

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, August 17, 2016**

**6:00 PM**

**Village Hall Board Room  
1050 W. Romeo Rd.**

### **Village Board - Workshop Meeting**

**1. CALL TO ORDER-Roll Call**

**Present** 6 - Jose Chavez, Linda Palmiter, Ken Griffin, Sue A. Micklevitz, Brian A. Clancy Sr., and John Noak

**Absent** 1 - Dave Richards

**2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE****3. ITEMS FOR DISCUSSION**

**[RES16-2160](#) Awarding of the Contract for the 2016 Roadway Crack Sealing Program**

Mr Bjork reported that a bid letting was held for the Roadway Crack Sealing 2016 Program on Monday, August 1, 2016. The project consists of the cleaning and sealing of approximately 400,000 lineal feet of pavement cracks at various locations throughout the Village and is intended to extend the period of time before major rehabilitation will be required. One bid was received and the prices of this one bid are actually lower than those of last year's contract. The bidder was Denlar, Inc with a bid of \$170,830.00. A provision in the contract documents allows for the adjustment of the contract quantities up or down so that the total contract value equals the budgeted amount at the bid contract unit prices.

Trustee Micklevitz asked if we are happy with work that they have done in the past and is this throughout the community and ranked by authority, how does the Village determine what areas need to be sealed. Mr Bjork replied that they have performed very well for us in the past and he added that we prioritize the roads to get the most work done in the allotted budget. He added that it is all areas of the Village.

Trustee Palmiter asked if this is the same material that we have used in the past as she has noticed some peeling. Mr Bjork replied that we used a new product last year that is holding up better. Trustee Clancy stated that the weather is cooperating this year. Mr Bjork stated that there is one spot on Montrose that did not adhere properly due to moisture.

Trustee Chavez stated that this equates to 76 miles worth of crack filling.

**[ORD16-1304](#) An Ordinance providing for the issuance of not to exceed \$5,500,000 General Obligation Refunding Bonds, Series 2016A, of the Village of Romeoville, Will County, Illinois, authorizing the execution of a bond order and an escrow agreement in connection therewith, and providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds, and authorizing the sale of said**

**bonds to the purchaser thereof.**

Mr Openchowski reported that the this bond issue will be for an estimated \$5,125,000 par value with a near 14 year life and an estimated rate of 2.52%. The proceeds will be used to refund the unpaid portion of the 2009 Series Bonds and underwriter and issuance costs. The refunding will save the Village an estimated \$419,195 in nominal dollars and \$369,755 on a present value basis. The Village will go out to market on August 22nd for the bonds. This ordinance sets parameters, as a safe guard that if exceeded, would prevent the bonds from being issued and ensure that savings will be achieved. The original 2009 bonds were used to purchase the Bigelow Property, which is currently being developed as Discovery Park. Funds to pay this issue will come from the Corporate Fund and Real Estate Transfer Tax Fund. The Village will abate all of the payments for the 2016A bonds in a similar manner to the 2009 bonds. In conjunction with the 2016A bond issue, the Village had rating calls with both Moody's and Fitch. Moody's maintained our Aa2 rating while Fitch upgraded our rating from AA- to AA with a stable outlook. It is somewhat rare for an Illinois community to have their rating upgraded given the state of the Illinois economy.

Mayor Noak stated that this is another opportunity to save money.

Trustee Griffin asked if we have had the opportunity to access what our improved bond rating will mean in dollar savings. Brenda Houston from Speer Financial replied that she does not have that information at this time but can get back to the Village tomorrow with that figure.

Trustee Micklevitz stated that this is comparable to a homeowner refinancing their mortgage. Mr Openchowski agreed and added that our bond rating is equivalent to someone's credit score. She than stated that she has had concerns from residents about our financial stability and it is clear by the upgrade to our rating that the Village is in very good shape financially. Mr Openchowski added that these bonds are fully abated which means that these bonds are not paid through the tax bills of the residents.

Trustee Chavez thanked Trustee Micklevitz and Mr Openchowski for clarifying for the residents how the abatement process works.

[RES16-2171](#) **Authorizing an Intergovernmental Agreement (Will County Emergency Telephone System Board - Mass Notification System for non Emergency Notification Purposes)**

Mrs Caldwell reported that we have been working with Will County Emergency Management to coordinate the use of the ETSB Mass Notification System for non-emergency notification purposes. This system will essentially replace our Nixle text messaging although operate in the

same fashion. This will allow the Village to be on one system and provide access to a larger audience as we will have access to the database that the County uses for emergency notifications. The system integrates access to land lines, cell, desktop alerts, social media, email as well as include sending messages to a specific geographic region.

Trustee Chavez asked if this is what we constitute as an emergency and Mrs Caldwell replied that this is for non emergency as well and we control what goes out.

Trustee Micklevitz added that the residents will have to sign up for this new system and Mrs Caldwell replied that it does require them to re-register, that is one drawback.

Mayor Noak stated that ultimately this is a better service.

**ORD16-1296 An Ordinance Amending Chapter 81 (Motor Vehicle Towing) of the Village Code of Ordinances**

Mr Vogel reported that this proposed ordinance updates the fees permitted to be charged by towing companies participating under the Village's rotation towing program. The fees had been established in 2003 and were last modified in 2008.

**RES16-2166 A Resolution Authorizing the Execution of an Intergovernmental Agreement with the Village of Bolingbrook (990 Veterans Parkway Water Main Relocation)**

Mr Vogel reported that the Village provides water service to portions of Bolingbrook including the property located at 990 Veteran's Pkwy. To serve the development of this property, the developer has extended additional water mains within the rights of way of Crossroads and Veteran's Pkwy. Under the proposed intergovernmental agreement, Bolingbrook has agreed to assume responsibility for the costs of relocating these water mains necessitated by future roadwork involving these portions of Crossroads and Veteran's Pkwy.

**RES16-2168 A Resolution Approving a Sales Tax Sharing and Development Agreement with Metal Monkey Brewing, LLC**

Mr Vogel reported that this approves a sales tax revenue sharing and development agreement for Metal Monkey Brewing, LLC. Under the agreement, for the five year period beginning on September 1, 2016, the Village agrees to rebate to Metal Monkey Brewing, LLC an amount equal to 50% of the sales tax generated by its operations. Based on information received from Metal Monkey Brewing, LLC, the operation of the brewery/taproom is anticipated to generate approximately \$100,000 over this five year period, resulting in a total anticipated rebate amount of

approximately \$50,000 over the life of the agreement. He added that the Village's Home Rule Food and Beverage Tax will be included in the rebate under this agreement.

Mayor Noak stated that we want to help promote local business. They need a little help to grow their business.

Trustee Micklevitz stated that it is nice to see a local business doing well. It is great to give them a little help to grow their business.

[RES16-2170](#) **A Resolution Authorizing a Redevelopment Agreement (TD Romeoville LLC-Route 53 and 135th Street)**

Mr Vogel reported that this approves a redevelopment agreement with TD Romeoville, LLC the developer of the site at the northwest corner of Route 53 and 135th Street. Under the agreement, the developer will acquire and develop the site, and the Village will provide a total incentive to the developer in the amount of \$215,000 payable from incremental taxes within the Downtown TIF Fund. \$115,000 of the incentive is earmarked for reimbursing the developer for some of the costs of road improvements to 135th Street, and the remaining \$100,000 is earmarked to reimburse the developer for a portion of its costs to complete site work on Lot 3 within the development. The full incentive amounts will be paid upon the developer's completion of the roadwork and site work.

Trustee Micklevitz asked for an explanation as to why some businesses are eligible for TIF Funds and some are not. Mr Gulden replied that it is a lot easier to put together a TIF agreement on a vacant property where the increment is so low. There was no increment for this site. If there was already a building (high base), there would not be much to give back. The increment is the difference between the base and what we actually collect.

#### **4. ADJOURNMENT**

**A motion was made by Clancy, seconded by Griffin, that this meeting be adjourned at 6:28 p.m. The motion carried by the following vote:**

**Aye:** 5 - Chavez, Palmiter, Griffin, Micklevitz, and Clancy

**Absent:** 1 - Richards

**Non-voting:** 1 - Noak