

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Wednesday, July 6, 2011

6:59 PM

**Village Hall Board Room
1050 W. Romeo Rd**

Village Board

Regular Meeting

1. CALL TO ORDER

Roll Call

Present: Jose Chavez, Linda Palmiter, Ken Griffin, Dave Richards, Sue Micklevitz, Brian Clancy and John Noak

2. POSTING OF COLORS, PLEDGE OF ALLEGIANCE

3. PETITIONS FROM THE PUBLIC

Dwight Bendel-Montrose Dr

Thanked the Board for the handicapped parking ordinance that was recently passed.

Harold Phillips-409 Camden

Losing 5 feet of driveway due to road repair. He was told ordinance only allows 25 feet. Mayor Noak replied that we will talk after the meeting tonight.

4. CONSENT AGENDA

MIN11-0384 Approval of Minutes-June 15, 2011 Workshop Meeting

This Matter was Approved on the Consent Agenda.

MIN11-0385 Approval of Minutes-June 15, 2011 Regular Meeting

This Matter was Approved on the Consent Agenda.

11-1457 Approval of Bills-Schedule A

This Matter was Approved on the Consent Agenda.

11-1458 Approval of Bills-Schedule B

This Matter was Approved on the Consent Agenda.

11-1459 Approval of Bills-Schedule C

This Matter was Approved on the Consent Agenda.

11-1460 Approval of Bills-Schedule D

This Matter was Approved on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Brian A. Clancy Sr., seconded by Dave Richards, including all the preceding items marked as having been adopted on a Consent Agenda. The motion carried by the following vote:

Aye: 6 - Chavez, Palmiter, Griffin, Richards, Micklevitz and Clancy

Non-voting: 1 - Noak

5. MAYOR'S REPORT

Congratulations to Lockport Township Park District on the opening of Phase II of Hassert Park.

Thanks to our State Treasurer, Dan Rutherford who came out to promote the State's Cash Dash Program.

The Route 66 Wayside Marker, which is located at White Fence Farm, was dedicated this past week. Thanks to White Fence Farm for partnering with us.

Thanks to all who attended the Independence Day Celebration. There was a great turnout. The fireworks display was wonderful. Thanks to all who worked so hard to get ready for this event.

Congratulations to Euro Deli who will be holding their ribbon cutting on July 8th.

Join us for the next Coffee with the Mayor which will be July 14th at 5:00 here at Village Hall.

The next Citizens Advisory Meeting for the Airport/I-55 Interchange will be July 19th here at Village Hall from 9:30-11:30.

6. CLERK'S REPORT

Clerk Holloway reported that the next Senior Services Commission meeting will be July 12th.

7. CITIZEN'S, COMMITTEES, COMMISSIONS AND LIAISON REPORTS

*Trustee Micklevitz-EDC/Green Team/REMA
The next Green Team meeting will be in September.*

A representative from the State of Illinois attended our last EDC meeting to talk about their incentive programs. The next meeting will be September 8th at the Recreation Department.

Thanks to all of the REMA volunteers for all of their dedication.

*Trustee Richards-Planning and Zoning/Zoning Board of Appeals/RPTV
The next Planning and Zoning meeting will be July 12th. They will discuss Spotless Express and National Tire and Battery.*

Trustee Clancy-Beautification/Parks and Recreation

The Beautification Commission is judging homes for the Home of the Month Program.

A Recreation update was given.

*Trustee Griffin-Veterans/Downtown Commission
The next Veteran's Commission meeting will be July 12th. Please contact the Recreation Center to participate in the Blue Star Flag. The Village is now accepting orders for our Brick Paver Program.*

Trustee Palmiter-Finance/Humane Society

The next Finance meeting will be July 13th at 4:00 p.m. at Village Hall.

The Humane Society is looking for foster parents to help place the 27 animals that were taken from a home in Bolingbrook. If you are interested contact the Humane Society. They will be holding a fundraiser at the Slammers Baseball Stadium on Saturday, July 30th.

Trustee Chavez-Fire and Police/Youth Outreach

The Fire and Police Commission is in the process of conducting oral interviews.

The Youth Outreach Commission will meet on September 12th.

8. VILLAGE MANAGER'S REPORT

No report

9. NEW BUSINESS

A motion was made by Jose Chavez, seconded by Ken Griffin, the Motion was to do a Consent Agenda for All New Business with the Caveat that RES11-1432 will be Subject to the \$40,000/40% Cap. The motion carried by the following vote:

Aye: 6 - Chavez, Palmiter, Griffin, Richards, Micklevitz and Clancy

Non-voting: 1 - Noak

ORD11-0913 An Ordinance Amending Chapter 112 (Alcoholic Beverages)

This Matter was Approved on the Consent Agenda.

RES11-1431 A Resolution Accepting a Proposal and Entering into a Contract with Coca Cola Bottling Company of Chicago (Two Proposals were Received)

This Matter was Approved on the Consent Agenda.

RES11-1432 A Resolution Authorizing the Execution of a Redevelopment Agreement - Goodyear

This Matter was Approved on the Consent Agenda.

RES11-1433 A Resolution Waiving the Formal Bidding Process and Awarding the Spangler Road Reconstruction Project to George's Landscaping, Inc. (the Current General Contractor for the Veteran's Memorial Project)

This Matter was Approved on the Consent Agenda.

RES11-1434 A Resolution to Waive the Bid Process and Enter into a Contract for the Weglen Subdivision and Romeo Rd Resurfacing Project (Three Proposals were Received)

This Matter was Approved on the Consent Agenda.

RES11-1435 A Resolution Entering into a Contract with Hitchcock Design Group for

Professional Services for Downtown Redevelopment

This Matter was Approved on the Consent Agenda.

RES11-1436 A Resolution Entering into a Contract with PSA Dewberry for Professional Services for Design of a Restroom Facility/Concession Building

This Matter was Approved on the Consent Agenda.

RES11-1437 A Resolution Authorizing the Application for an OSLAD Grant for Murphy Park

This Matter was Approved on the Consent Agenda.

RES11-1438 A Resolution Declaring Default of Improvements-Sharp Homes, Inc-Stone Bluff Development

This Matter was Approved on the Consent Agenda.

RES11-1439 A Resolution Declaring Default of Improvements-Kenar LLC/Normantown LLC-Greenhaven Subdivision

This Matter was Approved on the Consent Agenda.

RES11-1440 A Resolution Declaring Default of Improvements-Pasquinelli/Fieldstone LLC-Fieldstone Development

This Matter was Approved on the Consent Agenda.

RES11-1441 A Resolution Amending Resolution No. 11-1413 Authorizing a Change Order to Contract with George's Landscaping, Inc. for Phase I of the Civic Campus Project

This Matter was Approved on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Dave Richards, seconded by Sue A. Micklevitz, including all the preceding items marked as having been adopted on a Consent Agenda. The motion carried by the following vote:

Aye: 6 - Chavez, Palmiter, Griffin, Richards, Micklevitz and Clancy

Non-voting: 1 - Noak

10. BOARD COMMENTS

Trustee Chavez-

Thanks to all who came out for the fireworks. It was nice to see so many people enjoying the night.

Thanks to Public Works for all of their hard working during the recent storms.

Thanks to staff for all of the great park parties. The residents are really enjoying them.

Join us for Coffee with the Mayor on July 14th.

Join us for the Movie Under the Stars on July 27th.

He read an article regarding the struggling Social Security and Medicare Programs.

Please voice your concerns to your legislators.

Trustee Palmiter-
Thanks to staff for such an outstanding fireworks show.
Join us for Relay for Life on July 23rd. Your support is appreciated.

Trustee Griffin-
Please support the Humane Society fundraiser.
Happy Birthday to Linda Palmiter.

Trustee Clancy-
There are tremendous turnouts for all of the Recreation events this summer.
The Wayside Exhibit is wonderful.

Trustee Richards
Thanks to staff for such an outstanding Independence Day Celebration.
The next Concert in the Park will be July 21st.
Relay for Life will be July 23rd. This is a very important event.
Mega Passes are on sale for RomeoFest.

Trustee Micklevitz-
On Thursday July 14th, there will be a resident photo shoot. Contact the Recreation Department for more information.
Thanks to staff for all of their hard work.
Happy Birthday to Linda.

11. EXECUTIVE SESSION

None

12. ADJOURNMENT

A motion was made by Jose Chavez, seconded by Brian A. Clancy Sr., the Motion was to Adjourn at 7:28 p.m. The motion carried by the following vote:

Aye: 6 - Chavez, Palmiter, Griffin, Richards, Micklevitz and Clancy

Non-voting: 1 - Noak

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Wednesday, July 6, 2011

6:02 PM

**Village Hall Board Room
1050 W. Romeo Rd.**

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present: Jose Chavez, Linda Palmiter, Ken Griffin, Dave Richards, Sue Micklevitz, Brian Clancy and John Noak

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION****RES11-1432** A Resolution Authorizing the Execution of a Redevelopment Agreement - Goodyear

Mr Rockwell reported that Goodyear at 49 Normantown Rd has proposed a redevelopment plan for the building and site. The property is located in the Downtown District as well as the Downtown TIF. As such, Mr Mikuska, the owner, has requested a facade improvement grant and TIF incentive. A listing of the improvements was given. The improvements are estimated to cost approximately \$100,000. The current proposal involves a \$40,000 incentive. \$25,000 of that will be in the form of a facade improvement grant. This is the maximum grant allowable for the program and \$15,000 will be a straight TIF incentive.

Mayor Noak stated that the scope of this project has changed over the course of time. This is a good beginning to cleaning up this property. The concern is the use of TIF Funds and making sure they are being used properly.

Trustee Micklevitz stated that she appreciates this project. She asked what is our leverage so that he completes the project and what is the time frame. Mr Gulden replied that the project needs to be completed by September 15th and we will not remit payment until it is completed to our satisfaction.

Trustee Griffin added that he would like to have local businesses involved in the project. Mr Mikuska replied that he tried to keep all the work local but he did have to go with the lowest costs. He said he has been involved with Romeoville since 1982 and he is here to stay.

Mayor Noak stated that he understands the need for cost savings.

Trustee Clancy asked about the handicapped spot and where it will be located and Mr Mikuska replied right in front of the door.

Mayor Noak stated that we are very excited about the overall development of this corridor and it is nice to have partners willing to work with us.

RES11-1433 A Resolution Waiving the Formal Bidding Process and Awarding the Spangler Road Reconstruction Project to George's Landscaping, Inc. (the Current General Contractor for the Veteran's Memorial Project)

Mr Zabrocki reported that the previously approved budget amount for the Phase I redevelopment of 10-13 Montrose Dr included reconstruction of Spangler Rd. consisting of new curb and gutter, ADA compliant sidewalk, watermain replacement, pavement resurfacing and storm sewer/outfall installation from the Veteran's Memorial detention pond. The Illinois EPA permitting process for the Spangler Rd. portion of the project has been completed and is now ready for construction. Because the engineering and permitting was not yet completed at the time the project was bid, this portion is now being added as Phase 1A. On April 20th the Board approved the project in the amount

of \$1,178,216. to George's Landscaping. On June 27th a formal proposal was received from George's Landscaping for the Spangler Rd. reconstruction portion in the amount of \$537,354.75 which is under the engineers estimate. The total budgeted amount 1,929,109.

Mayor Noak stated that it is a great point that this is not just the memorial or park it is infrastructure and roadway improvements. It is nice that we can stay under the overall budget.

Trustee Micklevitz asked if the permitting process was why we did not do this with the original bid and Mr Zabrocki replied we thought to wait for the permit was the best way to approach this in case there were issue with obtaining it.

Mr Gulden asked Mr Bromberek to explain how the road is going to be configured and he replied that it will be basically the same as it is down at Belmont. Mayor Noak stated that with all of the traffic in this area, this will minimize the potential for accidents in the future .

RES11-1434 A Resolution to Waive the Bid Process and Enter into a Contract for the Wesglen Subdivision and Romeo Rd Resurfacing Project (Three Proposals were Recieved)

Mr Bromberek reported that as in previous years a portion of the annual resurfacing program has been contracted out. Proposals were received for the Wesglen Subdivision and Romeo Rd resurfacing project from three local paving contractors. The lowest proposal was received from Orange Crush LLC in the amount of \$810,638.51.

Mayor Noak stated that we waive the bidding process but we did solicit proposals from local companies and it would be impossible to outbid them as they are local. We also know the quality of work that they do.

Trustee Richards asked what the time frame is. Mr Bromberek replied about 8 weeks.

Trustee Chavez asked if this is the first time we are addressing this area and Mr Bromberek replied yes. These were the first streets in this subdivison. He gave a list of the streets that will be included in this.

RES11-1431 A Resolution Accepting a Proposal and Entering into a Contract with Coca Cola Bottling Company of Chicago (Two Proposals were Received)

Ms Rajzer reported that the Recreation Department has been under contract with the Coca Cola Bottling Company. That contract is due to expire and we are presenting a new proposal from them. This contract will generate at least \$4,500 in revenue for the Recreation Department over the next three years. We have a good working relationship with Coca Cola as they have been with us for several years. Some highlights are: \$1,500 in sponsorship money each year of the contract, three year contract and various rebates up to \$5.00 for each case of beverage ordered. We did receive a second proposal from Pepsi but it included less benefits.

RES11-1437 A Resolution Authorizing the Application for an OSLAD Grant for Murphy Park

Ms Rajzer reported that the Village will be pursuing an OSLAD Grant for the development of the future Murphy Park at 17 Montrose Drive. The cost of the project is estimated to be \$1,215,005 with \$400,000 being reimbursed if the grant is received.

Mayor Noak added that we have been very successful in receiving OSLAD Grants. He

added that the grant will cover those costs that are not TIF eligible. Hopefully we will receive this grant.

RES11-1435 A Resolution Entering into a Contract with Hitchcock Design Group for Professional Services for Downtown Redevelopment

Mr Gulden reported that staff is requesting approval to enter into a contract with Hitchcock Design Group for Professional Services for the redevelopment of the downtown area. Services will include planning and preliminary design services. The scope of services outlines the opportunity analysis and the preparation of a preferred strategy which will include the preparing of alternative concepts for the various potential site uses on the property. The agreement is for \$28,000 plus any reimbursable expenses such as travel, copies, etc. Hitchcock Design Group prepared the original redevelopment plan for the Downtown. This is the first step in determining what type of master development we achieve with the developer. This is different than the plan that was done 9 years ago that this is more detailed based on what we have learned will fit into this area over the past nine years. We found that this area needs to be a neighborhood oriented retail area. This plan will reflect this. This is specific to the 10 acres around Spartan Square.

Mayor Noak stated that the initial plan was broad based and with the economy changing over the past nine years, this allows us to fine tune the plans for this area. This is another key piece to the redevelopment in this area.

Trustee Palmiter stated that the original report was much more of a feasibility study. Mr Gulden agreed with that statement.

Trustee Micklevitz emphasized that we are not re-doing the first master plan, we are using that to get a more specific plan.

Trustee Griffin stated that this is, in part, the result of the Downtown Redevelopment Commission's input as well.

RES11-1436 A Resolution Entering into a Contract with PSA Dewberry for Professional Services for Design of a Restroom Facility/Concession Building

Mr Gulden reported that staff is requesting approval to enter into a contract with PSA Dewberry for professional services for the design of the amphitheater restroom facilities/concession building. The original plan was to have this behind the stage and after several meetings we decided that this should be moved to the west which allows us to plan for improvements in the future such as a dressing room, etc. The total contract amount is \$47,440. Funds have been allocated in the Bond Fund for the construction of the building for a total amount of \$350,000.

Mayor Noak added that the restrooms are the biggest priority to the residents. This will give us a great amenity to the site which has become very popular.

Trustee Chavez asked if there will be different size washrooms in the plan. Mr Gulden replied that it is all budget driven.

Trustee Richards added that this will work out better than originally planned.

Trustee Micklevitz asked if he is comfortable with this amount for the project and he replied yes. Mr Bromberek added that this gets us through construction. He added that in response to Trustee Chavez, we are looking at 5 stalls for both men and women. We are looking to see this completed by early next season.

RES11-1441 A Resolution Amending Resolution No. 11-1413 Authorizing a Change Order to Contract with George's Landscaping, Inc. for Phase I of the Civic Campus Project

Mr Bromberek reported that previously the Village Board authorized staff to begin Phase 1 of the redevelopment of the old Village Hall site in an amount not to exceed \$1,929,109. At this point, there are no plans for Phase II (which is the relocation of Fire Station 1 and the realignment of Montrose Drive) therefore staff is recommending resurfacing Montrose Dr from Montrose to Camden. This was not included in the original contract and staff is requesting a change order to complete these added improvements in the amount of \$40,348.50. The total budget, including this change order will still be in line with the \$1,929,209 previously approved by the Board.

Mayor Noak stated that this is a great add in to the project that also gives us time to work out what we are going to do with this area.

Mr Gulden added that we will have a recommendation soon as to what we will do regarding the Fire Station.

RES11-1438 A Resolution Declaring Default of Improvements-Sharp Homes, Inc-Stone Bluff Development

Mr Vogel reported that this authorizes the Village to make claims against or draws upon the financial security posted to secure the completion of the public improvements in the Fieldstone, Stone Bluff and Greenhaven Developments. Under the Code of Ordinances for the Village of Romeoville, developers are required to complete public improvements for a subdivision within two years of final plat or final development plan approval. Over two years have passed for these developments and the public improvements have not yet been completed prompting staff to request authorization to begin the claim/draw process required in order to obtain funds to assist in the completion of the public improvements in these developments.

Mayor Noak stated that we have tried very hard to get these improvements done and it would have been our preference to not take it to this degree but we have to do what is best for our community and the residents who are affected.

Mr Vogel added that with respect to these subdivision we will be able to access the funds from Fieldstone quicker as they had a Letter of Credit. The other two have Surety Bonds which could take longer. This works like an insurance company where you have to make a claim and they investigate it.

Mayor Noak stated that there is a process that needs to be followed legally so this could take some time.

Trustee Micklevitz asked what our confidence level is that this will be completed and in what time frame. Mr Vogel replied that with regards to the development with the letter of credit we are looking at a couple of months. With the bonds it could take about a year before we received information from them that they agree with our default and then if they are agreeable another 6 months to be completed.

Trustee Richards asked if the bond company so chooses to complete the work, will it be done to our standards and the reply was yes it has to be.

Mr Gulden added that we hope this will shake the trees a little bit and get the developers back to the table to talk about getting these things done.

RES11-1439 A Resolution Declaring Default of Improvements-Kenar LLC/Normantown LLC-Greenhaven Subdivision

See Above

RES11-1440 A Resolution Declaring Default of Improvements-Pasquinelli/Fieldstone LLC-Fieldstone Development

See Above

ORD11-0913 An Ordinance Amending Chapter 112 (Alcoholic Beverages)

Mr Vogel reported that this proposed ordinance amends Chapter 112 to add several new classifications of licenses. Mr Vogel gave a brief explanation of all of the new classifications. He added that we are doing this to hopefully entice new businesses to move into town.

Mayor Noak thanked staff and Mr Vogel for working pretty extensively on this matter. We really looked at this trying to be proactive to draw businesses to our community. We looked at many of our surrounding communities to see how these types of licenses affected them and took that into consideration when creating these new classes of licenses. Also, we have seen more interest in service/charitable based organizations obtaining liquor licenses to host events and we want to be able to accommodate them while keeping it manageable.

4. ADJOURNMENT

A motion was made by Ken Griffin, seconded by Brian A. Clancy Sr., the Motion was to Adjourn at 6:59 p.m. The motion carried by the following vote:

Aye: 6 - Chavez, Palmiter, Griffin, Richards, Micklevitz and Clancy

Non-voting: 1 - Noak