

APPROVED @ 3/28/22 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 MARCH 14, 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 March 14, 2022 was called to order by Village President Coladipietro at 6:16 p.m.

ROLL CALL

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

PRESENT: Village President Coladipietro, Trustees Belmonte, Bolen, Bucaro, Shannon, and Von Huben

ABSENT: Trustee Ackerman

QUORUM PRESENT

AUDIENCE PARTICIPATION

Motion by Trustee Bolen and seconded by Trustee Bucaro 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 Bolen to close the floor for audience participation. All Trustees voted Aye.

DISCUSSION ITEMS

A. Finance and Administration

1. Presentation by Equitable Associates of Village 457 Employee Retirement Plan

Mr. Scalera noted that staff has spent a considerable amount of time reviewing the Village Employee 457 Retirement Plan provider. The current provider is Mission Square. Kyle Zake of Equitable made a presentation concerning the administration of the plan. Equitable offers the same services as the current provider. Mr. Zake deals primarily with schools and municipalities. Equitable is a company that is 160 years old and is a Fortune 500 company whose niche is financial planning. Equitable uses an advisor driven model and are licensed financial advisors. They will also meet one on one with employees. The Village 457 plan administration will not incur any additional costs to the Village. All costs are paid by the employees.

Trustee Ackerman entered the meeting at 6:32 p.m.

A comparison was made between the current provider and Equitable showing a savings on fees paid by employees. The weighted expense ratio for the current provider is .96% versus .19% for Equitable. This would represent a cost of \$ 162,000 for the current plan versus \$ 32,000 for Equitable. This

pricing is guaranteed in writing and will never go up. Employees could also participate in a self-directed plan with Village approval. There is a 90 day implementation period and requires little administrative burden on the part of the Village.

Mayor Coladipietro thanked Mr. Zake for his information and noted that this is the beginning of the process and staff will stay in touch.

2. Discussion of Professional Agreement with Argianas & Associates for the Appraisal of the Stratford Square Mall Properties

Mr. Scalera noted in keeping with the Village's vision for the Stratford Square Mall property it is in the best interest of the project to assess the current value of the existing Mall properties. This is the first step in the process of looking at the Stratford Square property before approaching future developers or buyers. In order to achieve this staff is proposing that Argianas & Associates be engaged to perform the appraisals. There will be five appraisals done – one of the Mall property with the former JC Penney property, one of the Burlington, Carson's, Sears, and Kohl's properties. The appraisal will be done for a not to exceed price of \$ 24,200. The appraisal will be completed in 90 days after engagement. This expenditure will be charged to the TIF after its approval.

B. Committee of the Whole – Golf Operations

1. Discussion of Nadler Golf Car Sales

Mr. Scalera explained that as part of the annual golf cart maintenance at the Bloomingdale Golf Course all the golf carts were assessed. It was discovered that the carts have at least another year or two of life. In order to make that a reality all of the golf cart batteries were tested. The batteries have a useful life of three to four years. Of the 75 carts 55 had good batteries. The other 20 did not. The cost to replace the batteries and complete the routine maintenance is \$ 22,386.14 from Nadler Golf Car Sales. It is estimated that this maintenance could extend the life of the carts for one to two years.

The Golf Course Committee is also investigating through Golf Plus the purchase of used golf carts from local country clubs who routinely rotate their carts every two years instead of purchasing new carts when it is time to replace the fleet.

C. Traffic and Streets

1. Discussion of FY23 Hauling and Dumping "Spot Market" Procurement Approval

Mr. Monkemeyer noted that this is an annual authorization allowing Public Works to procure hauling and dumping services through the "spot market" procedure. This entails checking the cost of pricing on a monthly basis from the minimum of three vendors and utilizing the lowest price. Total expenditures will not exceed the proposed budget allocation of \$ 27,000.

2. Discussion of FY23 Aggregate Material "Spot Market" Procurement Approval

Mr. Monkemeyer noted that this is the same process as is used for the hauling and dumping procurement. The same process will apply to the aggregate material with a proposed budget of \$ 29,750.

3. Discussion of FY23 Ready Mix Concrete "Spot Market" Procurement Approval

Mr. Monkemeyer continued that the procurement of Ready Mix Concrete will be part of the same process as the previous two items. The proposed budget for this is \$ 32,850.

4. Discussion of FY23 (2022-23 Snow Season) DuPage County Joint Purchasing Requisition for Sodium Chloride (Rock Salt)

Public Works would like participate in the DuPage County Joint Purchasing Program for obtaining rock salt for the 2022-23 snow season. In order to do this the paperwork to join the program must be submitted by March 18, 2022. The amount of salt to be requisitioned is 1300 tons with a minimum guarantee purchase amount of 1,040 tons (80%) with the option to purchase up to 1,650 tons (130%). The Board had no questions or objections to participating in the County program. The cost is not known as the County will be bidding on the salt. Mr. Monkemeyer will bring the cost back to the Board in the Summer of 2022. The Board approved submission of the paperwork

D. Facilities, Infrastructure

1. Discussion of Dry Weather Flow Pump Replacement

Mr. Monkemeyer has five dry weather flow pumps at the water treatment plant. There are five dry weather flow pumps. The pumps are critical to ensure adequate pumping capacity. The pump was to be included in the FY23 budget (\$ 30,000) but was requested to be purchased in FY22 by Finance. These pumps are provided by Hidrostal and the cost is \$ 30,566 and will be purchased from Lai, Ltd. of Rolling Meadows, IL.

E. Planning, Zoning & Environmental Concerns

1. Discussion of Village Zoning Map and Address Map Updates

Mr. Gascoigne noted that this is an annual update of changes made during the year. This new map needs to be adopted by May 1 each year. All of the changes have been approved by the Board during the year.

2. Discussion of Culver's Revised Ordinance

On September 27, 2022 the Village Board adopted Ordinance No. 2021-38 approving the construction of a Culver's Restaurant at 455 W. Schick Road. As part of this ordinance both parties must execute the ordinance consent within 45 days of acceptance of the ordinance. Due to the number of agreements and conditions related to the sale, Meijer has not been able to execute the consent which is over the 45 days indicated in the ordinance. Meijer and Culver's are requesting an extension of the requirement so that they can finalize all agreements, prior to executing the consent. The extension would be an additional 45 days. This will allow the parties to close on the property.

INFORMATION

No Report

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera

Mr. Scalera reported that the RFP's for the Village fireworks display on July 3 have gone out for bid. Bids will be reviewed at the end of March. And all business license renewal letters are going out.

These letters will include an additional letter to all businesses indicating the need to keep their premises clean of litter and debris.

Assistant Village Administrator, B. E. Weber

Ms. Weber reported that she is setting up the paint collection drive and that the Village has been awarded a \$ 500 grant for shredding. A shredding event will be set up for the summer.

Village Attorney, M. Castaldo, Jr.

No report

Director of Public Works, J. Monkemeyer

No report

Director of Finance, G. L. Szott

Mr. Szott reported that the FY23 budget will be released on Friday, March 18 along with the new water/sewer rates.

Director of Public Safety, F. Giammarese

No report

Director of Community and Economic Development, S. Gascoigne

Mr. Gascoigne reported that First Watch has submitted information for a permit for the former T.G.I. Fridays location on Army Trail. They hope to apply for permits and hope to fast track the process.

OTHER BUSINESS

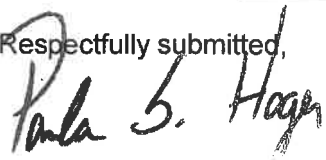
Mayor Coladipietro noted that as the Indian Lakes hotel property has a new owner and it will probably be re-named, should the Board consider re-naming the open space area. The Board could meet and decide on a name, a contest could be run in the Village for a new name, or some other idea could be used. He asked the Board to think about it.

ADJOURNMENT

Motion made by Trustee Bolen, seconded by Trustee Shannon, to adjourn the meeting at 6:55 p.m. on March 14, 2022. Voice Vote. All Trustees voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Pamela S. Hager
Village Clerk
psh