

APPROVED

Approved @ 3/13/23 VB mtg

February 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 FEBRUARY 27, 2023, AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE C

CALL TO ORDER

The meeting was called to order by Mayor Coladipietro at 6:02 p.m.

ROLL CALL

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

PRESENT: Trustees Ackerman, Belmonte, Bolen, Bucaro, Shannon and Von Huben
ABSENT: None

QUORUM PRESENT

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Shannon to open the floor to audience participation.

No one in the audience wished to speak.

Motion by Trustee Von Huben, seconded by Trustee Shannon to close the floor to audience participation.

DISCUSSION ITEMS

Committee of the Whole – Golf Course Operations

1. Discussion of Replacement of the Sand Pro Raking Machine for the Bloomingdale Golf Club

Mr. Scalera reported that the current 1996 machine was purchased in 2000 for \$4,500. The machine has outlived its useful life and needs replacement, \$25,600 was budgeted for this item. The bid from Omnia is \$25,568.20 for a Toro Grounds & Turf machine which is under budget.

There were no questions.

Finance and Administration

1. Presentation of Golf Course Fund FY24 Annual Budget and 5 Year Forecast

Ms. Montbriand presented the Golf Course Fund Budget. Greens fees for the 2023 season will increase between 5 and 7% which will generate an additional \$35,000 annually. Ms. Montbriand referenced page 8 of the report which projects that the annual operating income objective of the golf course is \$100,000. The report predicts that this will hold true through 2027. The budget also includes a proposal to replace the fleet of golf carts with gently used – one to two-year old carts for the amount of \$390,000. The number of rounds of golf are assumed to be constant based on 2022 levels. Golf cart rental fees will remain the same in 2023 and will remain the same from 2022-2027. Operating expenses for FY25-FY28 will increase 4% annually. The increase for FY19-FY23 has been 3.25%. Capital improvements will occur as scheduled and will be funded through cash financing.

Mr. Scalera noted that the capital improvement this year is the replacement of the fleet of golf carts. Director of Golf, Dave Shallcross reported that he has researched replacing the fleet with "gently used" golf carts. The supply of new carts is limited due to the ongoing supply chain issues and the wait time can be as long as 18 months. Several golf courses replace their carts every year. Bloomingdale is hoping to take advantage of this. Olympia Fields is one of the courses that does this. Bloomingdale is at the top of the list if these carts become available. There is a 12-18-month lead time. This is year seven of the current fleet and they are showing wear. But the batteries were replaced last year. The replacement cost is estimated at \$390,000 if "gently used" carts are purchased.

Trustee Ackerman asked if there is a trade in value for the current carts and is that included in the budgeted amount. Mr. Shallcross indicated that \$500 - \$750 per cart could be realized. The trade in value is not included in the budgeted number. He also indicated that the batteries were just replaced in the carts so that should increase their trade in value.

Mr. Shallcross went on to reiterate the budget information. The course is estimating 35,000 rounds in 2023 with revenue increasing by 3.2%. Greens fees will increase 5% for 18-hole rounds and 7% for 9 hole rounds. With the increase Bloomingdale will still be at the lowest rate in the area. Golfers comment that Bloomingdale has a good pace of play and the course is popular with seniors. Junior golf has increased and the course has hosted IL Junior events and two high school tournaments. They have 80 golf outings scheduled in 2023 as well as a CDGA Senior event. The golf course has replaced the phone system in the building and is replacing the POS system in the pro shop. Replacement of the veranda floor will also be occurring in 2023. The course has also been approached by Medinah Country Club to provide tee times for their members during construction on one of its courses.

Trustee Shannon indicated that if green fees are up 40% since 2020. Will this plateau and is it sustainable? Mr. Shallcross responded that it will plateau and the growth will flatten out.

Mayor Coladipietro asked that as seniors are the majority of players here. Would it be advantageous for Bloomingdale to sponsor a senior event? Mr. Shallcross noted that he tried that and it wasn't very successful.

There were no additional questions.

Facilities, Infrastructure

1. Discussion of Water Reclamation Facility Phase 2B Improvements – Change Order #6

Mr. Monkemeyer reported that we are in the final phases of the Water Reclamation Facility Project. He presented Change Order #6 which is a credit for \$60,482.04. The total contract price is now \$7,415,704.90. The awarded contract price plus contingency is \$7,527,823.00.

There were no questions.

2. Discussion of a five-year extension to the existing Multi-Year HVAC Service and Maintenance Contract with Oak Brook Mechanical

Mr. Monkemeyer reported that the Oak Brook Mechanical contract will expire on April 30, 2023. Oak Brook Mechanical has been performing inspections, repairs and maintenance on the HVAC systems for the Village owned properties since 2017. They have presented a new five-year extension with a

2% increase per year with a total of \$72,688 for FY24. Oak Brook Mechanical has provided quality service and staff recommends extension of the contract.

3. Discussion of Landscape Maintenance Agreement for Indian Lakes Open Space

Mr. Monkemeyer reported that Yellowstone Landscape, formerly Acres Group has completed mowing of the 121 acres at the Indian Lakes open space for the past two years. The proposed cost for 2023 is \$42,803 for the 2023 season. This is a 7.6% increase over their 2021 bid but is still lower than the second lowest bidder in 2021. Staff recommends renewing for 2023 and will insure that the contract can be terminated if necessary due to the work on the open space.

Trustee Shannon asked if we can counter the 7.6% increase. Mr. Monkemeyer answered that they would ask.

Public Safety

1. Discussion of the Purchase of One Squad Car

Director Giammarese requested the purchase of an AWD Chevy Traverse from Sunrise Chevrolet in Glendale Heights for \$53,900. Total cost with lights, title, etc. is \$58,025. This purchase was approved in FY23 and never completed.

Trustee Von Huben asked if the vehicle is immediately available. Director Giammarese replied that it is.

2. Discussion of Ordinance Prohibiting Street Parking on Certain areas of Third Street, Washington Street, and Day Street within the Village of Bloomingdale

Mr. Scalera reported that this is a follow up discussion to the parking issue in Old Town in part due to a proposed new restaurant. The proposed ordinance would restrict parking on one side of Day Street from Third Street to Bell Tower (hydrant side), both sides of Third Street from Franklin to Schick and Washington Street from Third Street to Bloomingdale Road. This would keep the traffic lanes open for emergency vehicles and minimize any disruption to the residents of the area. Staff was looking for input about Alden where they park a vehicle that is used for pickup.

Trustee Ackerman asked if the residents would still be able to park in front of their homes. Trustee Von Huben reported that she had personally spoken with all of the residents on Third Street. They all agreed that they have plenty of on property parking and do not park on the street so they had no objections.

Trustee Von Huben thanked Mr. Scalera for looking at all of the streets in Old Town.

INFORMATION

None

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera

No Report

Assistant Village Administrator/HR Director, K. Buggy

Ms. Buggy reported that the Village has entered into a contract with JustFOIA for \$6,700 – which is \$1,700 over budget. This will assist with FOIA requests.

The Village has also contracted with Montecito which will update the website, look for updates, and improve accessibility. Mayor Coladipietro noted that it might be time to re-visit the website. Ms. Buggy replied that this company will assist us with that and Ms. Buggy will work with CivicPlus to update and improve the overall look. Mayor Coladipietro then asked if we can track which pages are accessed the most. Ms. Buggy reported that there is another level that tracks visits, etc. and she will check with CivicPlus if that information is available.

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
We have a new officer who is a lateral transfer from Wilmette. Her name is Liz McGuire.

Director Giammarese has also been approached by Dr. David Hill of School District 13 about a full-time resource officer at Westfield Middle School. The School was given an estimated cost of \$100,000. Research and talks are continuing.

He also reported on the large number of coyote sightings. Wildlife Management is monitoring these.

Trustee Von Huben asked how the canine officer is doing. Director Giammarese reported that he had health issues and they changed his food and he is doing better.

Director of Community and Economic Development, S. Gascoigne
Mr. Gascoigne was contacted about a possible development at Medinah Road in Addison. Addison said that a new plan was presented and was rejected by Addison. Mr. Gascoigne asked that he be kept informed of any development.

Mayor Coladipietro noted that he saw on social media that Turtle Wax and the Shell Station on Gary Street was sold. Mr. Gascoigne noted that that was true and the sites were purchased by a developer who also was buying homes on Old Gary Avenue. The developer does not want to be identified.

OTHER BUSINESS

1. Update related to Stratford Square Mall Property

Mr. Scalera reported that there will be a follow up meeting with Aria Architects and the Mayor this week to see new site concepts. He indicated that the Board should contact him with any ideas about the plans already shared.

The condemnation attorney contacted the owners of the former Sears property (TF Properties). To see if they have any thoughts on the counter offer. The Village should hear something this week. KOHL'S has contacted the attorney and wants to become active in the redevelopment process and will be contacting the Mayor to have a meeting. The condemnation hearing for Namdar may also be moved up from July closer to the March 21 and 27 dates for Sears and KOHLS.

Mayor Coladipietro reported that he and Director Giammarese have been meeting with some national restaurant groups about interest in locating in Bloomingdale.

Trustee Belmonte asked if the sales tax from the business district is still there. Can that be used for Village costs? Attorney Castaldo said that there are some restrictions but he will look into it. Mayor Coladipietro reported that some of it could be used for Aria Architects and other costs.

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

Burke Engineering has reported that the maintenance building will not move. The Village and the hotel will need to jointly own the path at the north end of the property. It has been determined that the driving range will not require netting as it is being angled so there will be a buffer of retention area. The consensus is that enough distance and clearance is there that it will not be required. Approximately 300 trees will need to be removed – 150 of them are diseased or hazardous and the Village will look at planting more. Elsner Group is close to finalizing the golf course map.

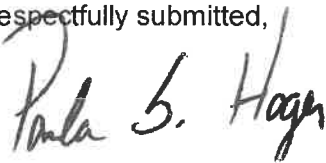
Hotel management reported that they have begun work on freshening up the hotel rooms. Their goal is to have the rooms and the Masters Grill open by summer. The mini-golf will be removed and the tennis courts will be re-made into pickle ball courts. Management also wants to build an event space where the golf pro shop is currently. They are now out to bid for this new building.

ADJOURNMENT:

Motion by Trustee Ackerman, seconded by Trustee Bolen to adjourn the meeting of February 27, 2023 at 7:04 p.m. Voice Vote All Trustees voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Pamela S. Hager
Village Clerk

Psh