

MINUTES OF A STANDING COMMITTEE OF THE WHOLE OF THE PRESIDENT  
AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON  
SEPTEMBER 19, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER  
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

APPROVED

VB mtg 10/10/2016

**PROOF OF POSTING**

The meeting was duly posted according to State Statute.

**CALL TO ORDER**

The Standing Committee of the Whole Meeting of September 19, 2016 was called to order by Village President Coladipietro at 7:00 p.m.

**ROLL CALL**

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

PRESENT: Mayor Coladipietro, Trustees Belmonte, Hovde and Von Huben

ABSENT: Trustees Ackerman, Bolen and Bucaro

**QUORUM PRESENT**

**ADMINISTRATIVE STAFF PRESENT**

Village Administrator, P. Scalera

Assistant Village Administrator, B. Weber

Finance Director, G. Szott

Chief of Police, F. Giammarese

Community & Economic Development Coordinator, S. Gascoigne

**AUDIENCE PARTICIPATION**

**Motion** by Trustee Von Huben. seconded by Trustee Hovde, **to open the floor to the public.** All Trustees present voted **AYE**.

**MOTION DECLARED CARRIED**

Mr. Tom Bayro of 154 South Circle, Bloomingdale, came forward and stated that he represents the homeowners who live along Circle and was present to address their concerns about the speeding that occurs along Circle. He talked about the times that traffic was the worst and provided an example of a Park District employee speeding down Circle and not stopping at a stop sign in order to get to work on time on a Sunday morning and others speeding to get to Park District programs. He stated that he is trying to be realistic. He has done some research and knows that speed bumps are not the answer but an option may be to install a speed sign similar to the one that was installed on Prairie. Police patrols have helped but not a permanent solution. He was asking for help from the Mayor and Board on providing an answer to slow down the traffic. There are many young children who live on the street. He submitted a petition from his neighbors on the issue. Mr. Scalera stated that he will work with the Police Chief and Director of Village Service on an approach. Mayor Coladipietro stated that he appreciates Mr. Bayro bringing this to the Board's attention. In response to the Mayor's question, yes, he did have a "Slow Down" sign on his property but the sign has now gone missing. The Mayor stated that staff will look at the situation and he will interface with the Park District so that employees and residents are made aware of the speeding issue on Circle. It is a matter of changing the behavior of people as well. Mr. Bayro stated that he likes the speed sign option and is willing to have it on his property.

Mr. Bob Gergen of 242 Edgewater Drive, Bloomingdale, came to the meeting to address the services he believes he is not receiving from the Bloomingdale Police Department. He provided information on what he thinks is a threat to his life and his not receiving answers. Chief Giammarese explained what he has done both in writing and in numerous telephone conversations with Mr. Gergen on the matter. There is no criminal act and the case is closed. In response to Mayor Coladipietro, Mr. Gergen explained what started his problem at College of DuPage. Chief Giammarese stated that he will contact Mr. Gergen tomorrow and if he is not happy with the call, he can further discuss the issue with Village Administrator Scalera.

**Motion** by Trustee Hovde, seconded by Trustee Von Huben, to close the floor to the public. All Trustees present voted **AYE**.

**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**A) Planning, Zoning & Environmental Concerns**

1) Finding of Facts – ER2/Summit Group – 280 Madsen Drive Signage

Mr. Gascoigne explained that the marketing group petitioner, Summit Group, at 280 Madsen Drive is proposing a new wall sign on the building but is asking for certain exceptions as was shown on the petitioner's exhibit. The petitioner is asking for a multi-color sign that includes the corporate identification logo instead of the required black lettering with a maximum sign area of 116 square feet, in lieu of the 100 square feet allowed. He discussed what occurred at the Planning and Zoning Commission meeting and the Commission's deliberations. The Commission members asked that the maximum sign area be reduced to 100 square feet and a reduction in the overall letter height which was slightly over 3 feet. They felt that the logo with the necessary 7 foot height be allowed because the logo was incorporated into the name of the business. The colored text was allowed as well. The petitioner agreed to the Commission's recommendations and these changes and exceptions have been incorporated in the proposed ordinance. In response to Trustee Hovde's question, the ProLogis ordinance does not allow logos and certain exceptions requested but the petitioner asked for an exception due to the nature of their business. The petitioner was not interested in a monument sign but would like exposure on the building. Mr. Gascoigne explained the location of the proposed building in relationship to Tom Price's building in response to a question by Trustee Von Huben. The Board was in agreement that the Findings and Ordinance for the signage be placed on the consent agenda at the next meeting.

**B) Finance and Administration**

1) Bloomingdale Police Pension Fund Actuarial Valuation Report Year Ending April 30, 2017.

Mr. Szott stated that the Actuarial Valuation of the Bloomingdale Police Pension Fund by an actuary hired by the Village is conducted annually to determine the annual contribution to the Police Pension fund. The result was a significant increase to the contribution amount. Alternatively, the State could calculate the contribution amount but this is a way for the Village to have some control over some of the assumptions made in the report. He referenced his memorandum dated September 8, 2016 and the second paragraph of the Analysis section. Because of the timing of when the tax levy needs to be approved and the budget schedule, he wanted the Board to be aware of the plan approach to funding the contribution. Historically, the contribution has come from the property tax levy alone. The increase this year is \$200,000 similar to an increase that the Village saw last year. The plan will be to incorporate the entire amount in this year's 2017 property tax levy in December. Discussions on the 2017/18 budget are scheduled to begin in January and February. At which time, staff can identify any other resources that might be used to reduce the burden of the property tax levy. The property tax levy will be higher than the previous year due to the increase of the contribution. A Summary of Results can be found on pages 4 through 6 and the Actuarial Assumptions contained within the report on page 16. The Village's FY2017/18 contribution requirement to the Police Pension Fund amounts to \$1.7 million. Trustee Hovde questioned the annual investment rate of return. Mr. Szott explained that the rate of return on the investment portfolio in FY 16 was a negative 2.82%. The actuary approach is to average it over a five year time frame. Good and bad years are smoothed over. Over the total history of the Police Pension fund, the average annual rate of return has been 7.5% which is a little less than the 7.75% assumption that is used. It was discussed with the actuary to lower the rate given today's market rates but with all the changes in the mortality tables, a reduction in the interest rate assumption would result in a larger contribution. There are opportunities to look at the

return in the future. He stated that the Fund has adequate assets to meet the obligations. Mayor Coladipietro stated that one of his bigger concerns is that the percent funded has decreased from 69% funded three years ago to 57% funded with large increases in payments. If we are making large increases in the payment but losing ground at 15% on the funding ratio, going into the future, he stated his concern is on the funding ratio twenty or ten years from now. Discussion took place concerning the difficulties in the percentage of funding. The Mayor stated that looking forward there may be a need for a discussion on a policy standpoint on how to address the payments. Mr. Szott replied that the question is where are we going to get the resources to make the contribution and he would like to take that approach now because of the significant impact on the property tax burden after a prior impact from the previous year. This is an issue that all government entities are facing. He stated that in theory, we only need as much money to pay for this year benefits of approximately \$1.6 million dollars which is the amount we are contributing now. The Mayor stated that we are covering the outlay. Mr. Szott stated that was correct. Lately, what is impacting the fund is the change of focus in constantly updating the mortality tables. The updating of the mortality tables results in an increase in longevity. The longevity prediction shows that a person can live to 120 but this is not what is being experienced now. Mr. Szott stated that there has been discussion between governments to create a mortality table based only on the participants in the fund or similar groups of participants (i.e. – public safety employees). The Mayor stated that every year a change results in a significant cost increase. Mr. Scalera stated that it important that the Board discuss on how we are going to fund this going forward. We do need to look at the rate of return and project it to a more realistic number so that we can have a better idea in planning forward what we are going to need and where are going to get it from. Mr. Szott stated that the rate isn't that far off from being realistic. He noted that we have a diversified portfolio and it is managed properly and the long term basis is very sound. The mortality table added \$4 million to the unfunded actuary liability despite updating the data. In response to a question by Trustee Von Huben, the increase in wage and benefits has little effect. The mortality tables have done the most damage in the last three years. The amount of money coming in through contributions is meeting our annual obligations. If the mortality table had not changed, the contribution would be a flat contribution.

## 2) Per Capita Tuition Cost Payment – SD #108

Mr. Scalera explained that Rosedale Estates subdivision is a part of the Westgate TIF and the Village has an Intergovernmental Agreement with High School District 108 for an annual reimbursement for tuition costs associated with individuals who live within the TIF District. This item is before the Board because the payment is in excess of the \$20,000 threshold that he is permitted to sign off on and thus needs Board approval. High School District #108 reported that three students reside in the Rosedale Estates Subdivision and the total amount of the payment due to the District is \$45,350.59. This request for reimbursement will be placed on the agenda at the next Board meeting. Mr. Szott added that this is for Lake Park High School District #108. He stated that last year we made a first payment to Grade School District #13. He anticipates that Grade School District #13 will submit a request for reimbursement for students but no request has been received as yet. Per State Statute, they have until the end of the month to submit such a request. In response to the Mayor's question, Mr. Szott explained that the Westgate TIF is generating approximately \$380,000 in increment. The TIF not only involves the Rosedale Estates Residential Subdivision but also Alden Horizon Assisted Senior Living. Brodies Auto Body property is in the TIF as well. Bloomingdale Bank and Trust is not in this TIF District. Whatever increment is available after paying the school districts and any out-of-pockets costs by the Village, the Rosedale Estates Subdivision produced increment is used to repay the note for the development of the property and the same with Alden. Any increment produced by the Alden property is used to pay the note that the developer used to assist in developing that property. There is possibly \$75,000, plus or minus, a year of increment generated by all the other properties within the TIF that do not have a current development upon them. In response to the Mayor, the TIF is building some type of a balance. In response to Trustee Von Huben, Mr. Szott does not believe that the Warnimont's property is in the TIF but he will check to make sure.

3) FY 2017/18 Budget Schedule/Calendar

The proposed FY2017/18 Budget Schedule/Calendar notes that discussion of Board projects and priorities was scheduled for discussion that evening. Staff is working on the budget.

4) Discussion of Elected Official's Projects and Priorities for FY18

The Mayor asked if any Trustees have projects that they would like to be considered as a part of the budget process. Trustee Von Huben asked about the status of the Indian Lakes Open Space. Mr. Szott replied that funds are available for the engineering. Once the engineering is completed and projected costs are received, the funding approach needs to be addressed. There may be some grants available to pay a portion of the costs. He stated that the general thought is that debt will be issued and the issued debt would be paid over twenty (20) years with the use of the Home Rule Sales tax funds. In response to the Mayor, Mr. Scalera stated that once costs are known, information will be provided to the Board for discussion of possible funding options. The Mayor asked what the existing debt is on the Indian Lakes note and what the payment schedule looks like on the budget calendar. This has to be a part of our planning of the eventual cost outlay. In response to the Mayor's question, Mr. Szott replied that the Indian Lakes debt at the end of next month has the first balloon payment of \$1.6 million; by October of 2017 another \$1.5 million payment is to be made and October of 2018 a payment of \$600,000 or \$700,000 needs to be made and the bonds will be paid off. The bonds will be off the market and there would be no bond holders. The money will be recovered from any future hotel tax receipts that Indian Lakes Resort may receive and that is projected to be completed over a five year period. Mr. Scalera stated that Indian Lakes did respond to the Mayor's letter asking for copies of their financial records so as to explain how they are making the statement that they are losing money at the golf course which precipitated their action to close the course. He will be meeting with the Indian Lake owners at their request over the financials because they have stated that it is difficult for them to pinpoint how the golf course operations stand-alone from the other parts. They stated that all the money is intertwined and would like to sit down and talk about the losses. Mr. Scalera, Mr. Szott and Mr. Altic will be meeting with them next week to review the information. He will share the findings with the Board.

Trustee Belmonte stated that he has talked with Chief Giammarese about this in the past. He would like to possibly set up administrative hearings for certain tickets that are not within the traffic code. He explained that the legislature recently decriminalized cannabis and things have been deescalated. The fines for the administrative items for the Village remain unchanged. However, when cases go to the traffic courts, the Village has to pay the Clerk a percentage of the fine collected. He explained the reasons why this Administrative hearing process would benefit the Village and the other tickets that could be reviewed at the hearings. Mayor Coladipietro asked that the Chief Giammarese run a report of violations by category and he responded in the affirmative that he would. The Chief clarified that certain citations are called Ordinance "N" tickets and are not charged through the County. He questioned that if the "N" tickets are paid in full does the Clerk's office still receive a percentage. In response to Trustee Belmonte, only the tickets that are non-paid are transferred over to the County. Trustee Belmonte responded that if the citations are paid before being transmitted over to the County, the money stays internally with the Village. The Chief stated that he is willing to look into it but this is presently what the department is doing. He stated that the department is doing something similar to what Trustee Belmonte is requesting but not to the extent that he was speaking about for other violations. Although the Police Department has many Village Ordinance citations for many things, certain violations that Trustee Belmonte mentioned such as seat belt violations may be different from what the Department is doing.

Trustee Hovde stated that he has talked with Mr. Scalera about a program for the removal of snow from the sidewalks along Bloomingdale and Schick Roads. The Mayor has indicated to Mr. Scalera and the Chief that he has the same concerns. Mr. Scalera stated that Village Services is researching the cost of two pieces of equipment that would allow the Village to maintain sidewalks along some of the major roadways where individuals have been seen walking in the street and where someone could potentially get hurt. They will also be looking at a piece of equipment for clearing of snow in parking stalls and sidewalks in the Old Town areas. This will be something that will be included in this upcoming budget. Trustee Von Huben asked if the golf course is still maintaining the sidewalk that runs along the pathway. Mr. Scalera responded in the affirmative. Trustee Von Huben stated that the equipment may be able to be of use there as well. Mr. Scalera stated that there will be a need for a different type of equipment where the State plows come through and this will be included in the budget.

The Mayor asked about the removal of the paver sidewalks. Mr. Scalera stated that this also will be included in this budget as a continuation of that sidewalk project. He has asked Village Services to look at whether it is more cost effective for us to bundle all the paver sidewalks into one project that could be bid out rather than doing it piece meal in house.

Mayor Coladipietro asked that the dead tree near Brodie's be included for removal.

If the Board has something more that they would like to be considered as a part of the budget process, the Mayor asked that they get the information on priorities in early and so that it can be discussed through the process.

### **C) Facilities, Infrastructure**

#### **1) Discussion – Possible Lease – 112 Third Street (Former Delish Bakery Location)**

Mr. Scalera stated that the Mayor has been very active in marketing the former Delish space. He has met with one of the vendors at Septemberfest that expressed an interest in the location. In pursuing a lease for the space, a stimulus would be included because of the work that needs to be done within the space. In an effort to promote development in that area, direction is needed from the Board on their desire to consider possible lease terms. Mr. Scalera described what the terms would be and the duration. Trustee Von Huben questioned if the lease would be tied to the tenant and the reply was that it would be. Mayor Coladipietro stated that the location needs a lot of work and there was discussion on the potential for the site to be subdivided. Potentially, the current location could be leased and remain in Village ownership. He is coming forward with the possible lease because the use fits within the Old Town area. It was pointed out that the building is not in good shape and work would need to be done to improve the space by the tenant who would then have ownership in the space. The Mayor explained what lease terms he is considering and that the lease would necessarily be tied to improvements that need to be made to the property and the possibility of including an offering of a five year extension. The total square feet of the space is 525 square feet on the first floor. The second floor is a converted attic and not worthwhile except for possible storage. No objections were voiced by the Board. Mayor Coladipietro stated that more information will be provided to the Board following discussions with the proposed tenant.

### **D) Other Business**

#### **INFORMATION**

None

#### **COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)**

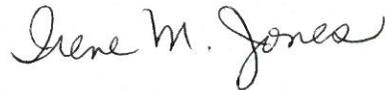
For the record, there was no public present.

**ADJOURNMENT**

**Motion** by Trustee Hovde, seconded by Trustee Von Huben, to adjourn the meeting of September 19, 2016 at 8:12 p.m. All Trustees present voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Irene M. Jones  
Deputy Village Clerk

imj