

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 28, 2015**

I. CALL TO ORDER

The Mayor called the July 28, 2015, 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, Greco, Przychodni, Swartz, Thomas, Vlach, and Mayor Ragucci
Absent: None

Also in attendance were Deputy City Clerk C. Downer, City Administrator A. Marrero, Building and Zoning Administrator M. Dragan, Assistant to the Mayor and Administrator M. Sarallo 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 14, 2015.

Motion to approve the minutes of the July 14, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Thomas and seconded by Alderman Vlach.

**Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Nays: None**

Motion passed.

VI. PUBLIC PARTICIPATION

None.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 28, 2015**

VII. SWEARING-IN OF NEW CITY CLERK

Ragucci administered the oath of office to new City Clerk Michael Shadley.

VIII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: July 28, 2015 In The Amount Of \$722,962.52.
2. Treasurer's Report June 2015.
3. Personnel & Payroll Report June 2015.
4. Ordinance No. 15-52: An Ordinance Authorizing The Issuance Of A Purchase Order To Currie Motors Frankfort, Inc For A 2016 Ford F-350 4X4 Diesel With Snow Plow Package For The City Of Oakbrook Terrace, Illinois.
5. Ordinance No. 15-53: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois, And Interior Investments For Furniture (Project No: 2018-018) For The New Police Facility.
6. Approval Of Payout Number One (1): Caliber Construction Company (EIFS) In The Amount Of \$14,648.40 For The New Police Facility.
7. Approval Of Payout Number One (1): Abby Paving Co., Inc In The Amount Of \$23,877.00 For The New Police Facility.
8. Approval Of Payout Number One (1): Carroll Seating Company In The Amount Of \$3,150.00 For The New Police Facility.
9. Approval Of Payout Number Two (2): Triumph Restoration, Inc In The Amount Of \$4,468.21 For The New Police Facility.
10. Approval Of Payout Number Three (3): J & L Metal Doors, Inc In The Amount Of \$50,580.00 For The New Police Facility.
11. Approval Of Payout Number Four (4): Nelson Fire Protection In The Amount Of \$8,523.00 For The New Police Facility.
12. Approval Of Payout Number Five (5): Champion Drywall Inc In The Amount Of \$18,360.00 For The New Police Facility.
13. Approval Of Payout Number Five (5): Valley Security Company In The Amount Of \$81,845.10 For The New Police Facility.
14. Approval Of Payout Number Five (5): Fox Excavating, Inc In The Amount Of \$6,103.00 For The New Police Facility.
15. Approval Of Payout Number Five (5): Caliber Construction Company (Drywall) In The Amount Of \$50,930.64 For The New Police Facility.
16. Approval Of Payout Number Six (6): Westside Mechanical In The Amount Of \$39,871.26 For The New Police Facility.
17. Approval of Payout Number Nine (9): Cameo Electrical, Inc. In The Amount Of \$88,335.90 For The New Police Facility.

Motion to approve all the items contained on the Consent Agenda for July 28, 2015 as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 28, 2015**

Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Nays: None

Motion passed.

IX. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

X. RECESS TO THE COMMITTEE OF THE WHOLE

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

Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Nays: None

Motion passed.

XI. MAYOR RAGUCCI

None.

XII. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. July 4, 2015 Independence Day Celebration Report

Vlach suggested the number of meals be cut back a little bit from the 1,800 typically purchased. Ragucci said we do not want to be short-handed. Downer said the City will always need to order a larger quantity than the number of tickets issued to ensure that there is enough food. Ragucci suggested cutting back a little and review the last five (5) years ticket counts and then go with this amount.

Vlach recommended ice cream be offered for dessert. Ragucci suggested staff ask some vendors to donate the ice cream for next year. Vlach asked if another vendor could provide catering services. Marrero replied the City obtained quotes from several other vendors which all came in higher than Uncle Bub's. Downer added some of the alternate quotes did not include catering staff for the event.

Greco expressed some concerns about the Oakbrook Terrace Park District's (OBTPD) handling of the July 4th activities. Ragucci replied Marrero and Sarallo will be meeting with the OBTPD to address these concerns. Ragucci suggested

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 28, 2015**

eliminating bingo for next year because participation is down. Ragucci proposed for next year various raffles be held throughout the day. Marrero said not having bingo will save on staff time. Esposito suggested for next year holding some kid friendly activities such as a balloon toss and relay races. Esposito added some of the prizes could be redirected towards the kids.

2. Report Of Rental Properties

Dragan reported there are currently 45 rental properties and of this five (5) have both a well for irrigation purposes and Lake Michigan water and one (1) property has a well only. Ragucci asked the Council for their input regarding rental properties.

Greco said enforcement is key when it comes to rental properties and added the City Code should have a little more bite to it so the Code Enforcement Officer can reference it. Greco suggested the City enforce penalties per day until violations are rectified. Greco also suggested accelerated and graduated penalty fee structure. Greco said the City could deny the renewal of licenses. Greco mentioned the City could make the home inhabitable and lien the property. Greco also suggested requiring the property owner or designee to live within the City limits. Greco said the City could establish a disorder threshold whereby the Police Department prepares a log detailing all the problems at the rental property, of which there would be penalties for. Greco also suggested the creation of a minimum living standard. Dragan said the City currently does not have this.

Ragucci said these are good ideas and the City Attorney would have to look into these items. Ragucci said crime free housing is another option. Ramello said other communities have crime free housing ordinances which require leases to include provisions that tenants who habitually commit crimes must be evicted.

Dragan said currently the City assesses a \$150 fee for the initial rental inspection. Dragan said if the rental property fails inspection; then the owner must pay an additional \$75 fee. Dragan said the fine per offense is between \$100 and \$700. Dragan said usually the City's goes with the \$100 penalty fee. Dragan said the City does place liens on the rental properties for failure to cut the grass. Greco indicated if the City is not strong on this, landlords will continue to whatever they want to do.

Dragan reported as of May 1, 2015 26 rental properties complied with City guidelines, six (6) inspections are pending, and 12 properties failed to pay the inspection fee, while one (1) property failed inspection. Dragan said about 1/3 of the landlords do not keep up the properties. Dragan said it would be easier to issue tickets for compliance.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 28, 2015**

Dragan said she agrees with a minimum standards ordinance which could be incorporated into a landlord manual. Ragucci said a lot of areas have been discussed, and the City Attorney has to determine what actions the City can take. Ragucci said if the City really wants to enforce higher standards; than an inspector would need to be hired. Ragucci said he would like the City to work with what they have and increase oversight. Ragucci stated hit the non-compliant landlords in the pocketbook with fines. Ragucci said crime free housing will be difficult to enforce in the City's single family homes.

Esposito said Greco offered many great points. Esposito said the City needs to be stricter with the rental properties. Esposito said it is sometimes hard to find the rental properties because the City does not know when the houses are turning over. Esposito suggested landlords that do not pay the \$150 fee should not be allowed to rent the property until the fee is paid.

Ragucci said it is time that the City enforce the rental property codes a little more strictly. Discussion ensued regarding how to handle the five (5) rental properties that have both a well and a Lake Michigan water connection and the one rental property that has well only. Vlach said the wells should be shut down on rental properties to avoid cross connection. Ragucci said some residential properties still have well water only. Ramello said enforcement to connect to the City's water system would need to be uniform between rental and non-rental properties.

Dragan asked if the City could require sealing of wells upon real estate transfer, which would gradually offer compliance. Ramello said the City can require the sealing of a well when a house is sold. Ragucci said a lot of good ideas were discussed tonight and some need to be streamlined. Steve Schneider, a landlord in town, said he supports 100% what the City is doing. Schneider agreed enforcement and hitting the landlord in the pocketbook is the best solution. Ragucci said staff will put together some of these ideas and Ramello will review to see what the City can do.

Ragucci asked how the City can make residential lots look more attractive to a developer when houses are on the market. Ragucci suggested waiving permit and public hearing fees to attract developers. Ragucci said he will work with the developers to see if it is reasonable for them to come to the City.

XIII. COUNCIL MEMBER COMMENTS

Greco and Vlach thanked Cheryl Downer for all the extra work she has done for the City.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JULY 28, 2015**

XIV. CITY ATTORNEY RAMELLO

Ramello reported that video gaming revenue will not be distributed to local governments until the State of Illinois budget crisis is resolved.

XV. CITY CLERK SHADLEY

Shadley thanked Ragucci for the opportunity to serve as City Clerk. Shadley said it was nice to be back.

XVI. CITY ADMINISTRATOR MARRERO

None.

XVII. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Esposito and seconded by Alderman Vlach.

**Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Nays: None**

Motion passed.

XVIII. OLD BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Esposito and seconded by Alderman Swartz at 8:05PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary