

APPROVED

@ 2/27/23 VB mtg.

February 13, 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 FEBRUARY 13, 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 6:05 p.m.

**ROLL CALL**

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

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

ABSENT: Trustees Belmonte and Shannon

**QUORUM PRESENT**

**AUDIENCE PARTICIPATION**

There was no one present in the audience.

**DISCUSSION ITEMS**

**Committee of the Whole – Golf Course Operations**

1. Discussion of Bloomingdale Golf Course Veranda Floor Repair and Resurfacing Project

Mr. Monkemeyer reported that the existing veranda floor at the golf course was installed in 1997. It has met its life expectancy and needs replacement. The original floor was installed by Sundek of Illinois and they have submitted a quote of \$48,335 to repair and resurface the existing floor with an aggregate look. Staff is recommending waiving of the bid process and acceptance of the quote from Sundek. Mr. Scalera noted that these repairs will also address a leak into the golf cart storage area.

Trustee Von Huben asked if the metal chairs and tables on the veranda would harm the surface. Mr. Monkemeyer responded that that would not be a problem and that the surface is to be re-sealed every seven years. There is also a problem at the railings.

Trustee Von Huben then asked if the pitch of the veranda would be addressed so that water would drain off of the veranda. Mr. Monkemeyer noted that the contractor will make sure that the pitch is correct. The issue at the railings will also be addressed. Mr. Scalera noted that the veranda furniture replacement was in the golf course budget but that has been pushed back.

Mayor Coladipietro asked why the bid process should be waived. Mr. Monkemeyer noted that Sundek did the original installation and has done satisfactory work and the work has held up over time.

**Finance and Administration**

1. Discussion of Property Tax Levy Abatement

Ms. Montbriand reported that the Village has issued general obligation (GO) debt to generate monies in order to fund three separate projects. Two bonds relate to the acquisition of open space (the former Indian Lakes golf course property) and the third project relates to improvements at the water reclamation facility. These bonds were issued to obtain a competitively low interest rate. This type of debt requires property tax to repay but the Village wants to use sales tax revenue and water and

sewer fund revenue. The County Clerk must be notified not to extend the tax levies and an ordinance to abate the property taxes must be filed no later than March 31, 2023. There were no questions.

2. Discussion of Disposal of Surplus Property for Public Works

Mr. Monkemeyer reported that there are several vehicles as well as a skidsteer and a trailer that have been identified as surplus property. Staff is requesting approval to use an online auction process to sell this property.

3. Discussion of Disposal of Property for Police Department

Mr. Scalera reported that the Police Department discovered some old, outdated, and non-operational radar equipment and is asking approval to dispose of this equipment.

There were no questions or comments.

4. Discussion of Purchase Order in Excess of \$20,000 for Chamber Repairs

Mr. Monkemeyer reported that on December 26 a pipe burst in the Bloomingdale Chamber of Commerce office in a Village owned property. There was major damage. The Village is working with IRMA and solicited bids but only one bid was received. That bid was from Wolfe Construction for 32,900. IRMA has approved the claim and the only extra work will be the installation of spray foam insulation instead of batt insulation. The Village will be reimbursed for a large part of this work. The Village will pay the difference between the two types of insulation.

Mayor Coladipietro asked why this would have happened this year when it has not been that cold and not in colder years. Mr. Monkemeyer noted that it was cold and the Chamber employees usually turn up the temperature on the kitchen thermostat due to plumbing on the outside wall. There was an open area by the pipe that burst but that now has spray foam insulation around it.

**Facilities, Infrastructure**

1. Discussion of Small Meters Replacement Project – Finance Discussion

Mr. Scalera noted that in order to move forward with this project it is necessary to decide on financing. Two options were presented. The first, which staff recommends, is to use the (\$2 M) remaining, unallocated ARPA funds and home rule sales tax revenue for the remainder (\$1.1 M).

The second option is to fund the project with a five-year loan. The current interest rate is 7.5%. If the project is fully funded by the loan (\$3,114,300), the Village would pay interest of \$677,713.48. If the project was partially funded (\$1,114,300) the Village would pay interest of \$242,486.64.

The upcoming budget will show that the funds are in the home rule sales tax fund and using the amount suggested would not affect future projects. Staff is looking for direction from the Board about which option to pursue.

Trustee Ackerman asked if the \$1.1M is used from the home rule sales tax fund would a healthy balance still be there? Mr. Scalera noted that there would still be a healthy fund balance.

Trustee Von Huben asked about the other projects approved for use of ARPA funds. Mr. Scalera noted that all of the approved projects are being completed or have been completed.

Mayor Coladipietro asked Mr. Scalera to send a link to the fund balances to the Board members so that they could see the current balances.

Trustee Ackerman noted that the savings from the loan interest would be enough to fund another project.

The Board agreed with the staff recommendation to use the remaining ARPA monies and the remainder from the home rule sales tax revenue fund.

2. Discussion of Professional Engineering Service Proposal with Burke Engineering for Indian Lakes Preliminary Engineering and Stormwater Analysis

Mr. Scalera reported that as the Village is moving forward with the golf course project it is necessary to identify the flooding issues. This will also affect the retention areas on the proposed golf course. Staff requests hiring Burke Engineering to identify the flooding issues with a contract with a not to exceed price of \$100,000. Mr. Scalera does not believe that the total amount will be used.

Mayor Coladipietro noted that the proposed golf course design was not very creative with the water areas. Mr. Scalera noted that there is a follow up meeting planned with Mr. Elsner and a new map is coming.

3. Discussion of Professional Engineering Services Proposal for Phase III Construction Engineering for the Covington Corporate Center STP Resurfacing Project.

Mr. Scalera noted that in order to receive federal funding through the Surface Transportation Program (STP) and an engineering consultant is needed to be retained to complete the engineering for the project. As the Village does not have a Village Engineer it is suggested that Burke Engineering be retained to assist with this project. The cost of this project is \$74,445 with part of the cost to be offset by the STP grant and MST funds.

4. Discussion of Professional Engineering Services Proposal for Phase II Design and Phase III Construction Engineering for the Edgewater Drive Resurfacing Project

Mr. Scalera noted that just as with the Covington project in order to receive federal funds for this project an engineer is also needed. Staff is recommending retaining Burke Engineering to act in this capacity.

5. Discussion of Old Town Paver Cleaning and Sealing

Mr. Monkemeyer presented a quote to remove the aggregate, clean and seal the pavers and replace the aggregate in Old Town Bloomingdale. This work would cover the piazza and some parking spaces. It is recommended that the aggregate be removed and the pavers be re-sealed every seven to ten years. This is the first time since the renovation in 2017 that the pavers have been sealed. Staff recommends that the bid process be waived and a contract be awarded to American Topsoil of Chicago for \$32,145 based on the 10,700 square feet of pavers.

**Planning, Zoning and Environmental Concerns**

1. Discussion of Planning and Zoning Commission Time Change

Mr. Gascoigne noted that several years ago the Planning and Zoning Commission moved its meeting time from 7:00 p.m. to 6:00 p.m. The municipal code was never updated so this ordinance is necessary to update the municipal code language.

2. Discussion of Medinah on the Lakes Building Permit Extension

Mr. Gascoigne reported that the developer was given an extension on the building permit in July 2020 due to supply chain issues. The developer has asked for an additional two-year extension so that the project can be completed by that time.

3. Discussion of Third Extension of Kammes Annexation Agreement

Mr. Gascoigne reported that Kammes Truck Repair on Army Trail Road was annexed in 1990 as part of the Pro-Logis and IDI Business Parks. The current annexation agreement expires in 2025 and the current owner is requesting another ten-year extension. The extension would begin when the current extension expires.

Trustee Von Huben asked if a letter needs to be signed for the annexation. Mr. Gascoigne noted that the business is in the Villages but this business is a non-conforming use and extending this agreement allows for the business to do minor building modifications.

**Traffic and Streets**

1. Discussion of Request for Contract Extension for FY24 Traffic Signal Maintenance

Mr. Monkemeyer reported that the current contract with Meade Electric for traffic signal maintenance expires on April 30, 2023. The new contract shows a 4.7% increase for 2024. Total cost will be \$9,524.64 as compared to \$9,096.96 in 2023. Meade does the county and IDOT work and staff recommends approving the one-year extension to the contract.

2. Discussion of Request for Multi-Year Contract Extension for FY24 Street Light Maintenance/Utility Locates Contacts

Mr. Monkemeyer reported that the current contract with Meade Electric Company, Inc. is set to expire on April 30, 2023. Meade was awarded a contract in 2006 and has performed maintenance for over 900 street lights in the Village. Staff is requesting a three-year contract extension. However, there will be a 15% increase in 2024 and a 3% increase in 2025.

Attorney Castaldo took over for Clerk Hager.

Staff recommends that the contract with Meade be extended for another three years.

**INFORMATION**

Trustee Von Huben provided an update on the O'Hare Air Traffic Noise Commission. There is a new proposal that would pay for insulation for those homeowners in the air traffic zone. It will be voted on March 3, 2023.

**ADMINISTRATIVE STAFF REPORTS:**

Village Administrator, P. Scalera

Indian Lakes Update – a new golf course routing map will be presented next Friday and Burke Engineering is working on the water issues on the property. Hotel is obtaining pricing for window replacement and are still looking at beginning work on March 1, 2023.

Mr. Scalera reported that Burlington has vacated the building and the Village has taken control of the property. There is a 10 a.m. walkthrough on Wednesday 2/15 to secure the building. Carsons was to close this week. The condemnation attorney provided a counter offer to Sears but there has not been any response. An updated site plan should be available from Aria Architects next week. The Sports Facility has also completed their survey.

Assistant Village Administrator/HR Director, K. Buggy  
No report

Village Attorney, M. Castaldo, Jr.  
No report

Director of Public Works, J. Monkemeyer  
No report

Interim Director of Finance, T. Montbriand  
No report

Director of Public Safety, F. Giammarese  
Absent

Director of Community and Economic Development, S. Gascoigne  
Mr. Gascoigne has contacted the developer of the proposed townhome project on Schick Road. He has not had a response. He believes that they will also be requesting an extension.

**OTHER BUSINESS**

None

**ADJOURNMENT:**

**Motion** by Trustee Von Huben, seconded by Trustee Bolen **to adjourn the meeting of February 13, 2023 at 7:00 p.m.** Voice Vote All Trustees voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Pamela S. Hager  
Village Clerk

Psh