

COMMITTEE OF THE WHOLE  
MAY 14, 2018  
Meeting Held at Roselle Village Hall  
Council Chambers  
31 S. Prospect  
Roselle, IL. 60172

8:21 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, and Trejo.

ABSENT: Pransky

OTHERS PRESENT: Jeff O'Dell, Jim Knippen, Steve Herron, Dan Anderson, Mark Bozik, Pat Watkins, Tom Dahl, Victor Ramirez, and Karen Schulz.

2. APPROVE PREPARED AGENDA

**Motion** by Trustee Devitt, second by Trustee Trejo, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. PUBLIC WORKS FACILITY ROOF REPLACEMENT – Victor Ramirez

Staff is recommending the Village enter into an agreement with CIC Corporation for the replacement of the roof on the Public Works Facility. This roof replacement is one of the improvements identified in the Village's Capital Improvement Plan and is budgeted in the FY2018 budget. The bids have come in higher than the estimated cost but are reflective of the actual 2018 costs for this type of project. Funds to pay for the increased costs of the project will come from savings due to lower than expected costs to complete the 2018 Street Improvement Program and from reserves in the General Capital Projects Fund and Water and Sewer Fund.

**Trustee Devitt** questioned whether the roofing rock material on the old roof could be reused. *The amount of useable rock is a huge amount and storage of the material would be problematic.*

**Trustee Berkshire** suggested we offer the material to a local landscaper. *The research to find a company interested for such a large amount, storage and pick-up and delivery make this difficult.*

**Trustee Domke** commented that the Village should have budgeted an inflated percentage cost for the years leading up to the replacement, avoiding the unexpected cost overage.

**Trustee Pileski** inquired whether there would be a savings based on the "R" rating value of the new roof to help with the cost. *No*

He suggested setting aside some of the rock for those who would like to come and "pick it up themselves. This might be nice gesture to the public and private groups.

**Trustee Domke** asked if solar panels could be installed in the future and would that affect the roof structure. *The quality and location of the solar panels would be critical. The roof installer must be notified so they can continue the guarantee of the original installation.*

**Mayor Maglio** asked if any energy savings or rebate offers could be taken advantage of? *Staff will look into the energy savings potential.*

Also, if there will be additional electrical or plumbing cost if the exhaust fan/ventilation systems need to be reconnected due to the roof repair? *Any existing equipment can be worked around and if there is a need to disconnect, that will be covered.*

Staff was directed to proceed as proposed.

5. T-MOBILE GROUND LEASE AGREEMENT

Staff is recommends a counter proposal to T-Mobile's request to amend the current Ground Lease Agreement. This will allow the company to continue to locate its antenna and ancillary equipment on the Village's elevated water tank located at 1800 Central Avenue, while negotiating a reduced rent provision to the current Agreement.

T-Mobile has proposed an amendment to the current Ground Lease Agreement reducing the annual rent payment and escalated percentage increases to the rent each year.

Staff was directed to proceed with its recommendation and work with T-Mobile Representatives on an amendment to the Current Agreement with the least negative impact to the Village as possible.

6. "DRAFT" STRATEGIC PLAN SUMMARY (2018-2021)

Staff asked the Village Board to confirm its Draft Strategic Plan Summary and the four Strategic Priorities of Fiscal Sustainability, Economic Development, Community Engagement, and Operational Readiness. The Board directed staff to work with facilitator Craig Rapp to develop the strategic initiatives, necessary to accomplish each of the strategic priorities. Once completed, staff will bring back the strategic plan for review and approval by the Village Board.

7. EXECUTIVE SESSION – None

8. CITIZEN COMMENTS/QUESTIONS - None

9. OTHER BUSINESS – As a reminder there is a Coffee with the Board June 2. The Rose Parade is June 3.

9. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

**Motion** by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:42 p.m.

Upon Voice Vote: **MOTION CARRIED.**