

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 12, 2013**

I. CALL TO ORDER

The Mayor called the March 12, 2013, 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: Durham, Sarallo, Shadley, Thomas, Vlach, and Mayor Ragucci

Absent: None

Also in attendance were City Clerk J. Leslie, City Manager J. Carpino, Police Chief W. Holakovsky, Finance Director A. Marrero, and Building and Zoning Director M. Dragan.

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 February 26, 2013
2. Stormwater Oversight Committee Minutes of February 26, 2013

Motion to approve the minutes of the February 26, 2013 Regular City Council and Committee of the Whole Minutes and the February 26, 2013 Stormwater Oversight Committee as presented was made by Alderman Durham, and seconded by Alderman Sarallo.

Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: March 12, 2013 In The Amount Of \$263,299.30.
2. Ordinance No. 13-15 An Ordinance Granting A Variation From The Requirements Of The DuPage County Countywide Stormwater And Flood Plain Ordinance For The Property Located At 17W121 16th Street In The City Of Oakbrook Terrace, Illinois.
3. Approval of Uncle Bub's Barbeque Restaurant For Catering Services For The July 4th Picnic.
4. Approval of KCM Production Company For Production Services For The July 4th Picnic.

The Mayor asked the Council if there were any items to be removed from the Consent Agenda. Hearing none, he asked for a motion to establish a Consent Agenda.

Motion that the items listed on the meeting agenda for March 12, 2013 be considered under the Consent Agenda was made by Alderman Durham and seconded by Alderman Shadley.

Motion passed unanimously through a voice vote.

Motion to approve all the items contained on the Consent Agenda was made by Alderman Durham, and seconded by Alderman Sarallo.

**Ayes: Durham, Sarallo, Shadley, 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 Durham and seconded by Alderman Shadley.

**Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach
Nays: None**

The Regular Meeting recessed to the Committee of the Whole.

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X. MAYOR RAGUCCI

1. Reminder: FY 2014 Budget Meetings; 6:00 PM, Wednesday March 13th, and Wednesday March 20th.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Hotel Commission's Advertising Campaign Presentation By The DuPage Convention And Visitors Bureau (DCVB).

Beth Marchetti, Director of Development for the DuPage Convention and Visitors Bureau (DCVB), stated in 2012 tourism in DuPage County generated \$2.15 million in visitor expenditures and \$161 million in local and state tax receipts. Marchetti estimated every household in DuPage County would pay an additional \$1,100 in taxes if not for the hospitality industry.

Marchetti said in September a student tour group visited Oakbrook Terrace hotels and stayed the weekend. Marchetti reported that the City's hotels need to increase weekend business. Marchetti said another tour company came from Toronto, Canada last month.

Marchetti said future business includes hotel bookings from an in-line hockey tournament that will be held in Darien. Marchetti said the City hotels are hosting an ice hockey tournament in November. Marchetti added some major tourism groups are planning some significant hotel bookings in 2014. Marchetti indicated next year, Chicago will be hosting an international trade show.

Marchetti said over the last three (3) months, 222 group bookings were made from the City's landing page on the DCVB website, which represents approximately \$250,000 in tourism spending. Marchetti said a FAM tour for the City's hotels is being conducted on May 16, 2013. Marchetti highlighted some of the DCVB's recent social media successes. Marchetti thanked the Council for their ongoing support. Ragucci thanked Marchetti for her efforts for the City's hotels.

2. Renewal Of Group Health/Dental/Life and Workers Compensation Insurance.

Marrero said the health insurance premium rates increased approximately 37% for the grandfathered renewal. Marrero indicated there were eight (8) substantial claims paid this past year which factored into the rate increase. Marrero stated Assurance attempted to obtain rate relief for the City, but were denied based upon the large loss ratio. Marrero said Assurance obtained rate information for alternative plans, but these rates also significantly increased. Marrero said

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competitive quotes were provided by other carriers. However, Marrero noted switching to another carrier would be considered a substantially different plan, which the current union contract does not allow for. Marrero said she is recommending that the City stay with the grandfathered plan for one (1) more year and possibly next year the City will be able to negotiate a different benefit plan with the Police union, considering their contract expires in 2014.

Carpino said last year the City saved \$90,000 or 16% in health insurance costs. Carpino said over the past year the City experienced some significant claims resulting in Blue Cross Blue Shield paying out claims in excess of the premiums assessed. Bob Dufkis, of Assurance Agency, indicated the City paid \$486,000 in premiums, while Blue Cross Blue Shield paid \$573,000 in claims, resulting in a loss ratio over 100%.

Council concurred to keep the current health insurance plan in place for next year.

3. A Resolution To Approve And Authorize The Execution Of An Agreement With Williams Architects, Ltd.

Ragucci said Ramello has been negotiating the agreement with the Attorney from Williams Architects. Ramello stated the contract presented is based upon the contract form provided by the Illinois Capital Development Board. Ramello said the contract was specifically modified to suit the needs of Oakbrook Terrace.

The Council concurred to approve the agreement during the reconvened meeting.

4. Selection Of A Construction Manager For The New Police Facility And City Hall Renovations.

Ragucci said the City issued two (2) Requests for Proposals (RFP) for construction manager services to Leopardo Companies and Harbour Contractors. Ragucci stated Ramello received the first proposals back, which were not complete. Ragucci indicated Ramello sent out two (2) more questionnaires. Ramello said the City received responses from both Leopardo and Harbour. Ramello indicated Leopardo's response to the RFP was not responsive. Ramello explained that Leopardo declined to answer certain sections of the RFP and proposed multiple changes for delivery of services. Ramello said Harbour's response was relatively compliant with the RFP, but they inadvertently left out their fee. Ramello said the City asked for a supplement to the RFP from Harbour and they immediately responded back with the break-down of their fee.

Ramello said the City contacted Leopardo about the sections that they did not respond to. Ramello said Leopardo sent a letter to the City indicating they were not interested in complying with those sections and that Leopardo preferred to be

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selected first and then quote their fee in detail after they were selected. Ramello said he along with City staff determined that the recommendation for construction manager services should be Harbour Contractors because their fee is a known quantity and not negotiated at a later time.

Durham said she noticed that Harbour Contractors did not submit their three (3) years of financial statements. Ramello replied this is correct. Discussion ensued as to whether the City needed this information. Ramello said the City requested this information because the City has not worked with Leopardo or Harbour in the past. Durham asked if the City received positive references for Harbour. Ragucci said the City received good recommendations for Harbour. Holakovsky said he received excellent references from Sycamore, Burr Ridge, Morris, and Kendall County for Harbour.

Carpino indicated prior to the RFP being distributed, City staff met with both firms. Carpino noted during these meetings both firms responded to a list of 22 questions. Carpino said after the RFP's were sent out, Leopardo would not concede on a couple of ways that the City wished to proceed with the project. Carpino noted that Harbour recently managed the construction of the new Burr Ridge Police Station. The Council concurred to approve the Harbour agreement during the reconvened meeting.

5. Letter Of Recommendation – Request by Digital GreenSigns, LLC.

Dragan stated at the recent public hearing, the Planning and Zoning Commission recommended approval of the special use permit and variations to allow the installation of the proposed highway advertising sign at the Public Services Facility. Dragan said the petitioner was able to demonstrate a true hardship to the Planning and Zoning Commission. The Council concurred to vote on this matter during the reconvened meeting.

6. Review Of Amendments To The 2013 Zoning Map.

Dragan said the revised Zoning Map reflects the changes approved by the City Council. Dragan noted the revised map specifically shows the changes on the north side of Butterfield Road for Marianjoy and the former Holiday Inn Reservation Center. Dragan explained that Marianjoy purchased some property from John Wendland for a parking lot expansion. Dragan also indicated that the revised map shows the subdivision of the former Holiday Inn Reservation Center into three (3) separate lots.

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

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XII. COUNCIL MEMBER COMMENTS

None.

XIII. CITY MANAGER CARPINO

Carpino said staff met with Lumquest Lighting this past week. Carpino said the residential street lighting audit should be completed within the next six (6) weeks. Carpino explained once the audit is completed, Lumquest can address the Council about which lighting fixtures to select. Carpino estimated the residential street lighting project will be completed by the end of summer or early fall. Carpino thanked Public Services for their recent snow removal efforts.

XIV. CITY ATTORNEY RAMELLO

None.

XV. CITY CLERK LESLIE

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene was made by Alderman Durham, and seconded by Alderman Shadley.

**Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach
Nays: None**

The Regular Meeting of the City Council reconvened.

XVII. OLD BUSINESS

7. Resolution No. 13-6: A Resolution to Approve and Authorize the Execution of an Agreement between the City of Oakbrook Terrace, Illinois, and Williams Architects, Ltd. for the Furnishing of Professional Architectural Services for the New Police Facility and Renovation of City Hall.

Motion To Approve Resolution No. 13-6: A Resolution to Approve and Authorize the Execution of an Agreement between the City of Oakbrook Terrace, Illinois, and Williams Architects, Ltd. for the Furnishing of Professional Architectural Services for the New Police Facility and

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Renovation of City Hall was made by Alderman Durham and seconded by Alderman Sarallo.

**Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach
Nays: None**

Motion passed.

8. Ordinance No. 13-16: An Ordinance to Approve and Authorize the Execution of an Agreement between the City of Oakbrook Terrace, Illinois and Harbour Contractors, Inc. for the Furnishing of Construction Management Services for the New Police Facility and Renovation of City Hall.

Motion To Approve Ordinance No. 13-16: An Ordinance to Approve and Authorize the Execution of an Agreement between the City of Oakbrook Terrace, Illinois and Harbour Contractors, Inc. for the Furnishing of Construction Management Services for the New Police Facility and Renovation of City Hall was made by Alderman Thomas and seconded by Alderman Vlach.

**Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach
Nays: None**

Motion passed.

9. Ordinance No. 13-17: An Ordinance Granting a Highway Advertising Sign Special Use Permit with a Multiple Message Sign Supplemental Permit and Variations from the Requirements of the Zoning Code for 17W130 Butterfield Road in the City of Oakbrook Terrace, Illinois.

Motion To Approve Ordinance No. 13-17: An Ordinance Granting a Highway Advertising Sign Special Use Permit with a Multiple Message Sign Supplemental Permit and Variations from the Requirements of the Zoning Code for 17W130 Butterfield Road in the City of Oakbrook Terrace, Illinois was made by Alderman Sarallo and seconded by Alderman Shadley.

**Ayes: Sarallo, Shadley, Thomas, and Vlach
Nays: Durham**

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Durham, and seconded by Alderman

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Sarallo at 7:31P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary