

THE MINUTES OF THE MEETING
OF THE BOARD OF TRUSTEES
VILLAGE OF ROSELLE, 2020
DECEMBER 7, 2020
Meeting Held virtually on Zoom
Streamed live on YouTube
Due to COVID-19
5:30 p.m.

1. CALL TO ORDER

The meeting of the Board of Trustees of the Village of Roselle was called to order at 5:30 p.m. by Mayor Maglio.

2. PLEDGE OF ALLEGIANCE – Led by Mayor Maglio.

3. ROLL CALL:

Upon Roll Call the following answered: Mayor Maglio, Trustees Berkshire, Domke, Pileski, Sarno and Trejo.

ABSENT: Eichholz

OTHERS PRESENT: Village Administrator Jeff O'Dell, Assistant Village Administrator Jason Bielawski, Village Attorney Jim Knippen, Finance Director Tom Dahl, Police Chief Steve Herron, Fire Chief Mark Bozik, Public Works Director Karen Young, Assistant Public Works Director Kristin Mehl, and Village Clerk Patty Burns.

4. PRESENTATION OF PREPARED AGENDA

Motion by Trustee Trejo, second by Trustee Domke, to Approve the Prepared Agenda as presented.

ROLL CALL:

AYES: Trejo, Domke, Pileski, Sarno, Berkshire

ABSENT: Eichholz

MOTION CARRIED.

5. CITIZEN COMMENTS/QUESTIONS - None

6. OFFICIALS AND STAFF REPORTS

6A. MAYOR

1. ADOPT RESOLUTION 2020-2341 EXTENDING A DECLARATION OF LOCAL STATE OF EMERGENCY APPROVED BY THE VILLAGE BOARD ON NOVEMBER 9, 2020.

Motion by Trustee Trejo, second by Trustee Domke, to Approve Item 6A1.

ROLL CALL:

AYES: Trejo, Domke, Berkshire, Sarno, Pileski

NAYS: None

ABSENT: Eichholz

MOTION CARRIED.

2. PUBLIC HEARING: FISCAL YEAR ENDING DECEMBER 31, 2021 PROPOSED BUDGET.

Motion by Trustee Trejo, second by Trustee Domke, to Open the Public Hearing at 5:35 p.m.

ROLL CALL:

AYES: Trejo, Domke, Sarno, Pileski, Berkshire

NAYS: None

ABSENT: Eichholz

MOTION CARRIED.

Trustee Trejo commented that he was thankful that there was no increase in fees and licenses in the 2021 budget. He also was glad that the Village reforestation program was included in the budget.

There were no questions from the Village Board.

There were no comments or questions from the Public.

No one spoke for or against the Proposed Budget.

Motion by Trustee Trejo, second by Trustee Domke, to Close the Public Hearing at 5:39 p.m.

ROLL CALL:

AYES: Trejo, Domke, Sarno, Pileski, Berkshire

NAYS: None

ABSENT: Eichholz

MOTION CARRIED.

3. PUBLIC HEARING: FISCAL YEAR ENDING 2020 PROPOSED TAX LEVY.

Motion by Trustee Trejo, second by Trustee Domke, to Open the Public Hearing at 5:40 p.m.

ROLL CALL:

AYES: Trejo, Domke, Pileski, Berkshire, Sarno

NAYS: None

ABSENT: Eichholz

MOTION CARRIED.

There were no comments or questions from the Village Board.

There were no comments or questions from the Public.

No one spoke for or against the Proposed Tax Levy.

Motion by Trustee Trejo, second by Trustee Domke, to Close the Public Hearing at 5:45 p.m.

ROLL CALL:

AYES: Trejo, Domke, Pileski, Berkshire, Sarno

NAYS: None

ABSENT: Eichholz

MOTION CARRIED.

4. PASS ORDINANCE 2020-4123 ADOPTING THE FY 2021 BUDGET.
Motion by Trustee Trejo, second by Trustee Domke, to Approve Item 6A4.
ROLL CALL:
AYES: Trejo, Domke, Berkshire, Sarno, Pileski
NAYS: None
ABSENT: Eichholz
MOTION CARRIED.

Trustee Eichholz joined the meeting at 5:47 p.m.

5. PASS ORDINANCE 2020-4124 AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE GENERAL CORPORATE PURPOSES FOR FIRE PROTECTION, POLICE PROTECTION, ILLINOIS MUNICIPAL RETIREMENT, PARAMEDIC SERVICES, DEBT SERVICE, POLICE PENSION AND FIREFIGHTERS PENSION FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2021 AND ENDING ON DECEMBER 31, 2021 FOR THE VILLAGE OF ROSELLE, DUPAGE AND COOK COUNTIES, ILLINOIS.
Motion by Trustee Trejo, second by Trustee Domke, to Approve Item 6A5.
ROLL CALL:
AYES: Trejo, Domke, Sarno, Pileski, Berkshire, Eichholz
NAYS: None
ABSENT: None
MOTION CARRIED.
6. DISCUSS PREVIOUS RESOLUTION ADOPTED BY THE VILLAGE BOARD PLACING A REFERENDUM OF WHETHER THE VILLAGE SHOULD BECOME A HOME RULE UNIT OF GOVERNMENT ON THE APRIL 6, 2021 CONSOLIDATED GENERAL ELECTION BALLOT.

Trustee Pileski feels the schedule presented by staff is quite aggressive – but with the implications of the pandemic and the Metro project, staff will be spread too thin and the Village will not achieve the saturation of information that is needed for a question of this importance.

Trustee Trejo stated that he has faith in staff to make an informed decision regarding their ability to handle a project such as this – the Village has many social media options to utilize to roll out the information – he would like to have the question remain on the April 2021 ballot.

Trustee Domke agreed with Trustee Trejo. He is in favor of putting it on the April ballot.

Trustee Berkshire added that the residents should have a voice – but not at a sacrifice to staff time and other priority projects. Put it on the April ballot.

Trustee Eichholz noted that outside groups will organize to counter the information presented by the Village. The residents need to be educated and this will be a large undertaking.

Trustee Trejo mentioned that staff has already developed the resources.

Trustee Pileski stated that the Village needs to do everything to their best ability. If that can't be done, then don't do it.

Trustee Sarno agrees with putting the question on the ballot in April and let the residents decide.

Mayor Maglio added that he would rather have more time to educate the residents to insure a positive response.

7. ADOPT RESOLUTION 2020-2342 WITHDRAWING AND REPEALING RESOLUTION 2020-2298 WHICH REQUESTED THE SUBMISSION TO THE ELECTORS OF THE VILLAGE OF ROSELLE, DUPAGE AND COOK COUNTIES, A REFERENDUM OF WHETHER THE VILLAGE SHOULD BECOME A HOME RULE UNIT.

Motion by Trustee Pileski, second by Trustee Eichholz, to Approve Item 6A7.

ROLL CALL:

AYES: Pileski, Eichholz, Berkshire, Sarno

NAYS: Trejo, Domke

ABSENT: None

MOTION CARRIED.

- 6B. VILLAGE TRUSTEES – No Report
- 6C. VILLAGE CLERK – No Report
- 6D. VILLAGE ADMINISTRATOR – No Report
- 6E. VILLAGE ATTORNEY – Agenda Item 13A, the words “Repealed and rescinded” needs to be added to Section 1.
- 6F. CHAMBER of COMMERCE LIAISON – No Report
- 6G. TREASURER’S REPORT – No Report

7. **CONSENT AGENDA**

- A. PRESENTATION AND APPROVAL OF VILLAGE BOARD MINUTES OF NOVEMBER 23, 2020.
- B. MOTION CONCURRING IN THE PROPOSAL OF THE VILLAGE OF ROSELLE FIRE PENSION BOARD AND THE VILLAGE TO BEAR THEIR OWN COSTS AND LEGAL FEES IN THE MATTER OF RYAN CASE.
- C. PASS ORDINANCE 2020-4125 AMENDING ORDINANCE NO. 80-949 ESTABLISHING A PAY PLAN FOR VILLAGE OFFICERS AND EMPLOYEES.

- D. AUTHORIZE THE PURCHASE OF SCOTT SELF-CONTAINED BREATHING APPARATUS (SCBA) FROM THE *MUNICIPAL EMERGENCY SERVICES (MES)* IN THE AMOUNT OF \$38,815.00.
- E. AUTHORIZE THE PURCHASE OF 5" SUPPLY HOSE FROM *ALEXIS FIRE EQUIPMENT* IN THE AMOUNT NOT TO EXCEED \$15,000.00.
- F. APPROVE THE PURCHASE OF REPLACEMENT HANDGUNS AND TRAINING WEAPONS FROM *KIESLER POLICE SUPPLY* IN THE AMOUNT OF \$18,286.00.
- G. APPROVE THE PURCHASE OF MICROSOFT WINDOWS SERVER 2019 DATACENTER LICENSES FROM *CDW-G* IN THE AMOUNT OF \$24,443.16.
- H. APPROVE THE PURCHASE OF MICROSOFT SURFACE PRO TABLETS AND ASSOCIATED HARDWARE FROM *CDW-G* IN THE AMOUNT OF \$8,180.15.
- I. ADOPT RESOLUTION 2020-2343 AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE VILLAGE OF ROSELLE AND *HR GREEN* FOR SERVICES ASSOCIATED WITH THE PROPOSED TOWNHOME DEVELOPMENT ON RODENBURG ROAD.
- J. APPROVE THE FIRST AND FINAL PAYMENT FOR THE 2020 SIDEWALK TRIP HAZARD REMOVAL (SAW-CUTTING) PROGRAM TO *SAFETY SERVICES & ASSESSMENTS, LLC* IN THE AMOUNT OF \$65,772.00.

Motion by Trustee Trejo, second by Trustee Domke, to Approve the Consent Agenda.

ROLL CALL:

AYES: Trejo, Domke, Pileski, Eichholz, Sarno, Berkshire

NAYS: None

ABSENT: None

MOTION CARRIED.

- 8. **REGULAR AGENDA**
- 9. COMMUNITY DEVELOPMENT – Trustee David Pileski
No Report
- 10. FIRE – Trustee Todd Eichholz
No Report
- 11. POLICE – Trustee Wayne Domke

- 11A. APPROVE THE PURCHASE OF 24 CRADLEPOINT WIRELESS CELLULAR MODEMS FOR ALL POLICE AND FIRE VEHICLES FROM *SHI INTERNATIONAL CORPORATION* IN THE AMOUNT OF \$10,913.52.
Motion by Trustee Domke, second by Trustee Trejo, to Approve Item 11A.
ROLL CALL:
AYES: Domke, Trejo, Sarno, Berkshire, Pileski, Eichholz
NAYS: None
ABSENT: None
MOTION CARRIED.
12. PUBLIC WORKS –Trustee Bruce Berkshire
- 12A. APPROVE THE PURCHASE OF BEET HEET FROM *K-TECH SPECIALTY* IN THE AMOUNT OF \$6,532.00.
Motion by Trustee Berkshire, second by Trustee Trejo, to Approve Item 12A.
ROLL CALL:
AYES: Berkshire, Trejo, Sarno, Pileski, Eichholz, Domke
NAYS: None
ABSENT: None
MOTION CARRIED.
- 12B. APPROVE THE PURCHASE OF TWO TANKS AND TWO PUMPS FROM *ARGO CHEM EAST* IN THE AMOUNT OF \$11,378.00.
Motion by Trustee Berkshire, second by Trustee Trejo, to Approve Item 12B.
ROLL CALL:
AYES: Berkshire, Trejo, Pileski, Eichholz, Domke, Sarno
NAYS: None
ABSENT: None
MOTION CARRIED.
- 12C. ADOPT RESOLUTION 2020-2344 AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER NO. 5 FOR THE DEVLIN WWTP INFLUENT PUMP AND SCREENING PROJECT BETWEEN THE VILLAGE OF ROSELLE AND *WILLIAMS BROTHERS CONSTRUCTION, INC.* IN THE ADDITIVE AMOUNT OF \$15,483.00.
Motion by Trustee Berkshire, second by Trustee Trejo, to Approve Item 12C.
ROLL CALL:
AYES: Berkshire, Trejo, Eichholz, Domke, Sarno, Pileski
NAYS: None
ABSENT: None
MOTION CARRIED.
13. ADMINISTRATION – Trustee Barbara Sarno
- 13A. PASS ORDINANCE 2020-4126 AMENDING A TEXT AMENDMENT TO THE ROSELLE ZONING ORDINANCE PROHIBITING CANNABIS BUSINESS ESTABLISHMENTS WITHIN THE VILLAGE OF ROSELLE.
Motion by Trustee Sarno, second by Trustee Trejo, to Approve Item 13A.

ROLL CALL:

AYES: Sarno, Trejo, Eichholz, Domke, Pileski, Berkshire

NAYS: None

ABSENT: None

MOTION CARRIED.

- 13B. APPROVE THE ADOPTION OF RESOLUTION 2020-2345 PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE VILLAGE OF ROSELLE, DUPAGE AND COOK COUNTIES, REFERENDUMS OF WHETHER THE VILLAGE SHOULD ALLOW THE RETAIL SALE OF ADULT USE RECREATIONAL CANNABIS AND ALL OTHER CANNABIS BUSINESSES AS DEFINED BY THE CANNABIS REGULATION AND TAX ACT.

Motion by Trustee Sarno, second by Trustee Trejo, to Approve Item 13B.

ROLL CALL:

AYES: Sarno, Trejo, Eichholz, Pileski, Berkshire, Domke

NAYS: None

ABSENT: None

MOTION CARRIED.

- 13C. UPDATE AND STATUS REPORT ON THE PROPOSED EAST IRVING PARK ROAD METRO 19 REDEVELOPMENT PROJECT.

Activities related to the proposed 293 luxury unit apartment building located on the southeast corner of Lawrence Avenue and Irving Park Road adjacent to the Roselle Metra Train Station continue. The residential apartment building will include extensive amenities and a 547 space parking garage dedicated to residents of the building, Metra train riders, and the general public. This transit oriented development aligns closely with goals and objectives identified in both the Village's Comprehensive Plan and Village Board's Strategic Plan.

The developer on the project, Avgeris and Associates, Inc., is a locally based real estate development firm with industrial, office, and residential projects built all over the Midwest. They have purchased the BMO Harris bank and drive-through location on the corner of Irving Park Road and Lawrence Avenue and the former Ray Graham apartment site located between the Metra daily fee parking lot and Rose Drive West. This 5.14 acre development will be constructed on the daily fee parking lot, the former Ray Graham property, and Rose Drive West. The bank and drive-through will remain in its same location. Since the daily fee parking lot is owned by Metra, the Village has been in negotiations with the agency to enter into a property exchange agreement that will allow the Village to

assume ownership of the parking lot and then transfer the land to the developer as part of a redevelopment agreement. The development will also require the land dedication and easement from the property owner of Sternberg Lighting to the Village in order for the developer to make improvements to Rose Drive East and location of other public utilities.

Planning & Zoning Commission Recommendation: The Commission held a Public Hearing on November 10 to consider a zoning map amendment, various special use requests, and plat of subdivision. The project requests received a unanimous 6-0 positive recommendation from the Commission. The Village Board will be asked to consider the Commission's recommendation at its first meeting in January, however, staff recommends that consideration and approval of the zoning actions do not take place until the property exchange agreement between the Village and Metra is approved. Since these zoning actions approve buildings located on property not currently owned by the Village or the developer, it's important this agreement be approved first.

Metra Property Exchange Agreement: Village staff, the Village Attorney, and Metra representatives have been working to finalize a property exchange agreement between the Village and Metra. The agreement will allow for the exchange of the Village owned south permit parking lot and the Metra owned daily fee parking lot thereby allowing the Village to transfer the Metra daily fee parking lot to the developer as part of the redevelopment agreement. This agreement will also require the Village to dedicate to Metra in the parking garage and adjacent area at least 162 spaces the agency will lose as a result of the daily fee parking lot closing. Finally, the Village will need a permanent public utility easement from Metra while the developer will need a temporary construction easement from Metra for contractor staging during the construction process. Staff hopes to have the property exchange agreement for consideration by the Village Board at its first meeting in January.

Sternberg Lighting Property Owner Agreement: Village staff, the Village Attorney, and attorney for the property owner of Sternberg Lighting have been meeting to discuss the Village's need to acquire approximately 25 feet of land adjacent to Rose Drive East and a public easement of another 25 feet on the west side of the parking lot used by Sternberg Lighting employees. The proposed Metro 19 development will expand Rose Drive East to provide for two lanes of egress from the Metra parking lot to Lawrence Avenue and one lane for ingress to the Metra parking lot from Lawrence Avenue. An appraisal for the value of the property is being performed and a determination of type of agreement between the Village and property owner is still under discussion. No meeting date for consideration of an agreement by the Village Board has been established.

TIF Redevelopment Agreement: The Village Administrator, Village Attorney, and representatives of Avgeris and Associates, Inc. met this week to discuss progress on a draft TIF Redevelopment Agreement between the Village and the developer. Staff intends to bring a draft of the TIF Redevelopment Agreement for Village Board consideration at its January 11 meeting or, if needed, a special meeting scheduled sometime before January 11. The TIF Redevelopment Agreement reflects the public financial assistance required by the developer for the project to occur. The Village's TIF consultant S.B. Friedman previously completed a financial feasibility analysis of the developer's financial assistance request and projected TIF increment and other revenue sources to support the developer's request. The firm has opined that (1) the project achieves below

market returns without TIF financial support and would likely not yield enough confidence from lenders and investors to attract the capital required to develop the project and (2) project revenues derived from TIF increment and other revenue sources will support the financial assistance requested by the developer.

14. FINANCE – Trustee Lee Trejo
No Report

15. OTHER - None

16. EXECUTIVE SESSION

Motion by Trustee Trejo, second by Trustee Domke, to go into an Executive Session at 6:37 p.m. pursuant to the requirements of the Illinois Open Meetings Act under Exemptions 5 ILCS 120/2 (c) to discuss 21 Executive Session Minutes, **5 Real Property**, 12 Risk Management, 11 Litigation, and **3** Collective Bargaining and **Personnel**.

ROLL CALL:

AYES: Trejo, Domke, Berkshire, Sarno, Eichholz, Pileski

NAYS: None

ABSENT: None

MOTION CARRIED.

ADJOURN EXECUTIVE SESSION

Motion by Trustee Trejo, second by Trustee Pileski, to Adjourn the Executive Session at 7:05 p.m.

AYES: Trejo, Pileski, Sarno, Berkshire, Eichholz

NAYS: None

ABSENT: Domke

MOTION CARRIED.

17. ADJOURN VILLAGE BOARD MEETING

Motion by Trustee Trejo, second by Trustee Domke, to Adjourn the Village Board Meeting at 6:39 p.m.

ROLL CALL:

AYES: Trejo, Domke, Sarno, Eichholz, Pileski, Berkshire

NAYS: None

ABSENT: None

MOTION CARRIED.

Submitted on this 11th day of January, 2021.

Patty Burns, Village Clerk