

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 8, 2019**

I. CALL TO ORDER

Mayor Ragucci called the January 8, 2019, Regular and Committee of the Whole Meeting of the City Council to order at 7:00P.M.

II. ROLL CALL

Roll call indicated the following Aldermen were in attendance:

Present: Esposito, Greco, Przychodni, Vlach, and Mayor Ragucci

Absent: Thomas

Also in attendance were City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, and City Attorney P. Pacione.

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 December 11, 2018

Motion to approve the minutes of the December 11, 2018 Regular City Council and Committee of the Whole as presented was made by Alderman Greco and seconded by Alderman Esposito.

Alderman Ayes: Esposito, Greco, Przychodni, and Vlach

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: January 8, 2019 In The Amount Of \$249,936.63.
2. Treasurer's Report: November 2018.

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3. Personnel & Payroll Report: November 2018.
4. Resolution No. 19-1: A Resolution Authorizing The Execution Of An Intergovernmental Agreement By And Between The Illinois Office Of The Comptroller And The City Of Oakbrook Terrace, Illinois, Regarding Access To The Comptroller's Local Debt Recovery Program.
5. Approval Of Road Salt Purchase With The Illinois Department Of Central Management Services Joint Purchasing Program For 250 Tons Of Road Salt At \$45.97 Per Ton (\$11,492.50) For The 2018-2019 Winter Season.

Motion to approve all the items contained on the Consent Agenda for January 8, 2019 as presented was made by Alderman Vlach and seconded by Alderman Przychodni.

Alderman Ayes: Esposito, Greco, Przychodni, and Vlach

Alderman 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 Przychodni and seconded by Alderman Esposito.

Alderman Ayes: Esposito, Greco, Przychodni, and Vlach

Alderman Nays: None

Motion passed.

X. MAYOR RAGUCCI

Mayor Ragucci said Stan's Donuts should be opening in March. Mayor Ragucci said he spoke with the Village of Oak Brook's Village Manager Riccardo Ginex regarding the proposed traffic light at the new 22-story condominium complex. The Village of Oak Brook asked the City to contribute to a portion of the costs to install the new traffic light. Mayor Ragucci said he committed the City to reimbursing 25% of the costs up to \$390,000 for the new traffic signal since it will be benefiting Drury Lane and the hotels. Mayor Ragucci said he will update the Council on this project.

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XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Presentation Of The Fiscal Year 2018 Comprehensive Annual Financial Report (CAFR)

Jody Gauthier of BKD stated her firm appreciates working with the City. Gauthier said BKD issued a clean opinion for the Fiscal Year 2018 audit; essentially meaning the financial statements were presented in accordance with generally accepted accounting principles and the audit was performed with general auditing standards and there were no problems. The City's financial condition is excellent as illustrated by the City's net position of \$19.5 million for Governmental Activities and \$4.8 for Business-Type Activities for a total of \$24.3 million. For the last couple of years the full accrual of the pension liabilities has been recorded. Overall the City has a positive net position, and not every government can say that. In terms of changes in net position, the Governmental Activities increased by \$3.3 over last year, while the Business Type Activities (Water Fund) decreased by \$32,924. Last year the Water Fund's net position increased by \$33,000, reflecting that this is run on a break-even basis.

The General Fund ended Fiscal Year 2018 with an unassigned balance of \$8,575,827, representing 93% of estimated yearly revenues, thereby significantly surpassing the City's reserve policy of 40%. Also in Fiscal Year 2018 the fund balance of the General Fund increased by \$2.2 million. In the coming Fiscal Year 2019, the City will be required to disclose Other Post-Employment Benefits (OPEB) in the financial statements. Gauthier explained the other required communication provided to the Council details how the audit went. Overall there were no items that came across that were unusual and there were no disagreements with management during the audit and the audit went according to plan.

Alderman Esposito said it is all good news. Ragucci said the City is in a good financial position and thanked Gauthier for BKD's work on the audit. The Council concurred to place this on the next consent agenda.

2. Discussion To Allow A Tapas And Video Gaming Café, (May's Lounge) Located At 17W500 22nd Street (JRC Plaza).

Joe Elias, of May's Lounge addressed the Council regarding the proposed tapas and video gaming café at JRC Plaza. Elias indicated May's Lounge will occupy the former Subway restaurant space. Elias said May's offers wine and tapas in a luxurious upscale lounge atmosphere. Mayor Ragucci asked how many May's locations are there currently. Elias replied there are six (6) locations open and another six (6) are underway. Mayor Ragucci said he is very impressed with this and supports this proposal. Alderman Esposito asked how many video gaming machines will be at the location. Elias replied five (5). Alderman Esposito said it is a beautiful facility and will be the nicest video gaming café in the City.

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Alderman Greco said he is of the opinion that the City already has too many gaming facilities and he agreed that this would be one of the nicest gaming cafes in town, which peaks his interest. Alderman Greco said he is looking for a reason on why the City should approve an additional gaming facility. Elias indicated May's is eager to be part of the City's upscale vibe. Elias said May's is a great fit because it is a luxurious café and a lot of the City's restaurants are upscale as well. Elias said May's prides itself on being the best in this industry and fulfilling a certain niche. Alderman Greco said it is encouraging to hear that May's wants to be part of the community. Alderman Vlach asked how this site will compare to the others. Elias replied that this location is about 1,200 square feet and all the others are on average 1,200 square feet. Elias said May's will spend about \$250,000 on the build-out.

Alderman Greco said it is good that the business will be offering a rear entrance as well because there is a lot of untapped parking in the back of the shopping center. Mayor Ragucci asked what kind of liquor license May's would be requesting. Elias responded a liquor license for beer and wine only. Mayor Ragucci said he supports this proposal. The Council concurred to place this on the next consent agenda.

3. Letter Of Recommendation – Midwest Office Center (18W100 22nd Street.)
4. Request For A Variance For The Redevelopment Of The Midwest Office Center, (18W100 22nd Street.)

These two (2) items were discussed together as detailed below.

Marrero indicated there were some outstanding issues for the redevelopment of the Midwest Office Center in regards to the water main construction and some restricted uses. Accordingly, the potential applicant requested this item be tabled and discussed at a later meeting. Marrero indicated the City will be meeting with the developers this week to review the proposal.

Motion to table Committee of the Whole Consideration Items Numbered Three (3) and Number Four (4) regarding the redevelopment of the Midwest Office Center to the January 22, 2019 meeting was made by Alderman Greco and seconded by Alderman Przychodni.

**Alderman Ayes: Esposito, Greco, Przychodni, and Vlach
Alderman Nays: None**

Motion passed.

XII. COUNCIL MEMBER COMMENTS

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Alderman Przychodni wished everyone a Happy New Year. Alderman Greco said a resident approached him and requested that the Holiday Inn post “No Parking” signs on the newly installed fencing. Alderman Greco also indicated he was happy that the fencing between Chipotle and Noodles & Company was removed. Alderman Vlach expressed his disappointment over the lack of progress at the new gas station along Midwest and that he would like to see some action.

XIII. CITY ATTORNEY PACIONE

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

**Alderman Ayes: Esposito, Greco, Przychodni, and Vlach
Alderman Nays: None**

Motion passed.

XVII. OLD BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Przychodni at 7:25PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary