

**APPROVED** @ 4/11/22 VB mtg.

**MINUTES OF A SPECIAL STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON MARCH 28, 2022 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

**PROOF OF POSTING**

The meeting was duly posted according to State Statute.

**CALL TO ORDER**

The Special Standing Committee of the Whole Meeting of March 28, 2022 was called to order by Village President Coladipietro at 6:02 p.m.

**ROLL CALL**

Upon Roll Call by the Village Clerk Hager, those in attendance were:

PRESENT: Village President Coladipietro, Trustees Ackerman, Belmonte, Bolen (by phone), and Von Huben

ABSENT: Trustee Bucaro and Shannon

**QUORUM PRESENT**

**AUDIENCE PARTICIPATION**

**Motion** by Trustee Ackerman and seconded by Trustee Von Huben to open the floor for audience participation. All Trustees voted Aye.

There were several persons in the audience. No one desired to speak.

**Motion** by Trustee Von Huben and seconded by Trustee Belmonte to close the floor for audience participation. All Trustees voted Aye.

**DISCUSSION ITEMS**

**A. Finance and Administration**

1. Presentation of Stratford Square Vision Plan

Mr. Scalera noted that Lee Brown and Carol Brobeck of Teska Associates are present to inform the Board of two ideas for Stratford Square and to gather input from the Board. He impressed that these are just ideas and staff is looking for input from the Board on these plans.

Teska Associates have spoken with people in the community and in the industry and the general consensus is that the area should be mixed use with moderate and high density residential, medical and possibly some light industrial. The area should be something new – not just replace what is already there. The idea is to define the community and give people something that they can not get elsewhere. The area should be pedestrian friendly with a central focal point which creates cohesion between all uses. There should be a transition from the residential area on the east and the retail center on Gary Avenue. There would be limits to building heights and densities

with no change to the Woodman's property. The idea is to provide a place for people to congregate, some open space, and include a walkable space. The two plans presented show retail in red, and orange and brown as residential use. The darker the color the higher the density of the use. There are streets running through the area with retention of the current mall ring road.

Mr. Brown then shared several examples of mixed-use development in other areas of the country. The concepts will only work if the market will support the types of uses proposed.

The next step in this process would be to develop a strategy for this site. And it is necessary to build a consensus by placing these plans on a website to gather public opinion and support. Then it is necessary to formulate a feasible market strategy and seek developers. It will also be necessary to consolidate the properties and coordinate between the multiple owners.

Mayor Coladipietro suggested that the Board be given a chance to digest the information. He also asked if the residential is leased and owned. Mr. Brown noted that most of it is rental as that is the most lucrative type of ownership for this type of development. He also asked if the building of ranch homes was considered. Mr. Brown noted that the vacant land to the east by Springfield Drive could be used for that purpose, however, he said that due to the high cost of the land acquisition that would probably not be feasible. Trustee Belmonte asked whether the area by Woodman's is residential. Mr. Brown indicated that it would be retail and an alley/delivery area.

Mayor Coladipietro noted that all of the diagrams presented look like a good starting point. He noted that comments will be given very soon.

## 2. Presentation of the Village of Bloomingdale FY23 Annual Budget

Mr. Scalera noted that this is an annual presentation to the Board. He then presented Mr. Szott to do the actual presentation.

Mr. Szott began with spending. The FY23 budget shows a \$ 46.14 million dollars in spending across all funds including \$ 31.63 million in operating costs, and \$ 14.51 million in capital outlays and debt service. The Police Pension Fund is not part of this spending as those monies are not available for use. This spending will be supported by \$ 37.65 million in recurring revenue which is revenue that comes from sales tax, income tax, property tax, fees and licenses, fines, etc. There is a \$ 7 million gap which will be covered by bonds such as the IL EPA loan for the waste treatment plant construction. The remaining monies will come from a water meter replacement project that is in the budget. The remaining \$ 1.5 million will come from the fund balances. This represents a \$ 3.99 million or 9% increase from the prior year. Operating costs breakdown to \$ 5.92 million to general government services, \$ 11.15 million to health and public safety, \$ 12.96 million to public services, and \$ 1.60 million to culture and recreation.

The general government costs include new items including four new employees – two in Public Works and two in the Police Department, Caputo's incentives, Police training, Building and Zoning software, and golf course clubhouse renovations. The Village also was just notified that Lake Michigan water costs would increase \$.21. The \$ 14.51 million capital outlay and debt service costs include multiple items including 6500 water meter replacements. There is an increase in debt service of \$ 2.51 million which will be covered with a short-term bank loan and home rule sales tax will be used to pay for it. This will be used for the water meter project.

Fiscal year revenue is expected to generate \$ 37.65 million or 82% of the spending plan. We have been very fortunate in that our tax revenues have all been performing over budget. However, we are not expecting this trend to continue. The other revenue will come from other sources, including a short-term loan for a water meter replacement program (\$ 3 million) and \$ 1.5 million from accumulated fund balances. These monies are savings from previous years so we will be using them and re-investing in the community. Revenues reflect a \$ 2.81 million or an 8% increase from the prior year.

There is no ARPA money included in the FY23 budget. These monies have to be spent by 12/31/2026. There is nothing budgeted for the Stratford Square re-envisioning, no monies for development of the former Indian Lakes property, Village Hall renovation, and the Village will receive \$ 1.45 million from the re-build IL grant which will also need to be spent within a specific time period. We will need to spend these monies or we will need to return them. They were not tied to a specific project. The money needs to be spent on bondable projects.

There are 21 different funds. Sixteen of the funds are meeting or exceeding their goals. There are five that are underperforming. Monies will be transferred out of the Home Rule Tax funds to cover those losses – in particular the CERF (Capital Equipment Replacement Fund).

Mr. Scalera noted that the Board should bring any questions to the department heads or Mr. Szott. He also thanked Gary and Tori for all of their hard work in getting the budget document completed. It takes a lot of effort to put this together. He also thanked the department heads for their work on the budget. The budget will come back before the Board for final approval.

### 3. Discussion of Resolution approving the franchise agreement between the Village of Bloomingdale and Everstream

Everstream is constructing a cable fiber network along Gary Avenue and Lake Street and would like to expand their network from the major arterial roadways into Village right-of-way. Everstream is a business only fiber network and service provider. Everstream needs to sign a franchise agreement in order to access Village right-of-way and to provide service to businesses. The Village also would be paid a 5% franchise fee.

Trustee Von Huben asked when this construction might be complete. Mr. Prohaska stated that there are two projects happening – Everstream and Comed and that the projects will probably be continuing for many months. Trustee Von Huben noted that some additional traffic control could be used on Lake Street. Mr. Scalera noted that they would notify both contractors.

## **B. Traffic and Streets**

### 1. Presentation of Village of Bloomingdale Cross Connection Program

Ken Lindhorn of Public Works presented information on the cross-connection program in the Village. Cross connections link potable water to non-potable water and are found in many places around the Village. These devices are required by the EPA for all community water supplies. These connections are used to prevent backflow between the water sources and are required to be inspected annually for a cost of between \$ 50 and \$ 200. There are 570 properties with irrigation systems and 1100 cross connections devices in the Village. There are also many outdated devices that have been ignored and “grandfathered” in. It costs anywhere from \$ 200 - \$ 500 to replace outdated devices. Inspection of these devices is usually completed in April and May and any inspections not complete by June 1 are considered non-compliant.

It takes approximately 1200–1500 man hours to monitor this program. There is no motivation to comply except disconnection. Public Works is recommending an adjudication process with a daily fee for non-compliance and a \$ 250 disconnection fee for non-compliance. Staff will work on face to face connection with those residents who do not comply as a follow-up to the initial letters. Staff would also like to get the non-code devices upgraded by allowing a three-year grace period for residents to complete the upgrade. This program will be reviewed by the Village Administrator and Village Attorney and then brought back to the Board.

## 2. Discussion of Bid Review and Procurement Award Recommendation for FY23 Asphalt Materials Purchase and the Incidental Disposal Asphalt Spoils

Mr. Monkemeyer reported that in FY23 approximately 835 tons of bituminous asphalt surface mix and 100 tons of bituminous binder mix to complete patch work. Three bids were received with the lowest bid from DuKane Asphalt of Addison, IL at a unit cost of \$56/ton for the asphalt and \$ 53/ton for the binder with a not to exceed budget amount of \$ 45,815. If there is a time when the asphalt plant is down or there is a weather-related issue, Public Works will use the spot market procedure to procure material.

## 3. Discussion of Bid Review and Contract Award Recommendation of 2022 Annual Street Improvement Program

Bob Prohaska presented the street improvement bid results. There were seven bids received and Arrow Road Construction was the low bidder at \$ 1,427,974.65 and was within budget. Arrow has done projects in the past and staff feels comfortable awarding the bid to Arrow.

The Village also needs to submit documentation to IDOT for approval in order to fund the work using the Motor Fuel Tax Fund revenues. The amount of MFT funds to be used is \$ 855,934.

### **C. Facilities, Infrastructure**

#### 1. Discussion of FY22 Television Inspection of Sanitary and Storm Sewers – Final Adjusting Change Order

Mr. Monkemeyer reported that approximately 46,000 feet of sanitary sewer main and 27,000 feet of storm sewer main was cleaned and inspected with this project. Final quantities are based on conditions found during the work. Staff took advantage of favorable bid pricing to complete an additional 10,000 feet of storm sewer main inspection to reduce the impact on the FY23 budget. The approved contract award was \$ 82,903.60 with additions of \$ 12,417.20 and deductions of \$ 2,109.95 for a final contract amount of \$ 93,210.85. This represents an increase of \$ 10,307.28 which needs to be approved by the Board.

### **INFORMATION**

No Report

**ADMINISTRATIVE STAFF REPORTS:**

Village Administrator, P. Scalera

Mr. Scalera had no report but was asked about contact with the new owners of Indian Lakes re: the golf course property. He indicated that they have been in contact and are awaiting further contact.

Assistant Village Administrator, B. E. Weber  
No report

Village Attorney, M. Castaldo, Jr.  
No report

Director of Public Works, J. Monkemeyer  
No report

Director of Finance, G. L. Szott

Mr. Szott thanked all of the staff for their assistance in the preparation of the FY23 budget. He also noted that FY22 is the last year of a five-year agreement with the current auditors. An RFP went out, however, he is considering asking the current vendor for a 2-3 year extension of the current contract. The Village is pleased with their work and with the upcoming software project it would ease some of the pressure on staff. This will be brought back to the Board.

Director of Public Safety, F. Giammarese

Mr. Giammarese reported that a new officer has joined the department with a lateral transfer from Chicago. There is also a person attending the Police Academy and there should be two graduates from the academy in April. So staffing should be increasing.

Director of Community and Economic Development, S. Gascoigne  
No report

**OTHER BUSINESS**

None

**ADJOURNMENT**

**Motion** made by Von Huben, seconded by Trustee Ackerman, **to adjourn the meeting at 7:34 p.m. on March 28, 2022.** Voice Vote. All Trustees voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Pamela S. Hager  
Village Clerk  
psh