

APPROVED

@ 4/10/23 VB mtg

March 27, 2023
Meeting Duly Noted
According to State Statute

A STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON MARCH 27, 2023, AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD

CALL TO ORDER

The meeting was called to order by Mayor Coladipietro at 6:00 p.m.

ROLL CALL

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

PRESENT: Trustees Ackerman, Belmonte, Bolen, and Von Huben

ABSENT: Trustees Bucaro and Shannon

QUORUM PRESENT

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Ackerman to open the floor to audience participation. Voice Vote All Trustees voted Aye.

Cindy Allston, the director of the Bloomingdale Chamber of Commerce told the Board about a program through College of DuPage (COD). This program is an Andy Warhol exhibit/community art show. Communities are asked to do pop-up art pieces of someone important in their community. Communities will pick four persons to honor. Anyone can nominate someone. The photos will be displayed at Mariano's. The Bloomingdale Park District, Bloomingdale Historical Society, Bloomingdale Lions Club, and other community organizations were asked to nominate persons. The current nominees are Georgene Geils, Bill Wolff, Sr., Viola Morrissoe, and Robert Homola. Let Cindy know if you have another nomination. The Chamber Board will vote next week.

Stephanie Ransom addressed the Board and asked if the annual street improvement program included the installation of sidewalks in Indian Lakes subdivision. Mr. Scalera responded that the street program does not include sidewalk work. Mayor Coladipietro responded that the installation of sidewalks is being studied but that this is a capital improvement and they have to be planned for which sometimes takes 5-10 years. Ms. Ransom noted that the Village Engineer indicated that there might be grant funding available. Mayor Coladipietro responded that whenever possible the Village uses grants.

Motion by Trustee Von Huben, seconded by Trustee Bolen to close the floor to audience participation. Voice Vote All Trustees voted Aye.

DISCUSSION ITEMS

Finance and Administration

1. Discussion of Sporty's Liquor License

Ms. Buggy noted that Sporty's has applied for a Class D-2 liquor license. They would like to sell beer and wine and eventually add video gaming. There is a Class D-2 liquor license available as Okapi Bistro did not renew their license. Their use is consistent with the Village Code.

There were no questions on this.

2. Discussion of Code Amendment to hours of Class D-2 Liquor License

Mr. Scalera reported that First Watch would like to add specialty drinks with gin, rum, etc. to their menu. This would require an amendment to the hours indicated for serving of alcohol to this license. First Watch would like to serve these Monday through Friday from 8:00 a.m. until closing. This change would then apply to all holders of Class D-2 liquor licenses. There was no opposition.

3. Discussion of Disposal of Surplus Property for Public Works

Mr. Monkemeyer reported that the Department of Public Works has three lawn mowers that have outlived their useful life. The department would like to use an online auction to sell this surplus property.

4. Discussion of Listing Agreement with Braden Real Estate Company

Mr. Scalera reported that the Village would like to use Braden Real Estate for assistance in the development, marketing and procurement of retail users in the Stratford Square re-development process. This would include identifying and contacting potential buyers and tenants for the project. The vendor has waived their retainer and agreed to a 3% commission of the purchase price of any property to a retail, restaurant or entertainment user or a developer for such use. The commission shall be no less than \$50,000 per transaction. Their services would be used in Phase 1 and Phase 2 of the project. Mayor Coladipietro reported that Marc Offit has been working on the preliminary designs for Stratford Square. He also worked on the Fashion Outlets of Chicago in Rosemont project and Ravenswood Station in Chicago. The Village would like to have a written listing agreement with the company. The agreement was vetted to other industry standards and it is a bit less.

5. Discussion of Purchase Agreement for 5 Stratford Drive

Mr. Scalera reported that the Village has made an agreement with TF for the former Sears property. There are a few minor details to be completed and a closing date will be set.

6. Discussion of Truck #319 damage – Invoice Exceeding Village Administrator's Purchasing Approval Authority

Mr. Monkemeyer reported that truck #319 was at Maple and Lawrence Avenue in August 2022 when a 12" diameter tree fell on the truck. A Claim was submitted to IRMA and will be reimbursed through IRMA. However, the repair cost was \$29,932.09 which exceeds the Village Administrator's approval authority and needs to be paid.

Traffic and Streets

1. Discussion of Intergovernmental Agreement between DuPage County and the Village of Bloomingdale for the Army Trail Road resurfacing at intersecting Village Roads

Mr. Scalera reported that DuPage County approached the Village about re-surfacing the intersecting Village streets on Army Trail. The County will be re-surfacing Army Trail Road this year. The re-surfacing will be occurring between County Farm Road and Schmale Road. The Village cost would be \$14,225 and it involves five intersections. Mr. Scalera noted that they would be asking the County to address the medians on Army Trail Road as well. This will be paid from the MFT fund for pavement re-surfacing. Trustee Von Huben asked if this would occur in 2023. Mr. Scalera will check but believes that it will begin in May.

Mr. Scalera and Mr. Monkemeyer have spoken with the County Director of Roads about the cleaning out of the medians along Army Trail and the associated weed growth as well as part of this IGA.

2. Discussion of Bid Review and Recommendation of Contract Award for the 2023 Annual Street Improvement Program

Mr. Scalera reported that six bids were received. Bids were opened on March 8, 2023. The low bidder was Brothers Asphalt Paving at \$1,075,876.36. This work will begin in May and be completed on or about early September. Brothers Asphalt has done work previously for the Village and completed the work satisfactorily. As in previous years this program will use Municipal Fuel Tax (MFT) funds.

3. Discussion of Purchase Recommendation for Vehicle #308 Replacement

Mr. Monkemeyer reported that in November 2021 the purchase of a Ford Expedition was approved through the Suburban Purchasing Cooperative for \$ 42,000 and it was ordered. However, Ford has not built the vehicle and cannot provide a build date due to the shortage of parts.

Public Works is requesting that the order be cancelled and a Ford F150 XLT be purchased from Friendly Ford for \$62,510. This vehicle is available and has arrived.

The current vehicle is at the end of its' useful life and is beginning to have mechanical issues.

Trustee Bolen asked what was the additional cost. Mr. Monkemeyer stated that it is \$22,510 more than the Expedition cost.

4. Discussion of FY24 Aggregate Material "Spot Market" Procurement Approval

Mr. Monkemeyer reported that aggregate material is used as backfill of utility excavations. Three vendors will be contacted on a monthly basis to find the best price for materials. The Public Works Department will use this method to purchase aggregate material for a not to exceed cost of \$29,750.

5. Discussion of FY24 Hauling and Dumping "Spot Market" Procurement Approval

Mr. Monkemeyer reported that the Public Works Department will again use the spot market procurement method for hauling and dumping of waste materials. Waste materials will be stockpiled at Public Works to consolidate loads. Personnel will contact three vendors monthly to determine the lowest cost. The department will use this method for a not to exceed price of \$26,500, the budgeted amount for FY24.

6. Discussion of Bid Review and Procurement Award Recommendation for the FY24 Asphalt Materials Purchase and the Incidental Disposal of Asphalt Spoils

Mr. Monkemeyer reported the Village will use 900 tons of surface mix and 100 tons of binder in FY24. This was bid and three bids were received. The low bid was from DuKane Asphalt of Addison with a bid of \$65/ton for surface asphalt and \$61/ton for binder. This amounts to \$63,205 which is over the budgeted amount of \$52,620. There may also be times when the spot market pricing procedure may need to be used due to plant closings, weather-related events, or not having the material that the Village needs. Therefore, the Department would like an approval for the spot market purchasing method as well for these materials.

Mayor Coladipietro asked when Schick Road is due to be re-surfaced. Mr. Scalera believes in 2025 but will confirm. Mr. Monkemeyer that he has also spoken with the County engineer about moving that re-surfacing up.

Facilities, Infrastructure

1. Discussion of Groundwater Ordinance

Mr. Scalera reported that this is in regards to the vacant gas station at the corner of Glen Ellyn Road and Army Trail Road. After the closure of the station the underground tanks were removed and cleanup activities were conducted under the Illinois Environmental Protection Agency (IEPA). The new owner is looking to complete the process so that it can receive a no further remediation letter (NFR) from the IEPA. This ordinance is to have safeguards in place for existing private wells and to restrict future private well installations within 2500 lineal feet of the site. The affected properties are served by Bloomingdale's municipal water system and do not have any private water supply wells. This ordinance will prohibit the use of groundwater as a potable water supply by the installation or use of potable water supply wells for any properties within 2500 feet of 215 E. Army Trail Road and will assist the new owner in receiving this NFR letter. Mr. Monkemeyer noted that there are also some properties in unincorporated DuPage County so the County will need to do a similar ordinance.

Information

None

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera

No Report

Assistant Village Administrator/HR Director, K. Buggy

No Report

Village Attorney, M. Castaldo, Sr.

No report

Director of Public Works, J. Monkemeyer

Mr. Monkemeyer publicly welcomed John Hitzker, Jr. as a Streets worker. Mr. Hitzker comes to the Village from Bloomingdale Township. He also noted that the street sweeper is back out and will be seen around town.

Interim Director of Finance, T. Montbriand

No report

Director of Public Safety, F. Giammarese

Absent

Director of Community and Economic Development

No Report

OTHER BUSINESS

1. Update related to Stratford Square Mall Property

Mr. Scalera reported that the Zoom hearing regarding the Namdar property was held on March 27. Namdar was given a deadline of May 15 to file their Traverse Order. Another hearing will be held on May 22.

Mr. Scalera and Mayor Coladipietro are working with Aria Architects to on a new site plan. Hopefully soon there will be a site plan ready to be shared with the public.

2. Update related to Village Open Space (former Indian Lakes Golf Course)

Mr. Scalera reported that there is nothing new and a revised map of the golf course should be available by the end of next week. Burke Engineering has shared their report with Dave Elsner

ADJOURNMENT:

Motion by Trustee Ackerman, seconded by Trustee Von Huben to adjourn the meeting of March 27, 2023 at 6:35 p.m. Voice Vote All Trustees voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Pamela S. Hager
Village Clerk
Psh