



# City of Aurora

City Hall - 5th Floor  
Conference Room B  
44 East Downer Place  
Aurora, IL

## Committee of the Whole Meeting Minutes - Final

Tuesday

November 19, 2019

5:00 PM

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### ROLL CALL

Mayor Irvin called the meeting to order at 5:07 p.m. and the roll was called.

**Present** 13 - Alderman Emmanuel Llamas, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Patty Smith, Alderman Edward Bugg, Alderman Judd Lofchie, Alderman Sherman Jenkins, Alderman Bob O'Connor, and Mayor Richard Irvin

### MINUTES OF THE MEETING OF TUESDAY NOVEMBER 5, 2019

[19-1029](#)

Approval of the Tuesday, November 5, 2019 Committee of the Whole Minutes.

A motion was made by Alderman Hart-Burns, seconded by Alderman Garza to approve and file the minutes as presented. The motion carried by a voice vote.

### PUBLIC COMMENT

A statement was read regarding the rules of public comment and the following individual addressed the City Council:  
Robin Sterkel, regarding 19-0932

### REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE TO THE COMMITTEE OF THE WHOLE

The Building, Zoning and Economic Development Committee Met On November 13, 2019 and Reviewed the Following Items:

[19-0907](#)

An Ordinance Establishing a Special Use Planned Development, Approving the Avalon Heights Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5(S) Multiple-Family Dwelling District, O(S) Office District, and P(S) Park and Recreation District with a Special Use Planned Development for the property located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

*Jill Morgan, City Planner, provided a brief overview of this item and answered questions from the Council.*

**(PLACED ON CONSENT AGENDA)**

**Alderman Mesiacos abstained from the discussion and presentation of this item. He left the meeting at 5:13 p.m. and returned to the meeting at 5:16 p.m.**

[19-0908](#)

A Resolution Approving a Preliminary Plat for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

**(PLACED ON CONSENT AGENDA)**

[19-0909](#)

A Resolution Approving a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

**(PLACED ON CONSENT AGENDA)**

### **Building, Zoning and Economic Development Committee Planning & Development Resolution**

**19-0901**

A Building, Zoning and Economic Development Committee Resolution Approving a Revision to the Final Plat for West Ridge Corporate Center Phase III 1st Resubdivision generally located at the southeast corner of Bilter Road and Mitchell Road.

*Jake Sodaro, City Planner, provided a brief overview of this item.*

**This P&D Resolution was finalized (appealable)**

**19-0902**

A Building, Zoning and Economic Development Committee Resolution Approving a Revision to the Final Plan for Lot 1A of West Ridge Corporate Center Phase III 1st Resubdivision located at 701 Bilter Road for a Warehouse, Distribution and storage services (3300) Use

**This P&D Resolution was finalized (appealable)**

- 19-0958** A Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plat for Lot 7 and Lot 8 of Fermi Corporate Park, Phase II, Located at 1611 and 1621 Emily Lane, Establishing Lot 1 of the Gripple Subdivision  
**This P&D Resolution was finalized (appealable)**
- 19-0959** A Building, Zoning, and Economic Development Committee Resolution Approving a Final Plan Revision to Gripple Subdivision, Lot 1, located at 1611 and 1621 Emily Lane, for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use  
**This P&D Resolution was finalized (appealable)**
- 19-0960** A Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plan on Lot 2 of Oakhurst Commons Resubdivision, located at 2889 East New York Street for a Restaurant with a Drive-through Facility (2530) Use  
**This P&D Resolution was finalized (appealable)**

**REPORT OF THE  
FINANCE COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Finance Committee Met On November 14, 2019 and Reviewed the Following  
Items:**

- [19-0784](#) A Resolution authorizing an expenditure in the amount of \$13,320 to SNI Solutions, Inc., 205 N. Stewart Street, Geneseo, IL 61254 for Runway Deicing Fluid for the remainder of the 2019 budget year.  
**(PLACED ON CONSENT AGENDA)**
- [19-0833](#) A Resolution authorizing the expenditure of Motor Fuel Tax (MFT) funds for snow removal operations in 2020 (MFT Section No. 20-00000-00-GM), in an amount up to \$1,820,000.  
**(PLACED ON CONSENT AGENDA)**
- [19-0904](#) A Resolution Authorizing a Scheduled Inventory Reagent Replacement Plan with the HACH Company for the Water Production Division  
**(PLACED ON CONSENT AGENDA)**
- [19-0905](#) A Resolution Authorizing a Two-Year Instrumentation Service Agreement with the HACH Company for the Water Production Division  
**(PLACED ON CONSENT AGENDA)**

[19-0966](#)

A Resolution requesting authorization for the Mayor to execute the Local Agency Agreement for Federal Participation with the State of Illinois, the Director of Purchasing to sign the Phase 2 Preliminary Engineering Agreement with Patrick Engineering, Inc. and the Appropriation of Motor Fuel Tax Funds for Edgelawn Drive Bikeway Project, MFT # 16-00312-00-BT.

**(PLACED ON CONSENT AGENDA)**

[19-1001](#)

An Ordinance authorizing the issuance and sale of adjustable rate demand economic development revenue bonds, aurora university, in one or more series, of the City of Aurora, Kane, DuPage, Will and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$45,000,000, and confirming the sale thereof; authorizing the execution and delivery of one or more loan agreements, trust indentures, bond purchase agreements and related documents; authorizing the distribution of one or more official statements; approving the delivery of one or more letters of credit, one or more reimbursement agreements and one or more remarketing agreements; and authorizing certain related matters.

*Marty Lyons, Chief Financial Officer, presented briefly on this item.*

**(PLACED ON CONSENT AGENDA)**

[19-1002](#)

An Ordinance of the City of Aurora, Kane, DuPage, Kendall and Will Counties, Illinois, Providing for the Issuance of General Obligation (G.O.) Bonds, Series 2019A in an Aggregate Principal Amount of \$9,000,000, and Related Matters - Finance Committee Agenda Item - November 14, 2019 Meeting

*Marty Lyons, Chief Financial Officer, presented briefly on this item.*

**(PLACED ON CONSENT AGENDA)**

[19-1003](#)

Introduce an Ordinance Designating the City of Aurora River Benton Tax Increment Financing District Redevelopment Project Area.

**(INFORMATION ONLY)**

[19-1010](#)

Introduce an Ordinance Approving the City of Aurora River Benton Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project.

**(INFORMATION ONLY)**

[19-1011](#)

Introduce an Ordinance Adopting Tax Increment Financing for the City Of Aurora River Benton Tax Increment Financing District.

**(INFORMATION ONLY)**

[19-1013](#) Introduce an Ordinance Designating the City of Aurora Galena Broadway Tax Increment Financing District Redevelopment Project Area.

(INFORMATION ONLY)

[19-1014](#) Introduce an Ordinance Approving the City of Aurora Galena Broadway Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project.

(INFORMATION ONLY)

[19-1015](#) Introduce an Ordinance Adopting Tax Increment Financing For The City Of Aurora Galena Broadway Tax Increment Financing District.

(INFORMATION ONLY)

**REPORT OF THE  
PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Public Health, Safety and Transportation Committee Met On November 12, 2019  
and Reviewed the Following Items:**

[19-0889](#) A Resolution approving the purchase and installation of new garage bay doors, openers, and associated hardware for Fire Station #3 for \$ 38,500.00 from Overhead Door Company of Rockford.

(PLACED ON CONSENT AGENDA)

[19-0932](#) A Resolution Approving the 2020 Quality of Life Grants in the amount of \$898,000

(HELD)

**A motion was made by Alderman Smith, seconded by Alderman Garza to hold this item at Committee of the Whole. The motion carried by a voice vote.**

[19-0987](#) A Resolution awarding bid to Midwest Veterinary Supply, Inc. for the Animal Care & Control Division for an initial term ending December 31, 2020 with the option of two 1-year extensions based on mutual consent.

(PLACED ON CONSENT AGENDA)

[19-0999](#) A Resolution authorizing the City of Aurora to enter into an updated agreement for use of an outdoor firearms range between the Kendall County Sheriff's Office (KCSO) and the Aurora Police Department (APD).

(PLACED ON CONSENT AGENDA)

[19-1006](#)

A Resolution for the City of Aurora, through the Aurora Police Department, to enter into an agreement with West Aurora School District 129 concerning Police School Resource Officer Program and Crossing Guard Program at West Aurora School District 129.

(PLACED ON CONSENT AGENDA)

**REPORT OF THE  
INFRASTRUCTURE & TECHNOLOGY COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Infrastructure and Technology Committee Met On November 18, 2019 and  
Reviewed the Following Items:**

[19-0985](#)

A Resolution Awarding Contracts to Supply Process Chemicals to Alexander Chemical, Mississippi Lime, and Cabot Norit Americas, for the Water Production Division.

(PLACED ON CONSENT AGENDA)

[19-0986](#)

A Resolution requesting approval to pay the annual renewal with Accela, Inc. of San Ramon, California for their PublicStuff Customer Relationship Management (CRM) hosted solution in the amount of \$35,391.49.

(PLACED ON CONSENT AGENDA)

[19-0994](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Electrical Resource Management, 401 S. Carlton Avenue, Wheaton, IL 60187 in the amount of \$82,280 for the purchase of lighting materials for various locations downtown.

(PLACED ON CONSENT AGENDA)

[19-1000](#)

A Resolution adopting unit price bids for the purchase of various water and sewer repair materials for the 2020 calendar year.

(PLACED ON CONSENT AGENDA)

[19-1004](#)

A Resolution to authorize the Director of Purchasing to execute an agreement with Alfred Benesch & Company of 1230 East Diehl Road, Suite 109, Naperville, IL 60563 for the Rotary Plaza Pedestrian Bridge Removal and Walkway Reconstruction Final Plans in the amount of \$60,200.00.

(PLACED ON CONSENT AGENDA)

[19-1005](#)

A Resolution Accepting Plumbing Service Bids for the Water and Sewer Maintenance Division.

*Ken Schroth, Director of Public Works, presented briefly on this item and answered questions from Council.*

*Jolene Coulter, Director of Purchasing, presented briefly on this item and answered questions from Council.*

*Marty Lyons, Chief Financial Officer, presented briefly on this item and answered questions from Council.*

**(PLACED ON CONSENT AGENDA)**

[19-1009](#)

A Resolution accepting the improvements and maintenance security for Seefried Properties - 898 Meridian Lake Dr.

**(PLACED ON CONSENT AGENDA)**

[19-1012](#)

A Resolution accepting the improvements and maintenance security for Marywood Meadows South - Subdivision.

**(PLACED ON CONSENT AGENDA)**

[19-1030](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with the Architectural/Engineering design team of Kluber, Inc., 10 South Shumway Avenue, Batavia, IL 60510 and Kueny Architects, LLC, 10505 Corporate Drive, Suite 100, Pleasant Prairie, WI 53158 in the amount of \$1,825,000 for a new Consolidated Public Works Facility

*Ken Schroth, Director of Public Works, presented briefly on this item and answered questions from Council.*

*Marty Lyons, Chief Financial Officer, presented briefly on this item and answered questions from Council.*

*Alex Alexandrou, Chief Management Officer, presented briefly on this item and answered questions from Council.*

**(PLACED ON UNFINISHED BUSINESS)**

**REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE**

**The Rules, Administration and Procedures Committee Meeting for November 5, 2019 was Cancelled.**

**MAYOR'S REPORT**

## ADJOURN

A motion was made by Alderman Hart-Burns, seconded by Alderman Garza to adjourn the meeting. The motion carried by a voice vote and the meeting adjourned at 6:07 p.m.

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Alexandra Voigt, Interim City Clerk

**THIS MEETING AGENDA SHALL ALSO SERVE AS NOTICE THAT A MAJORITY OF A QUORUM OF THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS MAY ATTEND OR PARTICIPATE IN THIS COMMITTEE MEETING. NO OFFICIAL ACTION OF THE CITY COUNCIL SHALL OCCUR AT THIS COMMITTEE MEETING. MINUTES OF THE COMMITTEE MEETING SHALL CONSTITUTE THE OFFICIAL RECORD OF THE COMMITTEE MEETING AND ANY MEETING OF THE MAJORITY OF THE QUORUM OF THE CITY COUNCIL OCCURRING AT THE SAME TIME AND LOCATION.**

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City Clerk's Office at least 48 hours in advance of the scheduled meeting. The City Clerk's Office can be reached in person at 44 E. Downer Place, Aurora Illinois, via telephone at 630-256-3070, or via e-mail at [cityclerk@aurora-il.org](mailto:cityclerk@aurora-il.org). Every effort will be made to allow for meeting participation.**