let us meet the New Year with our heads held up. If the Covid-19 numbers continue to rise, the Council will keep meeting by zoom since our quarters are very cramped.

14. Executive Session. City Attorney Bond said there was no need for an executive session. He wished everyone a Merry Christmas and a Happy New Year.

15. Items to be Referred for Final Action from Executive Session. Not applicable.

16. Adjournment. At 7:26 pm, Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. Voting Aye (with many of the Aldermen wishing a Merry Christmas and Happy New Year): Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

Respectfully submitted,

Nancy M. Smith
City Clerk