

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

I. CALL TO ORDER

The Mayor called the November 10, 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 City Clerk M. Shadley, City Administrator A. Marrero, 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 October 27, 2015.

Motion to approve the minutes of the October 27, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Swartz and seconded by Alderman Thomas.

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, NOVEMBER 10, 2015**

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: November 10, 2015 In The Amount Of \$163,791.33.
2. Ordinance No. 15-63: An Ordinance Repealing The Provisions Of Section 33.006 Entitled “Applications; Appointments” And Amending Section 33.063 Entitled “Rules And Regulations; Powers And Duties” Of Chapter 33 Entitled “Departments, Boards And Commissions” Of Title III Entitled “Administration” Of The Code Of Oakbrook Terrace, Illinois.
3. Approval Of Payout Number One (1): Total Window Treatments, In The Amount Of \$20,358.96.

Motion to approve all the items contained on the Consent Agenda for November 10, 2015 as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

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

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 Greco and seconded by Alderman Swartz.

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

X. MAYOR RAGUCCI

1. Ragucci invited everyone to attend the City’s annual holiday celebration on Friday, December 4, 2015 from 6PM to 9PM at Fik Point and the Swartz School gymnasium.
2. Ragucci stated several of the City’s hotels are donating 10% of revenues generated on Wednesday, December 16, 2015 to the Salvation Army.
3. Ragucci said Norene Myszkowski resigned from the Planning and Zoning Commission and he is looking for someone to fill her seat.
4. Ragucci noted Veterans Day will be celebrated at 1PM on Wednesday, November 11, 2015 at Dorothy Drennon Park.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

1. Presentation By The DuPage Hotel Convention & Visitor Bureau/Hotel Commission.

Don Hill, of the Hilton Hotels and Chair of the Hotel Commission reported the following statistics for the City's seven (7) hotels. Hill said the City's hotels showed a strong performance for the third quarter.

Oakbrook Terrace Seven (7) Hotels	2015 QTR 3	Comparison
Average Rate	\$ 102.33	highest in 6 years
Rev Par (Revenue Per Available Room)	\$ 73.63	highest in 6 years
Rev Par 2014 vs. 2015 % Change	8.6%	
Occupancy %	\$ 0.72	highest in 6 years

Hill said the Triple AAA program represented 4.4% of total combined revenues for the third quarter. Hill said at the next Hotel Commission meeting they will be discussing social media. Hill said the Commission is carefully approaching assistance with their social media campaign and is entering a short term agreement with Interfuse. Hill noted some of the hotels will be donating 10% of all revenues from Wednesday, December 16 to the Salvation Army. Hill added he hopes to expand this to the City's restaurants next year.

Greco asked if the DCVB assists the Hotel Commission in their social media efforts. Hill replied that the Commission does basic social media. Hill noted that DCVB is down about four (4) positions due to the State of Illinois's budget impasse and are on a hiring freeze. Greco asked Hill to keep the City up to date on the status of the DCVB efforts considering they are not fully staffed. Greco said if the DCVB continues on this path, he would rather give the City's hotels more money and reduce the DCVB contribution. Hill noted under the guidance of the new Executive Director, Beth Marchetti, he feels the DCVB is more accountable, accomplishes more, and is results oriented.

2. 2015 Property Tax Levy Determination/Police Pension Municipal Compliance Report.

Haslett referenced her memorandum and stated increasing last year's levy by the CPI of .8%, and capturing new construction, the City's total levy for 2015 is \$934,836. Haslett explained unlike past years, the 2015 levy does not include a corporate levy for general purposes and is 100% financing the required pension contribution.

Haslett recommended utilizing the actuary's amount because it provides a more realistic valuation to get the City at the 100% mark. Haslett stated the Illinois Dept. of Insurance recommended contribution has always been less because of

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

different actuary assumptions. Haslett stated as with past years, the actuary's recommendation included a 6.5% rate of return on investments which the pension fund has achieved in excess of over the past three (3) years. Haslett stated the Police Pension levy needs to be 90% funded by 2040, and as it stands today we are at 47%.

Haslett mentioned that the allowable levy is \$934,836; but the actuary recommended levy is \$992,007, which is \$57,000 higher than what the City can levy. Haslett said the City is going to have to make-up the difference through transferring in a portion of the fund balance from the General Fund. Haslett noted the fund balance of the General Fund is \$5.6 million as of April 30, 2015, so reserving a portion will not impact this healthy level. Haslett reported some FY 2016 quarter one (1) taxes were higher than last year including: Sales, Home Rule, and Hotel. Haslett also noted some taxes were down including: Amusement and Telecommunication.

Ragucci said the City is fortunate with the fund balance of the General Fund and is better off than other communities. Ragucci stated he agreed with staff's recommendation. Greco asked if the City is on target to meet the 90% requirement in 2014. Marrero said the actuarial recommendation keeps the City on track to meet this requirement.

Marrero said the Police Pension ended calendar year 2014 with a 7.5% rate of return on investments and for the past three (3) years prior they were over 7%. Marrero said the actuary uses 6.5% rate of return assumption and there was some discussion to use a 7% rate of return instead, but especially this past quarter the market did not perform as well. Marrero said the City needs to look at the long picture on this and retain the 6.5% rate of return. Marrero said keeping the 6.5% rate of return will get the Police Pension Fund to be fully funded faster.

The Council concurred to approve the tax levy at the December 8, 2015 meeting.

3. Council's Summary Report – Rental Property Inspections

Marrero said the summary was compiled from all the comments, ideas, and concerns identified by the Council. Marrero said the summary report also details questions to be answered by the City Attorney. Marrero asked the Council to review the summary in preparation for the Town Meeting to be held on November 24, 2015. Ragucci asked Ramello if the City can prevent homeowners from placing "For Rent" sign on their property. Ramello replied no that municipalities cannot prohibit such signs based upon recent case law. Ramello noted the Village of Oak Brook requires permits for such signs.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

Ramello said he created a cheat sheet which answers all the questions presented in the summary. Ramello said he will email this to Marrero who can distribute it the Council. Ragucci said we really need to hear from the residents. Greco said he will be distributing a minor handout to the Council at the next meeting.

Esposito indicated the summary was compiled well and the residents are going to have the same concerns. Esposito said much of the discussion hinges on what the City Attorney says the City can do. Marrero said the Town Meeting has been advertised in the *Terrace Leaves*, the City's website, and on the new electronic sign. Marrero asked the Council if a flyer should be delivered to all the residents about the November 24, 2015 meeting. The Council concurred to distribute a flyer about the meeting to all residential homes.

4. An Ordinance To Increase The Number Of Class "E" Liquor Licenses (Blaze IL Store 11, LLC, d/b/a Blaze Pizza)

Ragucci stated the City needs to increase the Class "E" liquor licenses by one (1) for the new Blaze Pizza. The Council concurred to approve this during the reconvened meeting.

5. Letter Of Recommendation To Payoff DuPage Water Commission (DWC) Subsequent Customer Loan

Haslett stated the DWC Financial Administrator contacted the City about an early payoff of the City's subsequent customer loans. Haslett explained that the DWC approached all four (4) of their subsequent customers about this early pay-off option and the Village of Winfield is working out pre-payment arrangements as well.

Haslett stated as of October 31, the City owes the DWC approximately \$127,000. Haslett noted if the City were to proceed with the early payout the City would save about \$63,000 in interest charges and reduce monthly bills by almost \$1,800. Haslett stated the cash balance in the Water Fund can withstand this principal payout. Ragucci said it is a good idea. Greco asked why the City has to pay this loan to the DWC. Haslett replied because the City was not an initial customer and connected to the DWC as a subsequent customer after the infrastructure was built.

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

6. Status Report Payout Number One (1): Interior Investments, LLC.

The Council concurred to place payment number one (1) in the amount of \$139,026.40 to Interior Investments, LLC on the next consent agenda.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

7. Status Report Payout Number One (1): Construction Cleaning Company

The Council concurred to place payment number one (1) in the amount of \$5,450 to Construction Cleaning Company on the next consent agenda.

8. Status Report Payout Number One (1): Action Flag Co.

The Council concurred to place payment number one (1) in the amount of \$2,942.10 to Action Flag Co. on the next consent agenda.

9. Status Report Payout Number One (1): J. Hassert Landscaping, Inc

The Council concurred to place payment number one (1) in the amount of \$78,957.90 to J. Hassert Landscaping, Inc on the next consent agenda. Ragucci said the landscaping looks great.

10. Status Report Payout Number Two (2): Mercedes Section Five Installations

The Council concurred to place payment number two (2) in the amount of \$1,300 to Mercedes Section Five Installations on the next consent agenda.

11. Status Report Payout Number Two (2): American Door And Dock, Inc.

The Council concurred to place payment number two (2) in the amount of \$90 to American Door And Dock on the next consent agenda.

12. Status Report Payout Number Two (2): TGM Fabricating, Inc

The Council concurred to place payment number two (2) in the amount of \$8,982 to TGM Fabricating, Inc on the next consent agenda.

13. Status Report Payout Number Two (2): Carney & Company

The Council concurred to place payment number two (2) in the amount of \$1,039.50 to Carney & Company on the next consent agenda.

14. Status Report Payout Number Three (3): Abbey Paving Co., Inc

The Council concurred to place payment number three (3) in the amount of \$3,523.59 to Abbey Paving Co., Inc on the next consent agenda.

15. Status Report Payout Number Three (3): Concorde Sign & Engraving, Inc

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

The Council concurred to place payment number three (3) in the amount of \$5,547.60 to Concorde Sign & Engraving, Inc on the next consent agenda.

16. Status Report Payout Number Four (4): TGM Fabricating, Inc

The Council concurred to place payment number four (4) in the amount of \$8,370 to TGM Fabricating, Inc on the next consent agenda.

17. Status Report Payout Number Four (4): Abbey Paving Co., Inc

The Council concurred to place payment number four (4) in the amount of \$5,037.75 to Abbey Paving Co., Inc on the next consent agenda.

18. Status Report Payout Number Five (5): Builders Concrete Services, LLC

The Council concurred to place payment number five (5) in the amount of \$100,824.58 to Builders Concrete Services, LLC on the next consent agenda.

19. Status Report Payout Number Five (5): Triumph Restoration, Inc

The Council concurred to place payment number five (5) in the amount of \$4,279.68 to Triumph Restoration, Inc on the next consent agenda.

20. Status Report Payout Number Five (5): Abbey Paving Co., Inc

The Council concurred to place payment number five (5) in the amount of \$8,681.40 to Abbey Paving Co., Inc on the next consent agenda.

21. Status Report Payout Number Six (6): Builders Concrete Services, LLC

The Council concurred to place payment number six (6) in the amount of \$14,850 to Builders Concrete Services, LLC on the next consent agenda.

22. Status Report Payout Number Nine (9): Valley Security Company

The Council concurred to place payment number nine (9) in the amount of \$6,754.33 to Valley Security Company on the next consent agenda.

23. Status Report Payout Number Thirteen (13): Cameo Electric, Inc

The Council concurred to place payment number thirteen (13) in the amount of \$57,625.69 to Cameo Electric, Inc on the next consent agenda.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

XII. COUNCIL MEMBER COMMENTS

Przychodni asked how many more payouts the City is going to have for the new Police Station. Marrero replied we are getting close to the end. Marrero said the City is still working with the trade contracts on punch list items. Esposito said a resident approached him about cleaning the creek by Hodges and Monterey. Greco said the Planning and Zoning training course last week went well. Thomas asked about the final costs for the new Police Station. Marrero responded that she will distribute a spreadsheet detailing the costs associated with the new Police Station before the next meeting. Vlach stated Pete's Fresh Market started working on their expansion project.

XIII. CITY ATTORNEY RAMELLO

Ramello stated Carol Stream and Mundelein drafted resolutions regarding how the State of Illinois inability to pass a budget is impacting local governments. Ragucci stated he sent letters out as well regarding this.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

Marrero said the State is withholding several taxes including: Use, Motor Fuel, and Video Gaming. Marrero said this translates to an approximate loss of \$147,000 in the General Fund and \$51,000 in the Motor Fuel Tax Fund. Marrero noted HB4305 authorizes the State to release these taxes to municipalities and passed the House and must now go to the Senate. Ragucci said staff will keep the Council informed of the status on this.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 10, 2015**

1. Ordinance No: 15-64: An Ordinance Increasing The Number Of Class “E” Liquor Licenses By One (1) Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food And Beverages); Subchapter Alcoholic Liquor, Section 111.011 (Number Of Licenses), Of The Code Of Ordinances Of The City Of Oakbrook Terrace.

Motion To Approve Ordinance No: 15-64: An Ordinance Increasing The Number Of Class “E” Liquor Licenses By One (1) Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food And Beverages); Subchapter Alcoholic Liquor, Section 111.011 (Number Of Licenses), Of The Code Of Ordinances Of The City Of Oakbrook Terrace was made by Alderman Vlach and seconded by Alderman Thomas.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Esposito at 7:59PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary