

COMMITTEE OF THE WHOLE
OCTOBER 28, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:30 P.M.

Chaired by Mayor Maglio

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

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Interim Deputy Police Chief Robert Barreto, Dan Anderson, Pat Watkins, Caron Bricks, Tom Dahl, Karen Young, Kristine Mehl, and Patty Burns.

2. APPROVE PREPARED AGENDA

Request by Mayor Maglio to remove Item #7 from the prepared agenda.

Motion by Trustee Devitt, second by Trustee Domke, to Approve the Agenda as Amended.

ROLL CALL:

AYES: Devitt, Berkshire

NAYS: Pileski, Domke, Pransky, Trejo

MOTION FAILED.

Agenda item #7 will remain on the agenda.

3. CITIZEN COMMENTS/QUESTIONS – None

Trustee Devitt recused himself from the upcoming discussion and left the meeting at 7:32 p.m.

4. E. IRVING PARK ROAD REDEVELOPMENT PROJECT AREA

The Eligibility Study Report completed by S.B. Friedman for the East Irving Park Road Redevelopment Project Area is complete. The plan has three major components; an eligibility analysis, redevelopment plan and project, and housing impact study. The area qualifies for a TIF District due to the number of parcels meeting either the blighted test or the Conservation Area findings. Blight is measured by a two-factor test; lack of EAV growth and obsolete platting. The Conservation Area findings are measured by five eligibility factors found to be present to a meaningful extent and reasonably distributed throughout the proposed Redevelopment Project Area. The plan area has 79% of its primary buildings over 35 years of age while exhibiting a meaningful lack of EAV Growth, deterioration, presence of structures below minimum code standards, inadequate utilities, and lack of community planning.

The following steps will be occurring prior to the anticipated final approval in January.

- Meet with the school, park, and library districts prior to the Joint Review Board meeting (underway)
- File Plan with the Village Clerk (10/28/19)
- Hold Public Meeting for the Housing Study (10/30/19)
- Hold Joint Review Board Meeting (to be held on 12/11/19)
- Hold Public Hearing (1/6/20 *tentative*)
- Village Board pass TIF Ordinance and Adopt Plan (1/27/20)

Staff was directed to move forward and file the plan with the Village Clerk's office.

Trustee Devitt returned to the meeting at 7:40 p.m.

5. ZONING ORDINANCE UPDATE

At the September 23 Village Board meeting, a contract with Teska & Ancel Glink was approved to update the current Zoning Ordinance. The project is now underway. Staff met the staff of Teska and Ancel Glink to kick off the project and Phase One on October 15. From start to finish, the whole project will likely take 12 months. The committee used to pick the consultant will be utilized as the first review of all draft ordinances (Phase 3). The Various Village departments will be involved in aspects of Phase 3 as well; especially the Administrative amendments.

Staff directed to proceed as recommended.

6. CONFIRM UPCOMING VILLAGE BOARD MEETING SCHEDULE.

Special meetings of the Village Board will need to be scheduled in an effort to conduct a public hearing for the prohibition of recreational cannabis businesses, a combined meeting with the Planning and Zoning Commission and Zoning Board of Appeals to meet with the consultant working on amendments to the Zoning Ordinance, and to conduct a public hearing on the proposed East Irving Park Road TIF District.

November 11: Regular VB/COW meeting (proposed budget review).

November 25: Regular VB/COW meeting (proposed budget review).

December 2: Special VB meeting (public hearing – recreational cannabis).

December 9: Regular VB/COW meeting.

December 11: (Combined VB, P&Z, and ZBA meeting for Zoning Ordinance).

January 6: Special VB meeting (E. Irving Park Road TIF district public hearing).

January 13: Regular VB/COW meeting.

January 27: Regular VB/COW meeting.

7. REFUSE, RECYCLING AND YARD WASTE COLLECTION

At the October 14, 2019 Village Board meeting, a resolution authorizing an agreement between the Village of Roselle and Flood Brother's Disposal Company for exclusive residential, commercial, and industrial refuse, recycling, and yard waste collection failed by a 3 to 2 vote. Staff is asking for specific direction on what the Village Board would like staff to do next.

Trustee Pileski stated that he is very uncomfortable with the position the Village is in at this time with no contract. He would like to ask both vendors to resubmit final bids, including an addendum for all-inclusive yard waste.

Trustee Domke added that any savings should be shifted to the residential rates, even if means raising the commercial business rates. The Village Board should be trying to get the best deal for the residents as their first priority and the businesses should be the second priority.

Trustee Trejo agreed with Trustee Domke. Any savings should be shown to the residential side of the contract. Including yard waste in the monthly rate should be a high priority. Allow the incumbent vendor (Republic Services) to have a final chance to match or beat the low bid.

Trustee Devitt reminded the Board that the RFP was done for fairness and transparency. The integrity of the process is at stake.

Village Attorney Jim Knippen requested that the letter sent to the Village Board be entered into the record. All Board members agreed. See exhibit A.

The Board meeting was paused at 8:00 p.m. so Village staff could process what staff wanted at this time. Meeting resumed at 8:06 p.m.

Mayor Maglio expressed his disappointment in the Village Board for the position it has taken and how it has transpired. The Mayor was bothered that only one of the two vendors was present for this discussion. He also questioned why the Board would vote for a contract that was going to cost over 1 million dollars more. Regardless of what contract is approved, the residents of Roselle will be paying less each month than they are presently.

Direction provided to staff by the Village Board:

Go back to Flood Brothers. Ask them to adjust their residential rates for the duration of the contract they submitted to be in line with the rates submitted by Republic Services. Additionally, an addendum should be included for a rate that would include all-inclusive yard waste pick up for the single family resident.

Motion by Trustee Berkshire, second by Trustee Devitt, to revisit the proposal as described above.

ROLL CALL:

AYES: Berkshire, Devitt, Pileski, Pransky, Trejo, Domke

NAYS: None

MOTION CARRIED.

Staff to bring back Floods amended contract for Village Board review to a Committee of the Whole.

8. EXECUTIVE SESSION - None
9. CITIZEN COMMENTS/QUESTIONS - None
11. OTHER BUSINESS – None
12. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.
Motion by Trustee Devitt second by Trustee Pileski to Adjourn Committee of the Whole at 8:30 p.m.
Upon Voice Vote: **MOTION CARRIED.**



2101 S. Busse Road Mt. Prospect, IL. 60056
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October 25, 2019

Dear Village of Roselle Trustees and Board Members:

During the October 14, 2019 Board Meeting a vote was cast not to move forward with the Refuse and Recycling contract as presented. Immediately following that vote Republic Services' local division team requested a corporate review of its original proposal which, from the start, did include a lower rate for residents. Upon a final review with the corporate office Republic Services is willing to present the Village with a good faith unsolicited offer to reduce its original proposal by \$500,000.00 over the five (5) year term. In addition, Republic Services is willing to begin offering the reduced rates to the residents and commercial businesses effective January 1, 2020; an additional savings of approximately \$180,000.00. Also, as an additional savings to the residents, during the 1st week in April, we will provide the residents up to seven (7) bags/ containers of unstickered yard waste collection each year of the contract. Republic Services would like the Board to consider having staff negotiate a best and final offer, from Republic, before making any final decision at the October 28, Board Meeting. In the event a negotiated agreement between staff and Republic cannot be concluded, in a timely manner, there will still be ample time to accept the other offer and move forward with a smooth transition. In addition, Republic Services would like to reiterate the following details as part of the consideration.

- We have been servicing Roselle over 50 years. When your community has bid out services in past, Republic was not always the lowest bidder yet in each instance, we were very price competitive; and when it came down to making a selection, the Village chose the reliable combination of our excellent service and competitive price. We know the community, the routes, the nuances of service, etc., better than any other provider—national or local.
- Republic has an advanced storm readiness/preparedness that we have engaged several times in the past for the Village, so that when your residents are most in need of our services, we are there for them, efficiently and effectively.
- We own our own assets (landfills, transfer stations and service vehicles). This means we can focus on how to properly service your constituents, instead of how we will best move our assets around to make a return on the RFP investment.

- The average age of our fleet is six years, and 33% of it is less than two years old. The benefit is greater reliability to service the Village when and how it needs and less delay/s and breakdowns.
- Our average tenure of the team servicing Roselle is 15 years, which means that they know how to service your residents and businesses and are used to doing it the preferred way.
- We take care of the annual Taste of Roselle Fest at no extra charge.
- Republic was voted as one of the most Ethical Companies the past 3 years, as one of the best places to work by a leading business magazine (Forbes), and as one of the best places to work for women. Our satisfied employees are thus motivated to do a better job for your village.
- Our drivers have a Safety record that is second to none, and we have data proving that they are significantly better (41%) than the industry average. Safety is our most important value as a Company. Finally, we have employees and drivers that live in Roselle and are a part of our service.

In short, not one of these facts above contribute to a lower price than our competitors; on the contrary, most increase our cost to serve in an industry where safety and reliability are paramount.

Again, we believe that as leaders of the Village, you should take these above details into account before you make your final decision. We are here to help provide any other information you may need to reconsider your initial decision and very much want to continue our partnership and serving your community.

Sincerely,

John Clifford

John Clifford, Manager Municipal Sales
Republic Services