

**APPROVED** @ 4/25/22 UB 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 APRIL 11, 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 April 11, 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, Trustee Belmonte, Bolen, Bucaro, Shannon, and Von Huben

ABSENT: Trustee Ackerman

**QUORUM PRESENT**

**AUDIENCE PARTICIPATION**

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

**DISCUSSION ITEMS**

**A. Planning, Zoning, and Environmental Concerns**

1. Discussion of Findings of Fact for 333 E. Lake Street (formerly Firestone Building).

This item was removed from the agenda and will be pushed to the April 25 meeting. The attorney for the applicant indicated that they are working with the Scottish Rite property owners on several issues. The applicant asked for a continuance to the next meeting. Pushing this discussion will take the applicant outside of their 45 day limit for being presented to the Board. The attorney has also asked for a waiver of the 45 day limit as information has been given to the Board – just not discussed yet.

## 2. CMAP Presentation of Lake Street Corridor Study

Mr. Scalera noted that this study has been ongoing for many years and is a joint undertaking of the Villages of Bloomingdale, Hanover Park, Roselle, and DuPage County. Michael Blue of Teska Associates presented the summary of the study.

Mr. Blue noted that the purpose of the study is to create a zoning overlay between all four entities to encourage a consistent level of development. There were several tasks identified by the study: meet with municipality staffs, set up a website, analysis of existing conditions and review of the results, public engagement and community input, preliminary recommendations & community feedback and draft and finalize the ordinance. The committee is now into the public engagement and community input task and is holding community presentations, Village Board presentations, and will be meeting with stakeholders. This study began in 2014 with a plan being done of the area which reaches from Bloomingdale Road west to just past Gary Avenue and 1000 feet off of Lake Street on both sides. The goal is to meet the objectives of all four municipalities which include resolving zoning/land use conflicts, incentivizing desirable redevelopment, addressing enforcement issues, developing consistency between County and municipal zoning, developing standards to advance corridor goals, and incorporating CMAP on to 2050 strategic planning initiatives and objectives. There are several challenges to the study and the major one is the shapes of the lots. There are several uses along the corridor that do not reflect the character of the desired development and there are a lot of inconsistencies throughout in landscaping, site setbacks, parking, circulation (connection to residential areas), and signage. The idea is to clean up the area, incentivize development and encourage more desirable development. There are residential areas behind this commercial corridor.

Trustee Ackerman entered the meeting at 6:28 p.m.

Trustee Bolen asked if there has been any engagement with the current land owners. Mr. Blue stated that they have not been as of yet.

Mayor Coladipietro inquired if Mr. Blue would be back with some implementation ideas. Mr. Blue responded it will be a zoning question and the outcome will depend on how interested the municipalities are in the changeover in zoning. The study will also look at a wider array of land use and incentivizing owners.

### **B. Finance and Administration**

#### 1. Presentation of FY23 CIP

Mr. Scalera noted that included in the packet for tonight's meeting is the FY23 CIP (Capital Improvement Plan) report. He asked if there were any questions. He continued by adding that staff is looking for grants for some items. Some items are just placeholders for the future.

The total FY23 budget is \$ 11,999,735. This breaks down to \$ 488,015 to the Police Department; \$ 10,870,455 to Public Works; \$ 529,110 to Other (General Fund); and \$ 112,155 to the Golf Course.

## 2. 457 Deferred Compensation Plan Recommendation

Mr. Szott noted that staff has been exploring vendors for the employee 457 deferred compensation plan. This is a “behind the scenes” plan that doesn’t impact the Village budget but is an employee benefit. Staff looked at six providers. Staff is looking to provide employees with the most savings with the least amount of interruption. The two front runners were Equitable and the current vendor, Mission Square. The Board heard a presentation from Equitable at a past meeting.

Staff looked at the different investment selections, recordkeeping, employee experience with websites, fees, and the stable value/fixed account. After comparing the two front runners – the current vendor – Mission Square and Equitable – it is staff opinion that the Village stay with Mission Square.

## 3. Presentation of Water & Sewer Fund Five-Year Forecast

Mr. Szott presented the five-year forecast of the Water & Sewer Fund. The fund has four objectives: to generate a \$ 200,000 surplus, before depreciation; to do cash financing for capital projects; maintain an operating reserve equal to 25% of the Total Operating Expenses (90 days); and maintain a 1:1 ratio of functional rates for both water and sewer.

In the last five years the Fund has maintained an average \$ 200,000 surplus and budgeted each year for a \$ 5,000 surplus. The DuPage Water Commission is raising rates \$ .21 beginning May 1 as Chicago has raised the cost to DuPage which translates to an increase of \$ 152,000 or 4%. The maintenance budget for the Fund will remain the same. Staff is asking to increase resident water rates by \$ .23/gallon. The additional \$ .02 will cover leakage that comes from hydrant flushing, etc. But over five years the Village would still have a loss. In order to avoid the loss an increase of \$ .54/gallon would be needed. But that would be excessive. To reduce the five year loss water increases rates will need to increase the \$ .23/gallon to cover the DuPage increase and an additional \$ .10/gallon - \$ .03 for water and \$ .07 for sewer which would amount to approximately \$ 24/year per resident.

Staff recommendation is a \$ .33/gallon increase which would enable the Village to meet all of the other three objectives with this increase.

Mr. Scalera and the Mayor asked if this item would come back to the Board for additional discussion. The answer was that it would be and this is a separate item and will not be approved as part of the budget.

### **C. Traffic and Streets**

#### 1. Discussion of Vehicle #605 & #206 Replacement – Peterbilt Truck Order Surcharge

Mr. Monkemeyer noted that Peterbilt has issued an additional surcharge of \$ 4,000 on the Village order for two 2 ½ ton dump trucks (Vehicle #605 and #206).

In March 2021 the Board approved the purchase of two trucks for a cost of \$ 190,676 per truck.

In August 2021 the Board approved a \$ 500 surcharge per truck.

In December 2021 Peterbilt cancelled all orders and indicated that a 2023 model must be ordered for a new price of \$ 107,267 per truck – and increase of \$ 16,976 or 16% per truck.

In March 2022 Peterbilt issued an additional surcharge of \$ 2,000 per vehicle which has raised the cost of each truck to \$ 207,533. If approved the trucks will be delivered in the second or third quarter of 2022.

Trustee Shannon asked if there are any alternate vehicles. Mr. Monkemeyer said that it assists with maintenance and training of staff to have all Peterbilt trucks. The Village could pull out of the order but it is a very long list and you would have to go to the back of the line.

Mayor Coladipietro asked if Peterbilt could come back again for an increase. It was suggested that Mr. Monkemeyer begin evaluating other options. Other Villages are investigating options. We will do the same and staff will bring information back to the Board.

## 2. Discussion of Bid Review and Recommendation of Contract Award for Knollwood Drive Reconstruction

Mr. Scalera reported that there were six bids received with the low bidder being Builders Paving for \$ 763,763.00. Bloomingdale has not used this company before, however, this company has completed projects in other communities with good results. The project would commence in early May 2022 with a scheduled completion on or about early July 2022.

Engineering Division recommends awarding the contract to complete the work on Knollwood Drive to the low, responsive bidder Builders Paving, LLC, 4401 Roosevelt Road, Hillside, IL 60162 in the amount of \$ 763,763.00 pursuant to bid prices submitted April 7, 2022.

### **INFORMATION**

No Report

### **ADMINISTRATIVE STAFF REPORTS:**

Village Administrator, P. Scalera

Mr. Scalera noted that through the Mayor's efforts lobbying in Springfield concerning the Commerce and Economic Opportunity grants is again being looked at. The Village previously applied for an \$ 8 M grant.

The Maker's Market begins this Sunday through November. The market is held the last Sunday of the month in the Old Town Parking Lot along Schick Road.

Assistant Village Administrator, B. E. Weber

No report

Village Attorney, M. Castaldo, Jr.

No report

Director of Public Works, J. Monkemeyer

The Water Reclamation Facility screen building is getting closer to completion. Sewage is now flowing through the building and it is not yet fully operational.

Director of Finance, G. L. Szott

Mr. Szott thanked staff member Tori Montbriand for her attendance at tonight's meeting. She wanted to see what happened at a meeting. Wednesday, April 13 is the kickoff for the new software implementation. The expected "go live" date is December 5, 2022.

Director of Public Safety, F. Giammarese

Mr. Giammarese noted that two officers graduated from the Police Academy and today was their first day. And there is one more person at the Academy.

Director of Community and Economic Development, S. Gascoigne

No report

**OTHER BUSINESS**

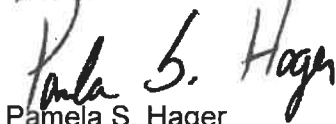
None

**ADJOURNMENT**

**Motion** made by Bucaro, seconded by Trustee Bolen, to adjourn the meeting at 7:09 p.m. on April 11, 2022. Voice Vote. All Trustees voted AYE.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Pamela S. Hager  
Village Clerk  
psh