

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 22, 2014**

I. CALL TO ORDER

The Mayor called the July 22, 2014, Regular and Committee of the Whole Meeting of the City Council to order at 7:00 P.M.

II. ROLL CALL

Roll call indicated the following Aldermen were in attendance:

Present: Esposito, Przychodni, Sarallo, Thomas, Vlach, and Mayor Ragucci

Absent: None

Also in attendance were City Clerk D. Greco, Interim City Administrator A. Marrero, D. Lynch of Christopher B. Burke Engineering (CBBEL) and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

The Mayor led everyone in the Pledge of Allegiance.

IV. ADDITIONS OR DELETIONS TO THE AGENDA

None.

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes Of July 22, 2014.

Motion to approve the minutes of the July 22, 2014 Regular City Council and Committee of the Whole as presented was made by Alderman Thomas and seconded by Alderman Przychodni.

Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

Bob Shanahan of the Oakbrook Terrace Historical Society presented a plaque to the Council thanking them for all of their support with the Society. Shanahan updated the Council on the recent activities of the Historical Society.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: July 22, 2014 In The Amount Of \$169,318.37.
2. Treasurer's Report June 2014
3. Personnel Report June 2014
4. Ordinance No. 14-38: An Ordinance Approving A Site Plan, Granting A Special Use For Outdoor Dining, And Granting Variations From The Requirements Of The Zoning Ordinance For The Property Commonly Known As 1S616 Midwest Road In The City Of Oakbrook Terrace, Illinois
5. Approval Of Payout Number Fifteen (15): Harbour Contractor's Inc, In The Amount Of \$34,666.36 For The New Police Department/City Hall Renovation.

Motion to approve all the items contained on the Consent Agenda as presented for July 22, 2014 was made by Alderman Przychodni and seconded by Alderman Esposito.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

IX. RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole portion of this meeting was made by Alderman Sarallo and seconded by Alderman Vlach.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

X. MAYOR RAGUCCI

None.

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XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Renewal Of Hotel & Visitor's Marketing Agreement With The DuPage Convention And Visitor's Bureau (DCVB)/Presentation By The DCVB And Oakbrook Terrace Hotel Commission.

Ragucci congratulated Beth Marchetti on her recent promotion to the DCVB Director position effective August 1, 2014. Marchetti referenced the contract and the new itemized budget included in the agenda. Marchetti said she is delighted to continue to run the marketing campaign, even in her new role, for the City. Don Hill, of the Hilton Hotels and Chair of the City's Hotel Commission, updated the Council on how the hotels were performing in comparison to DuPage County. Hill noted the Commission is considering purchasing a trend report that would compare the City's performance versus the Village of Oak Brook's hotels. Hill said through June of 2014 the City's occupancy was 64.4% while DuPage was at 62%. Hill said the City's average rate was \$95 while DuPage was at \$92. Hill said revenue per available room was \$61.75 for the City while DuPage was \$57.42.

Hill reported that occupancy fell by 2.4% in comparison to DuPage County which grew 2.2%. Hill attributed this decline to the renovation at the Staybridge Suites, which made less rooms available for occupancy. Hill said the average rate grew by 5.2% from last year, while DuPage increased by almost 1%. Hill said revenue per available grew by 2.7% in comparison to DuPage which increased by 3%.

Hill said Triple AAA advertising is growing in leaps and bounds. Hill said the City's hotels cater to the business traveler during the week and the Triple AAA and AARP traveler on the weekend. Hill said there was a 15% gain in Triple AAA revenue from last year. Hill said the Commission is looking at other advertising opportunities as well.

Hill updated the Council on recent hotel news in the area. Hill said an Oak Brook hotel that was closed for the past three (3) years will be reopening in August. Hill said the new hotel will be taking away business from other hotels in the area. Hill also reported that the Drake will be reopening and the former Marriot Oak Brook Hills resort will be re-flagging under the Hilton brand. Hill expressed concern that this hotel may take away business from the hotels in the City.

Hill said the Commission is being good stewards of the money provided by the City. Hill said hotel attendance at the Commission is improving. Esposito commented that he liked the format of the Hotel Commission report and added that this information would be helpful on a quarterly basis. Hill replied that he is happy to report to the Council on a quarterly basis, because it coincides with the industry's reporting processes. Hill said the City's hotels rank high in DuPage

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County on Trip Advisor, which is a travel internet tool. Hill said the City's hotels are poised to do some business especially with the recent renovations at the Courtyard, Staybridge, and Holiday Inn. Ragucci said it was a good idea to see the comparisons with the Village of Oak Brook hotels. Hill reported there will be some major conventions in Chicago and Rosemont in September which will hopefully increase hotel revenues for the City's hotels.

The Council concurred to place this agreement on the next consent agenda.

2. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace And Unique Plumbing Co For The Furnishing Of Building Plumbing For The New Police Facility And City Hall Renovation.

Ragucci stated Harbour Contractor's recommended the building plumbing trade contract should be awarded to Unique Plumbing Co of Brookfield, IL for a total award amount of \$451,180. Sarallo asked what the plumbing contract entailed. Chris Kozak of Harbour replied this contract includes all the interior plumbing. Kozak added a separate contract covers all the exterior site utilities which will also be presented this evening. Kozak explained the project was at budget but there was a change to the piping during the permit process which caused this cost overrun.

The Council concurred to place this on the next consent agenda.

3. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace And Midwest Masonry, Inc For The Furnishing Of Masonry Assemblies For The New Police Facility And City Hall Renovation.

Ragucci stated Harbour Contractor's recommended the masonry trade contract be awarded to Midwest Masonry, Inc. of Mundelein, IL for a total award amount of \$1,095,600. Kozack noted this project came in at \$11,500 under the original estimate.

The Council concurred to place this on the next consent agenda.

4. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace And Fox Excavating, Inc For The Furnishing Of Site Utilities For The New Police Facility And City Hall Renovation.

Ragucci said Harbour Contractor's recommended the site utilities trade contract be awarded to Fox Excavating, Inc of Batavia, IL for a total award amount of \$405,000. Thomas asked why the lowest bidder, Steve Spiess Construction, Inc., backed out of the contract. Kozak replied that Speiss recently receive a major \$35 - \$45 million project in Joliet and could no longer work on the City's project.

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The Council concurred to place this on the next consent agenda.

5. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace And Champion Drywall, Inc. For The Furnishing Of Metal Trusses & Carpentry For The New Police Facility And City Hall Renovation.

Ragucci said Harbour Contractor's recommended the furnishing of metal trusses and carpentry contract be awarded to Champion Drywall, Inc. of Shanahan, Illinois for a total award amount of \$539,500.

The Council concurred to place this on the next consent agenda.

6. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace And Valley Security Company For The Furnishing Of Security Ceilings, Wire Mesh Partitions, Detention Doors & Hardware, Security Electronics For The New Police Facility And City Hall Renovation.

Ragucci said Harbour Contractor's recommended the furnishing of security ceilings, wire mesh partitions, detention doors and hardware, security electronics contract be awarded to Valley Security Company of Elgin, Illinois for a total award amount of \$531,133. Ragucci explained this contract is for the jail cells and security for the new Police Station. Thomas asked if the contractor carries liability insurance for these security services. Kozak replied these contractors are required to obtain a special license to do municipal police departments and detention facilities.

The Council concurred to place this on the next consent agenda.

7. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace And Cameo Electric, Inc For The Furnishing Of Electrical & Fire Alarm, Voice And Data Systems, Sound/Video Systems For The New Police Facility And City Hall Renovation.

Ragucci said Harbour Contractor's recommended the furnishing of electrical and fire alarm, voice and data systems, sound/video systems contract be awarded to Cameo Electric of Westchester, Illinois for a total award amount of \$1,319,000.

The Council concurred to place this on the next consent agenda.

8. Award Of 2014 Curb Replacement Project

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Dan Lynch of CBEL stated this year's project includes new curbs and gutters in the area of MacArthur and Stillwell. Lynch said five (5) proposed bids were submitted for the 2014 curb and gutter project. Lynch recommended the City award the contract to the lowest bidder, Alamp Concrete Contractors of Schaumburg, Illinois, at a cost of \$95,300. Lynch explained the bids came in higher than estimated, but the City will be receiving a State grant which will cover a good portion of the project. Lynch said the grant is awaiting release from the Governor's Office. Ragucci said the selected sites for curb and gutters will be where some past flooding has occurred.

The Council concurred to place this on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

Thomas said he likes the Mayor's idea of meeting with the residents. Ragucci said he would like the new monument sign for the new Police Station and City Hall to include an electronic message board. Ragucci said the electronic sign could publicize community events. Ragucci said the City can look into the budget for this.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK GRECO

Greco indicated he will be attending all the DCVB meetings so to let him know if there is any input they would like conveyed to the Hotel Commission.

XV. INTERIM CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene was made by Alderman Sarallo, and seconded by Alderman Esposito.

Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach

Nays: None

Motion passed.

XVII. OLD BUSINESS

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None.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Sarallo at 7:40PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary