

VILLAGE OF VILLA PARK
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Village Board of Trustees

March 25, 2019

7:00 PM

Village President Albert Bulthuis
Village Clerk Hosanna Korynecky
Village Trustees:

Chris J. Aiello, David Cilella, Nick Cuzzone, Donald Kase, Cheryl Tucker, Robert Wagner

MINUTES OF THE FORMAL MEETING HELD IN VILLAGE HALL BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK ON MARCH 25, 2019

PRESENT: Trustees Cilella, Cuzzone, Kase, Tucker, Wagner and President Bulthuis.
ALSO PRESENT: Attorney Costa, Manager Keehner and Clerk Korynecky.
ABSENT: Trustee Aiello.

Trustee Aiello arrived at 7:12 p.m.

- 1. Call to Order - Roll Call.**
President Bulthuis called the meeting to order and Clerk Korynecky called the roll.
- 2. Pledge of Allegiance.**
President Bulthuis led the Pledge of Allegiance and Trustee Wagner said the prayer.
- 3. Public Comments on Agenda Items.**
Jack Kozar, owner of the property at 324 E. Central Boulevard, referred to Item 6.a. and said he was available to respond to questions from the board regarding the redevelopment.
Resident Wendy Granrath referred to Item 6.a. and asked for clarification on the total number of liquor licenses. President Bulthuis provided the information.
- 4. Amendments to the Agenda.**
- 5. Consent Agenda.**
 - 5.a.** Bill Listing for the Weeks of March 11 and 18, 2019 in the Total Amount of \$1,024,440.70.
 - 5.b.** Minutes from the Board Meeting held on March 11, 2019.
Motion to approve Consent Agenda was made by Trustee Cilella and seconded by Trustee Cuzzone. There were no questions, comments or discussion. Roll call vote tallied six (6) ayes made by Trustees Kase, Wagner, Tucker, Cuzzone, Cilella and President Bulthuis. There were no nays. Motion carried.
- 6. First Reading on Ordinances to be Codified.**
 - 6.a.** First reading of An Ordinance of the Village of Villa Park, DuPage County, Illinois, Increasing the Number of Class A Tavern, Restricted Liquor Licenses.
The property located at 324 E. Central Boulevard is being redeveloped into a tavern called Fuel. The property in questions has two buildings, one which will house the tavern and the other an ice cream shop. There are no available Class A liquor licenses. This ordinance will add one Class A liquor license, bringing the total number of all liquor licenses to 61.
Discussion ensued. Jack Kozar responded to questions from the board.

7. Ordinances.

- 7.a.** Ordinance of the Village of Villa Park, DuPage County, Illinois, Authorizing the Sale of Surplus Personal Property Owned by the Village of Villa Park.

Reserve engine 80 is a 1995 E-One Pierce Arrow Fire Engine. When new Engine 82 is placed in-service in April 2019, current Engine 92 will be placed in reserve status; therefore, the 1995 E-One Pierce Arrow Fire4 Engine can be retired. It is recommended that this engine be declared as surplus property and sold "as is" to a responsible buyer for a minimum of \$12,000.

Motion to approve the ordinance was made by Trustee Kase and seconded by Trustee Wagner. Trustee Tucker asked about the price of the 1995 engine. Fire Chief Rakosnik said it was \$186,000. Roll call vote tallied six (6) ayes made by Trustees Cuzzone, Tucker, Cilella, Kase, Wagner and President Bulthuis. There were no nays. Motion carried.

- 7.b.** Ordinance of the Village of Villa Park, DuPage County, Illinois, Approving a Redevelopment Agreement by and Between the Village of Villa Park, DuPage County, Illinois, and Kenilworth Townhomes LLC.

The developer, Kenilworth Townhomes LLC, intends to purchase the property that has been in receivership for over five years and complete the previously approved townhomes on Kenilworth Avenue just west of Cortesi Veterans Memorial Park. As part of this development, the developers are requesting financial assistance to ensure the project is financially feasible. If it were not for the TIF, the developer would not pursue this development. The redevelopment agreement in question gives the developer an incentive to complete the townhomes by 2021.

Motion to approve the ordinance was made by Trustee Wagner and seconded by Trustee Cuzzone. Joe Billitteri from Billitteri Enterprises and John Curtis from United Construction Services gave a PowerPoint presentation on the proposed redevelopment and responded to questions from the board. Manager Keehner provided an overview of the redevelopment agreement and incentive. Attorney Orr provided additional clarification. Roll call vote tallied seven (7) ayes made by Trustees Cilella, Aiello, Tucker, Kase, Wagner, Cuzzone and President Bulthuis. There were no nays. Motion carried.

8. Resolutions.

- 8.a.** Resolution of the Village of Villa Park, DuPage County, Illinois, Approving an Engineering Services Agreement with Strand Associates, Inc. for Phase II Design Engineering of the Charles Avenue Improvement Project (St. Charles to Oak) in an Amount Not to Exceed \$173,200.

The Charles Avenue Improvement Project is proposed in the Village of Villa Park's Capital Improvement Plan (CIP). The scope of work of the project included street and underground utility improvement on North Charles Avenue from St. Charles Road to Oak Street. The project is expected to receive IEPA low interest loan funding for a portion of the proposed improvements. Engineering design of the project is budgeted in CY2019 and staff would like to proceed with those design efforts. Staff recommends approval of an engineering service agreement with Strand Associates, Inc. of Joliet, Illinois, for Phase II design engineering of this project in an amount not to exceed \$173,200.

Motion to approve the resolution was made by Trustee Aiello and seconded by Trustee Wagner. Trustee Tucker asked for clarification. Public Works Director Juskelis said this is a detailed design of the project. Trustee Cilella asked about any gas line improvements. Director Juskelis said that was done last year. Roll call vote tallied seven (7) ayes made by Trustee Cilella, Cuzzone, Kase, Aiello, Wagner, Tucker and President Bulthuis. There were no nays. Motion carried.

- 8.b.** Resolution Expressing Official Intent Regarding Certain Capital Expenditures for the Purchase of Equipment, including Utility Trucks, Police Squad Cars, Maintenance Trucks and an Aerial Lift, to be Reimbursed from the Proceeds of an Obligation to be Issued by the Village of Villa Park, DuPage County, Illinois.

The Village's capital plan calls for the use of rollover bond proceeds to fund the purchase of vehicles and equipment. Because the rollover bonds are not planned to be issued until November, it is necessary to adopt this resolution to pay for covered vehicles and equipment before we obtain the rollover bond proceeds. The Village adopted a similar resolution last year and will need to do this annually.

Motion to approve the resolution was made by Trustee Aiello and seconded by Trustee Kase. Trustee Tucker asked for clarification on the bond proceeds. Manager Keehner provided the information. Trustee Cuzzone asked if the proceeds would be used in 2019. President Bulthuis said they would. Roll call vote tallied seven (7) ayes made by Trustees Wagner, Aiello, Cuzzone, Kase, Cilella, Tucker and President Bulthuis. There were no nays. Motion carried.

- 8.c.** Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase of a 2019 Ford F-550 4WD Regular Cab Truck with Dur-A-Lift DTAX-39 Body from National Auto Fleet Group in an Amount Not to Exceed \$111,510.14.
Existing Public Works vehicle #31, a 1999 Ford F-350, is in disrepair and is scheduled for replacement in the Village's CY2019 budget. Authorization to purchase one (1) 2019 Ford F-550 4WD Regular Cab with Dur-A-Lift DTAX-39 Body truck through Sourcewell (formally the National Joint Powers Alliance) is requested in an amount not to exceed \$111,510.14. Funding for this purchase would be taken from Equipment Replacement Fund account number 65.502.02.401. Existing vehicle #31 would be sold at auction.
Motion to approve the resolution was made by Trustee Aiello and seconded by Trustee Wagner. Trustee Tucker asked about the mechanical issues and warranties. Deputy Director of Public Works Salerno reviewed the issues and provided additional information. Roll call vote tallied seven (7) ayes made by Trustees Kase, Cuzzone, Cilella, Wagner, Aiello, Tucker and President Bulthuis. There were no nays. Motion carried.
- 8.d.** A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Joint Purchase of Bulk Rock Salt through the State of Illinois Central Management Services Bureau of Strategic Sourcing.
The Village annually purchases rock salt through an agreement with the Illinois Department of Central Management Services (CMS). The State of Illinois generally receives favorable prices because of the large quantity of salt that it purchases. The Village must submit its rock salt needs through a contract with the State of Illinois by April 1, 2019. A contract with the State of Illinois for the purchase of 600 tons of bulk rock salt is recommended. Rock salt is a budgeted expense. However, the exact expense will not be known until the procurement process is complete. It is anticipated at approximately \$80 per ton. This price will be budgeted in CY20 in Street Maintenance Fund account number 10.525.27.341.
Motion to approve the resolution was made by Trustee Kase and seconded by Trustee Cuzzone. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Cilella, Wagner, Aiello, Kase, Cuzzone, Tucker and President Bulthuis. There were no nays. Motion carried.
- 8.e.** Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Joint Purchase of Bulk Rock Salt through the DuPage County Procurement Services Division.
The Village annually purchases rock salt through an agreement with the DuPage County Procurement Services Division. DuPage County generally receives favorable prices because of the large quantity of salt that it purchases. A contract with DuPage County Procurement Services Division for the purchase of 600 tons of bulk rock salt is recommended. Rock salt is a budgeted expense. However, the exact expense will not be known until the procurement process is complete. It is anticipated at approximately \$80 per ton. This price will be budgeted in CY20 in Street Maintenance Fund account number 10.525.27.341.
Motion to approve the resolution was made by Trustee Cilella and seconded by Trustee Aiello. Trustee Tucker asked about the beet solution. Deputy Director Salerno explained how the beet solution is used that helps reduce the quantity of rock salt. Trustee Aiello asked about an environmental friendly rock salt. Deputy Director Salerno provided detailed information. He also explained why the Village purchases from two sources. Trustee Cuzzone asked about the salt reserve for the Village. Deputy Director Salerno said the Village is in an okay position. Roll call vote tallied seven (7) ayes made by Trustees Cuzzone, Kase, Wagner, Aiello, Cilella, Tucker and President Bulthuis. There were no nays. Motion carried.
- 9. Public Comments on Non-Agenda Items.**
Resident Wendy Granrath referred to the upcoming consolidated election and her opinion on decisions made by the Village board. President Bulthuis advised her that electioneering was not allowed.
Resident Christine Murphy asked residents to vote in the upcoming election.
Steve Seddon said he wanted to read the referendum question that is on the ballot. Attorney Orr said reading the question would be taking a position and that is electioneering which cannot be done at a Village board meeting. Steve Seddon said residents should know that the proposed aquatic center can take up to 10 years to build.
- 10. Village Clerk's Report.**
Clerk Korynecky had no report or recommendations.

11. Village Trustees' Report.

Trustee Aiello referred to the Village budget and various expenditures.

Trustee Tucker asked for an update on the Villa Avenue parking issues. Police Chief Lay said the parking restrictions are being enforced. President Bulthuis said parking restrictions will also be noted on 6 sandwich boards in the Villa Avenue business district. Trustee Tucker asked about improvements at the parks. Parks and Recreation Director Gola provided an update on the improvements and said the parks will be ready for public use. She also said Coffee with the Board is on April 6.

Trustee Wagner said the Environmental Concerns Commission will meet on March 28 at 7 p.m. at Village Hall. He announced the Garden Club of Villa Park's program on March 26 at 7:30 p.m. at the Community Recreation Building. He said St. Pius X is hosting a Fiesta Italiana event on March 30 from 5 to 9 p.m. He also said the Villa Park Library will be closed for the next three weeks due to renovations.

Trustee Cilella reminded residents about the Easter Seals 16th Annual Run for the Kids Superhero Hustle on May 4. He also announced the Vintage Voodoo Tattoo grand opening on March 27 at 4 p.m.

Trustee Cuzzone said the Community Pride Commission will meet on March 26 at 6 p.m. at Village Hall. He also reminded residents about the VFW fish fry every Friday from 5:30 to 8 p.m.

Trustee Kase had no report or recommendations.

12. Village President's Report.

President Bulthuis said the next Village board meeting is on April 8 at 7 p.m. He said yard waste pick up begins the first week of April. He also said a strategic planning session is being planned for June.

13. Village Manager's Report.

Manager Keehner referred to the recent Jackson Pond Project work done on Ardmore Avenue near High Ridge Road. Public Works Civil Engineer II Kevin Mantels gave an overview of the work that was done and still to be done. Trustee Wagner suggested putting up signage at the project for public information.

President Bulthuis congratulated Director Juskelis on 30 years of service with the Village and his employment retirement on March 30. Director Juskelis was presented with a plaque.

14. Executive Session.

14.a. Pursuant to the General Provisions of the Open Meetings Act.

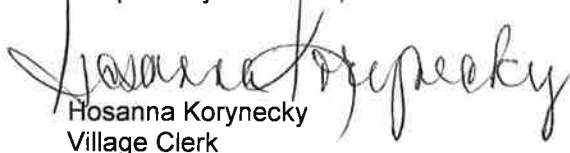
- a. 5ILCS 120/2 (c)(1) Personnel Matters
- b. 5ILCS 120/2 (c)(2) Collective Bargaining Matters
- c. 5ILCS 120/2 (c)(5) Purchase or Lease of Property
- d. 5ILCS 120/2 (c)(6) Sale or Lease of Property
- e. 5ILCS 120/2 (c)(11) Pending Litigation
- f. 5ILCS 120/2 (c)(21) Discussion of Closed Session Minutes

Motion to approve Executive Session was made by Trustee Aiello and seconded by Trustee Cuzzone. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kase, Wagner, Tucker, Cilella, Cuzzone, Aiello and President Bulthuis. There were no nays. Motion carried.

15. Adjournment.

Motion to adjourn was made by Trustee Cuzzone and seconded by Trustee Aiello. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 9:28 p.m.

Respectfully submitted,


Hosanna Korynecky
Village Clerk



Next Meeting will be April 8, 2019