

**MINUTES FOR THE MEETING OF THE ST. CHARLES CITY COUNCIL
MONDAY, JANUARY 6, 2020 – 7:00 P.M.**

**CITY COUNCIL CHAMBER, CITY OF ST. CHARLES
2 E. MAIN STREET, ST. CHARLES, IL 60174**

1. **Call to Order** at 7pm by Mayor Rogina
2. **Roll Call**
Present – Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla, Bessner, Lewis
Absent – None
3. **Invocation** by Ald. Payleitner
4. **Pledge of Allegiance** by Ald. Turner
5. **Presentations**
 - Recognition for Thomas Buchwald, grandson of William Ross, who coined the City slogan “The Pride of the Fox” 50 years ago.
 - Proclamation celebrating the 100th anniversary of the Illinois League of Women Voters.
 - Presentation of the 2019 St. Charles Business Alliance Electric Parade Winners:

Best of Show
Skyline Tree Service

Business
1st Place - Midwest Compost
2nd Place - Doc’s HVAC
3rd Place - Garage 31

Non-Profit
1st Place - Lazarus House
2nd Place - Salvation Army
3rd Place - Fox Valley Model A Restorers Club

Children’s
1st Place – St. Charles Swim Team
2nd Place - Marquee Youth Stage
3rd Place - Elite Academy of Dance
6. **Omnibus Vote. Items with an asterisk (*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

- *6.** Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file minutes of the December 2, 2019 Public Hearing concerning the proposed Land Annexation (Brooke Toria Estates – Smith Road) to the City of St. Charles.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *7.** Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file minutes of the regular City Council meeting held December 16, 2019.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *8.** Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 12/2/2019-12/15/2019 in the amount of \$6,191,291.07.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *9.** Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 12/16/2019-12/29/2019 in the amount of \$2,646,704.04.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *10.** Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file the Treasurer's Report for period ending November 30, 2019.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

I. New Business

A. Motion to accept An Ordinance Approving and Authorizing Execution of a Purchase and Sale Agreement for the Acquisition of the Property Commonly described as One West Main Street.

Rogina – One new piece of business is important regarding a motion to purchase 1 West Main (ordinance below), lets have City Administrator Koenen take it from here.

Koenen – Good evening, this is a conversation that has been ongoing for several years, council veterans and a few staff members remember this conversation under Mayor Klinkhammer’s administration. The purchase didn’t happen then, but we have the chance tonight. The biggest detail of the contract are the price, one million dollars. Important to note also, this is the final piece of property long the Fox River on First street to be developed. This will create a true gateway to our downtown and First Street Project and will be appreciated by the citizens and visitors of St. Charles. This is a public/private partnership that we were able to engage in to move forward with this First Street Project East, Exelon has provided the City of St. Charles with a generous amount of \$600,000 to assist in the costs associated with development of this new First Street East Plaza project. We will continue to solicit donations to help fund the amenities that will make this project, as well as others in the community, become a reality. Projects like this not only enhance but also create a quality of life in St. Charles that we have come to know and enjoy and perhaps simply take advantage of. With that, unless there are any questions or comments, I invite council to move forward and approving this contract.

Vitek – I want to echo what you said about the Exelon partnership, I want to publically thank them for their partnership, I think this is a huge move for the city and will enhance what we call the Center of Main Street and the center of Downtown. It shows their commitment to St. Charles and the community and our residents.

Lewis – Thank you for your diligence in this Mark, this has taken a couple of years to put together and I’m pleased that we are finally able to come to an agreement about this new Green Space, Open Space for the community on the prime corner will be appreciated by all who come to St. Charles well into the future. Thank you.

Payleitner – My question is for Mark and Attorney Peppers, wanting an understanding of the ongoing and continuing conversation and I’m not too proud to say I tried to follow along the twenty plus page contract and may have missed something but I want to make sure that, for the record, in your opinions, are the best interests of the city and its intentions in this transaction are protected.

Koenen – The short answer is yes. Everything in the agreement are items that we all have discussed historically in executive sessions and we are in good shape unless Attorney Peppers has anything in the contrary, I think we are affirmative.

Peppers – To confirm, the seller did agree to the final deal points that I discussed with the council in the past few executive sessions, I'm very happy with the form of the contract and pleased to announce that I believe it conforms to the intentions of the council for acquiring that land.

Payleitner – Thank you.

Rogina – We can read it into the record again, I've done once already but feel free to make a motion.

- A.** Motion by Ald. Lewis and seconded by Ald. Vitek to accept An **Ordinance 2020-M-1** Approving and Authorizing Execution of a Purchase and Sale Agreement for the Acquisition of the Property Commonly described as One West Main Street.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

II. Committee Reports

A. Government Operations

- *1. Motion by Ald. Stellato and seconded by Ald. Silkaitis to Approve Street and Parking Lot Closures for the 2020 Sly Fox Half Marathon.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *2. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve a Proposal for a new Class B1 Liquor License Application for Gia Mia St. Charles dba Gia Mia, located at 31 S. First Street, St. Charles.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *3. Motion by Ald. Stellato and seconded by Ald. Silkaitis to Approve a Funds Transfer **Resolution 2019-T-1** Authorizing Budgeted Transfers in the Aggregate Amount of \$6,236,120.44 for Miscellaneous Transfers.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- *4. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file minutes from the December 16, 2019 Government Operations Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek, Pietryla,
Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

B. Government Services

None

C. Planning and Development

None

9. Additional Items from Mayor, Council, Staff, or Citizens

A. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

10. Adjournment

Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Charles Amenta, City Clerk

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).