

A WORK SESSION WAS CALLED TO ORDER AT 7:01 P.M. BY MAYOR MARCHESE FOR THE PURPOSE OF REVIEWING ITEMS ON THE MARCH 3, 2025 AGENDA WITH THE CITY COUNCIL. THE WORK SESSION ADJOURNED AT 7:18 P.M.

Minutes of the Regular Meeting

of the City Council of the

CITY OF DARIEN

March 3, 2025

7:30 P.M.

1. **CALL TO ORDER**

The regular meeting of the City Council of the City of Darien was called to order at 7:30 P.M. by Mayor Marchese.

2. **PLEDGE OF ALLEGIANCE**

Mayor Marchese led the Council and audience in the Pledge of Allegiance.

3. **ROLL CALL** — The Roll Call of Aldermen by Clerk Ragona was as follows:

Present:	Thomas J. Belczak	Ted V. Schauer
	Eric K. Gustafson	Ralph Stompanato
	Joseph A. Kenny	Mary Coyle Sullivan
	Gerry Leganski	

Absent: None

Also in Attendance: Joseph Marchese, Mayor
JoAnne E. Ragona, City Clerk
Michael J. Coren, City Treasurer
Bryon Vana, City Administrator
Gregory Thomas, Police Chief
Daniel Gombac, Director of Municipal Services

4. **DECLARATION OF A QUORUM** – There being seven aldermen present, Mayor Marchese declared a quorum.

5. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

Director Gombac explained communication was sent prematurely. He learned of the situation and corresponded his disappointment with Metronet leadership. Director Gombac commented on scope of work, formalization of franchise agreement, and permitting. He stated protocols were needed and information would be shared as project progressed.

6. **APPROVAL OF SPECIAL MINUTES** – February 3, 2025

Roll Call: Ayes: Belczak, Gustafson, Leganski, Schauer,
Stompanato, Sullivan

Absent: None

MOTION DULY CARRIED

7. RECEIVING OF COMMUNICATIONS

8. MAYORS REPORT

To clear up misperceptions, Mayor Marchese reviewed the nine City committees:

Three committees have aldermanic appointments: **Police Committee** (Chairman Kenny), **Administrative/Finance Committee** (Chairwoman Sullivan) and **Municipal Services Committee** (Chairman Belczak).

Six committees are formal, as established by Ordinance and have designated terms: **Board of Fire and Police Commissioners; Police Pension Board; Planning, Zoning and Economic Development Commission; Environmental Committee; Holiday Home Decorating Committee** (seasonal); and **Citizen of the Year Committee** (seasonal). Openings for these committees are posted on the City website; applications are reviewed by the Mayor and sent to City Council for approval.

In addition, the Mayor spoke of two informal groups with no ordinance stipulation:

Darien Action Committee – consisting of leaders within the community organizations. They meet every two months and advise on community programs.

Darien Business Alliance – advisory group with no designated schedule. Meetings include business leaders. Mayor Marchese is looking to expand this group.

Alderwoman Sullivan suggested the informal groups be considered advisory groups to provide comradery, connections and teamwork.

9. **CITY CLERK’S REPORT**

There was no report.

10. **CITY ADMINISTRATOR’S REPORT**

There was no report.

11. **DEPARTMENT HEAD INFORMATION/QUESTIONS**

A. POLICE DEPARTMENT – NO REPORT

B. MUNICIPAL SERVICES – NO REPORT

12. **TREASURER’S REPORT**

It was moved by Alderman Stompanato and seconded by Alderman Schauer to approve payment of Warrant Number 24-25-21 in the amount of \$151,141.35 from the enumerated funds, and \$345,990.68 from payroll funds for the period ending 02/20/25 for a total to be approved of \$497,132.03.

Absent: None

MOTION DULY CARRIED

Administrative/Finance Committee – Chairwoman Sullivan stated Committee-of-the-Whole (C-O-W) 2025-26 Budget Workshops concluded; there will be no (C-O-W) meeting on March 5. She announced the Administrative/Finance Committee meeting is scheduled for April 7, 2025 at 6:00 P.M.

Liaison Sullivan thanked Citizen of the Year Committee members Linda Borowiak, Bonnie Kucera, Carol Mallers, Lana Johnson and Tracy Thomson-Johnson on a phenomenal Darien Honoree Celebration held on February 28 at Alpine Banquets honoring Citizen of the Year John Galan and honorees from Darien Business Alliance, Darien Garden Club, Darien Lions Club, Darien Woman's Club, Darien Youth Club, and Rotary Club of Darien. She hopes this long- standing tradition will continue.

Municipal Services Committee – Chairman Belczak stated the minutes of the January 27, 2025 meeting were approved and submitted to the Clerk’s Office. Chairman Belczak announced the Municipal Services Committee meeting is scheduled for March 24, 2025 at 5:30 P.M.

Mayor Marchese stated a recommendation was made by Alderman Belczak in the Work Session to move New Business Items C – J to the Consent Agenda as Items E – K, as all items were unanimously approved.

Police Committee – Chairman Kenny announced the Police Committee meeting is scheduled for March 17, 2025 at 6:00 P.M. in the Police Department Training Room.

14. **QUESTIONS AND COMMENTS – AGENDA RELATED**

There were none.

15. **OLD BUSINESS**

There was no Old Business.

16. **CONSENT AGENDA**

It was moved by Alderman Kenny and seconded by Alderman Belczak to approve by Omnibus Vote the following items on the Consent Agenda:

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| A. RESOLUTION NO. R-16-25 | A RESOLUTION AUTHORIZING THE PURCHASE OF (2) BODY WORN CAMERAS AND (1) MULTI-BAY DOCKING STATION WITH LICENSE AGREEMENTS FROM AXON ENTERPRISES, INC IN THE AMOUNT NOT TO EXCEED \$11,000 USING FEDERAL EQUITABLE SHARING FUNDS ACCOUNT 17-41-4225 |
| B. RESOLUTION NO. R-17-25 | A RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENTS BETWEEN THE DARIEN PARK DISTRICT AND THE CITY OF DARIEN FOR THE USE OF WESTWOOD PARK FOR DARIEN FEST, SUMMER CONCERT SERIES, NATIONAL NIGHT OUT, AND OKTOBERFEST IN 2025 |
| C. ORDINANCE NO. O-09-25 | AN ORDINANCE ABATING PROPERTY TAX HERETOFORE LEVIED BY ORDINANCE NO. O-28-12 IN THE AMOUNT OF \$300,150 |
| D. ORDINANCE NO. O-10-25 | AN ORDINANCE ABATING PROPERTY TAX HERETOFORE LEVIED BY ORDINANCE NO. O-11-18 IN THE AMOUNT OF \$382,950 |
| E. RESOLUTION NO. R-19-25 | A RESOLUTION ACCEPTING A PROPOSAL FROM GARLAND/DBS, INC., SERVICES FOR THE METAL RESTORATION, FLAT RE-ROOF OR ROOF REPAIR WITH ADDITIONAL SOFFIT REPAIR AT THE POLICE DEPARTMENT FOR THE CITY HALL AND POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$410,318 |
| F. CONSIDERATION OF A MOTION AUTHORIZING A CONTINGENCY IN THE AMOUNT OF \$10,000 FOR UNFORESEEN REPAIRS RELATED TO THE ROOF REFURBISHMENT | |

- G. RESOLUTION NO. R-20-25** **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH SKC CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$114,310 FOR THE 2025 CRACK FILL PROGRAM**
- H. CONSIDERATION OF A MOTION TO APPROVE AUTHORIZING A CONTINGENCY IN THE AMOUNT OF \$3,000 FOR UNFORESEEN WORK THAT MAY BE REQUIRED FOR THE CRACK FILL PROGRAM**
- I. RESOLUTION NO. R-21-25** **A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE DARIEN-WOODRIDGE FIRE PROTECTION DISTRICT, FOR THE REIMBURSEMENT OF THE PARKING LOT PAVING MAINTENANCE AT 8687 LEMONT RD. AND 7550 LYMAN AVE. THROUGH THE CITY OF DARIEN'S 2025 ROAD MAINTENANCE CONTRACT WITH SCHROEDER ASPHALT SERVICES INC., AS PER THE CONTRACT UNIT PRICING AND A CONTINGENCY IN AN AMOUNT NOT TO EXCEED \$252,325.89**
- J. RESOLUTION NO. R-22-25** **A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SCHROEDER ASPHALT SERVICES, INC., FOR THE 2025 STREET PROGRAM AS PER THE FOLLOWING SCHEDULE OF PRICING: PENDING 2025/26 BUDGET APPROVAL. BASE BID \$1,367,166.34 ALTERNATE 1- PATCHING \$82,500.00 ALTERNATE 2 – DWFD PARKING LOT \$27,024.41 ALTERNATE 3 – DWFD PARKING LOT \$150,301.48 CONTINGENCY FOR ALTERNATES 2 & 3 \$75,000.00 TOTAL COST \$1,701,992.23**
- K. ORDINANCE NO. O-12-25** **AN ORDINANCE FOR SPECIAL USE & VARIATIONS – TIME EXTENSION FOR INDVESTIA DARIEN, LLC – 7409 CASS AVENUE FOR A ONE-YEAR EXTENSION OF TIME FOR A SPECIAL USE PERMIT AND VARIATIONS FOR THE CONSTRUCTION OF A QUICK SERVICE DRIVE-THROUGH EATING ESTABLISHMENT OFFERING RETAIL FOOD ITEMS FOR CONSUMPTION AT 7409 CASS AVENUE**
- L. ORDINANCE NO. O-13-25** **AN ORDINANCE APPROVING MINOR AMENDMENTS TO A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT (2305 SOKOL COURT)**

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

17. **NEW BUSINESS**

A. CONSIDERATION OF A MOTION TO APPROVE A RESOLUTION ACCEPTING A PROPOSAL FROM TESKA ASSOCIATES, INC. FOR TAX INCREMENT FINANCING CONSULTING FOR THE CHESTNUT COURT REDEVELOPMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$42,000.

It was moved by Alderman Schauer and seconded by Alderman Stompanato to approve the motion as presented.

Alderman Leganski inquired about contingency costs of \$5000 & \$7000 and the \$2500 surveyor fee. Director Gombac explained the \$5000 contingency fee is for internal/administrative fees and \$7000 contingency is for outside agency permissions. He noted an additional survey is needed for the Lemont Road water main.

Alderman Gustafson inquired about reimbursement of expenses upon approval of TIF District. Director Gombac and Administrator Vana agreed expenses would be reimbursable.

Alderman Gustafson inquired about annual reporting by Teska Associates, Inc.; Director Gombac confirmed annual reporting.

RESOLUTION NO. R-18-25

A RESOLUTION ACCEPTING A PROPOSAL FROM TESKA ASSOCIATES, INC. FOR TAX INCREMENT FINANCING CONSULTING FOR THE CHESTNUT COURT REDEVELOPMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$42,000.

Roll Call: Ayes: Belczak, Gustafson, Kenny, Leganski, Schauer, Stompanato, Sullivan

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0

MOTION DULY CARRIED

B. CONSIDERATION OF A MOTION TO APPROVE AN ORDINANCE ABATING CERTAIN TAXES PREVIOUSLY LEVIED BY ORDINANCE NO. O-24-24

It was moved by Alderwoman Sullivan and seconded by Alderman Schauer to approve the motion as presented.

Alderman Leganski stated since there were no significant cuts in the budget to offset shortfall with Police Pension, he would vote “no” to abating taxes. Lengthy discussion ensued regarding tax levy.

ORDINANCE NO. O-11-25

AN ORDINANCE ABATING CERTAIN TAXES PREVIOUSLY LEVIED BY ORDINANCE NO. O-24-24

Roll Call: Ayes: Belczak, Gustafson, Kenny, Schauer, Stompanato, Sullivan

Nays: Leganski

Absent: None

Results: Ayes 6, Nays 1, Absent 0

MOTION DULY CARRIED

18. **QUESTIONS, COMMENTS AND ANNOUNCEMENTS – GENERAL**

Alderman Leganski commented...

...on Intergovernmental Agreement with Darien Park District and advertising of events. He felt the City should be consistent with all advertising.

...on Patch article regarding comments made about concert at Q Bar. He felt business owners should be professional on social media.

Alderwoman Sullivan...

...stated Administrator Vana will be obtaining clarity from Darien Park District. A review of revenue for advertising/sponsorships will be revisited.

...was hoping all would be peaceful and respectful at Q Bar concert on March 5.

Mayor Marchese reiterated City of Darien does not condone political feelings of Michael Grave. He hopes all goes peacefully Wednesday night.

Alderman Kenny felt City was acting responsibly and cannot violate artist's constitutional rights.

19. **ADJOURNMENT**

There being no further business to come before the City Council, it was moved by Alderman Schauer and seconded by Alderman Stompanato to adjourn the City Council meeting.

VIA VOICE VOTE – MOTION DULY CARRIED

The City Council meeting adjourned at 8:36 P.M.

Mayor

City Clerk

All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 03-03-25.
Minutes of 03-03-25 CCM.