

APPROVED

@ 6/27/22 VB 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 JUNE 13, 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 June 13, 2022 was called to order by Village President Coladipietro at 6:04 p.m.

ROLL CALL

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

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

ABSENT: Trustees Ackerman

QUORUM PRESENT

AUDIENCE PARTICIPATION

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

No one in the audience desired to speak.

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

DISCUSSION ITEMS

A. Finance and Administration

1. Discussion of Stratford Square Vision Plan and Presentation

Mr. Scalera introduced Lee Brown and Carol Brobeck of Teska Associates to do another discussion of the Stratford Square Vision Plan. Mr. Brown asked whether the Board members had looked at the proposed website containing the information about the Stratford Square Vision Plan. He continued that the website is designed to tell the community the story of Stratford Square and its radical change since its inception based on outside influences on retailing i.e. the internet and the opportunity that exists for smaller retail establishments in that area. Malls have been lost across the nation as consumer attitude has changed. It states that it would be inappropriate to re-create a mall on the site and mentions the TIF that has been created by the Village to encourage re-development. The website then shows a couple of site designs – one showing a large centrally located open space with residential over retail spaces along with low-rise and mid-

rise condos and townhouses. And the other design shows green space located outside of retail space facing retail space on interior streets. In this design the residential is separate from the retail space. The website also includes examples of building types and finishes with a survey for community members to answer a few short questions and give their reaction/input.

Mr. Brown continued by stating that when the Village is ready the community would be able to access the website by either a URL or a QR code. He also noted that developers also want to know what issues are important to the Village and the Community. They will not want to see either a blank slate or a finished product that they need to build to. They will do their own designs and the Village will evaluate them based on their desires and needs.

Mr. Brown asked if Teska's presentation is telling the story. Does it reflect Village needs and give parameters that reflect the Village vision.

Mr. Scalera noted that there had not been any feedback from the Board members and asked whether this an approach that was acceptable so that forward progress can be maintained on this project. Trustee Shannon noted that he liked the website and the survey questions. He felt that it was important for residents to understand the large amount of land involved (275 acres). Trustee Von Huben noted that she also liked the concept. She believes that we need to take our time with it and make sure it is what the Village wants. Trustee Belmonte also expressed his approval of the concept. Mayor Coladipietro asked Mr. Brown if he thought that there would be multiple developers or one developer on this type of project. Mr. Brown indicated that the largest impediment is the large numbers of owners of the parcels. There are not many developers who can take on a project of this magnitude so you are likely to see multiple developers needed – a residential developer, a commercial developer, a specialized developer and one developer to be the overseer/coordinator of the project. The Mayor then inquired whether Mr. Brown felt that the Village should be the general contractor on the project and can the parcel be developed in a way so that the Village will still have some control? Mr. Brown noted that control would be retained via the development agreement and suggested that the Village does not want to be the developer.

Mayor Coladipietro noted that the parcel would probably not be developed all at once. Mr. Brown noted that the Village doesn't have to own the property to have control over the development or the schedule of the development. The Village would hope that it would be just one owner before development began. The Mayor noted that the Village doesn't want to rely on a developer to create the Village vision. Developers are driven by profit so how does the Village control without being the general contractor? Mr. Brown noted that the agreement can stipulate land prices, phasing, Village assistance, etc. and specifics can be put into the Agreement so it will meet the Village goals/vision. Village also can have control over spending of the TIF money and spending on infrastructure, etc. The Mayor then asked if having one developer own all of the land is concerning and would there be an advantage to using one of our employees (Planning/Zoning Director) organize the project. Mr. Brown noted that phasing can be identified and it would enable the project to be managed better. Mayor Coladipietro then asked if that would limit the possibilities? Mr. Brown noted that few companies are able to handle something this size. This is a complex project.

Trustee Shannon asked if the retail space noted on the proposed designs are a realistic size. Mr. Brown noted that it is. And all of it would not have to be completed at once. The Board agreed that they were ready to go public with the website to gain community input.

2. Discussion of Indian Lakes Business District Extension

Mr. Scalera reported that the new ownership group of Indian Lakes is progressing. They are preparing to apply for permit. Previously the Village used a Business District to provide assistance to the former owner. Staff would like to know if the Board is willing to provide similar assistance to the new owner. Village Attorney noted that it might be necessary to dissolve the current district and re-establish it. This would assist the Village. This money could also be used for the Village owned property for the Storm Water project as well as for re-development of the golf course.

3. Discussion of Village of Bloomingdale Police Pension Fund Statement of Cash Receipts and Disbursements for Year Ended April 30, 2022

Mr. Szott reported that this is a statutory annual report to comply with 40 ILCS 5/3-141. The report is on a cash basis and it does not reflect market value adjustments. The Board had no questions or objections.

4. Discussion of Purchase Approval in Excess of \$20,000 – Audit Services for Fiscal Year 2021/2022.

The Village Administrator reported that the invoice for the annual audit to Lauterbach & Amen, LLP CPAs exceeds his authorization authority. The cost for the Fiscal Year 2021/2022 audit is \$ 35,040. It is \$2,100 less than the audit for the previous year. There were no questions.

B. Traffic and Streets

1. Discussion of FY2023 DuPage County Joint Purchasing Requisition for Sodium Chloride (Rock Salt)

Trustee Bolen exited the meeting at 6:38 p.m.

Mr. Monkemeyer reported that last year the Village used the DuPage Joint Purchasing Requisition for the purchase of rock salt. It was decided to use the same process this year. DuPage County received three bids with the lowest bid coming from Morton Salt at \$75.88/ton. This price is \$5.25 per ton lower than 2021. The Village requested 1300 tons with a requirement to purchase 80% of the amount requested with an option to purchase additional amounts if needed. The total cost will be \$98,644.00. The guaranteed minimum purchase amount is 1040 tons with a maximum purchase of 1650 tons.

Trustee Von Huben asked whether there was rock salt left from this winter. Mr. Monkemeyer noted that there the Department does carry over a full building's worth for this year.

2. Discussion of Intergovernmental Agreement – Army Trail Road Re-paving at intersecting Village roads

Mr. Scalera reported that DuPage County is re-surfacing Army Trail Road. They will be paving into several intersections of Village Streets. The Village will pay the amount owed for the paving into those interactions so an agreement is necessary. The MFT Fund Monies will be used. The cost is \$10,065. There has been no start date given. When a date is given it will be widely publicized.

3. Discussion of Purchase Recommendation for Mini-Excavator

Trustee Bolen re-entered the meeting at 6:40 p.m.

Mr. Monkemeyer reported that the current CAT 305 mini-excavator was purchased in 2008. It is used primarily for water and sewer work and main repairs. It has outlived its useful life and has been experiencing a multitude of maintenance issues. An amount of \$110,000 is budgeted in the FY23 budget for purchase of a replacement. Staff explored several models and even had some demo models to test. Staff recommends the purchase of a CAT 306 from Altorfor Industries for the cost of \$106,500 through the Sourcewell Purchasing Cooperative with a delivery date of mid-July 2022.

C. Facilities, Infrastructure

1. Discussion of Award Recommendation for Police Department (PD Elevator Modernization Project)

Mr. Monkemeyer noted that the elevator in the Police Department Building is the original one installed in 1987. The parts and controls are obsolete and the elevator needs replacing. The Village received two bids with the lowest bid from Colley Elevator for \$131,344. Staff also recommends a \$35,000 contingency for any issues that might arrive when the current cylinder is removed. The update of the interior of the elevator cab was also bid with the low bid coming from Cabworks Custom Elevators for the price of \$22,520.

INFORMATION

None

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera
No Report

Assistant Village Administrator, B. E. Weber
No Report

Village Attorney, M. Castaldo, Jr.
No Report

Director of Public Works, J. Monkemeyer
No Report

Director of Finance, G. L. Szott
No report

Director of Public Safety, F. Giammarese
No Report

Director of Community and Economic Development, S. Gascoigne
No report

OTHER BUSINESS

Trustee Von Huben asked when ComEd will complete the Lake Street work. Mr. Scalera noted that the Village is not happy with the progress or the lack of immediate repair after completing a section. The Village is battling to have the restoration work completed. The Village will be contacting their ComEd representative to discuss this work and their lack of satisfaction. Mr. Scalera will notify Board members of any progress.

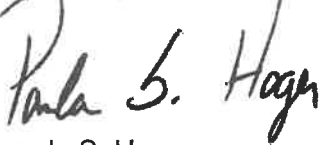
The street program has slowed due to the asphalt shortage where Local 150 is part of. Concrete work has been continuing.

ADJOURNMENT

Motion made by Von Huben, seconded by Trustee Bolen, **to adjourn the meeting at 6:50 p.m. on June 13, 2022.** Voice Vote. All Trustees voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Pamela S. Hager
Village Clerk
psh