

AMENDED MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JANUARY 28, 2008, AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 7:30 p.m. by President Gary Pretzer.

2. ROLL CALL

Those present at roll call were Trustees Dennis Baker, Michael Mistele, Michael Brown, Robert Napoli, Paul Schoenbeck, Timothy McMahon and President Pretzer. ABSENT: None. Also present were Village Clerk Leroy Hansen, Village Attorney Thomas Good, Village Administrator Phil Modaff, Chief of Police Edward Konstanty, Director of Finance Sue Stanish, Director of Municipal Services Timothy Halik and Administrative Intern Garrett Hummel.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

President Pretzer asked everyone to join him in saying the Pledge of Allegiance.

4. OMNIBUS VOTE AGENDA

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - January 14, 2008 (APPROVE)
- c. Warrants - January 28, 2008 - \$297,650.04 (APPROVE)
- d. MOTION TO APPROVE EXPENDITURE - COMMISSION ON ACCREDITATION FOR LAW ENFORCEMENT (C.A.L.E.A.) ON-SITE FEE - \$7,500.00 (APPROVE)

President Pretzer asked if any Board member wanted to remove any item(s) from the Omnibus Vote Agenda for discussion. No Board member wanted any item(s) removed from the Omnibus Vote Agenda.

MOTION: Made by Trustee Baker, seconded by Trustee Mistele, to approve the Omnibus Vote Agenda as presented.

ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

5. RESOLUTION - A RESOLUTION COMMENDING THEODORE A. KOLODZIEJ FOR TWENTY YEARS OF SERVICE WITH THE VILLAGE OF WILLOWBROOK

President Pretzer presented Theodore A. Kolodziej with the Resolution and gift commending him for his twenty years of service with the Village of Willowbrook. The Village Board congratulated Officer Kolodziej on his anniversary with the Village.

MOTION: Made by Trustee Napoli, seconded by Trustee Schoenbeck, to adopt Resolution No. 08-R-02.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS (Public comment is limited to three minutes per person)

Phyllis Zimmer, 6446 Tennessee Avenue, wanted the storm water runoff redirected from her property.

7. DELINQUENT WATER BILLS

Director Halik reported there were no delinquent water bills.

8. ORDINANCE - AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF WILLOWBROOK - TITLE 1, SECTION 1-5-3 - BOARD OF TRUSTEES; MEETINGS

Attorney Good reported that a few years ago the Illinois Compiled Statutes changed and when that occurred Sterling Codifiers offered to go through the entire code to redesignate provisions of the Illinois Compiled Statutes. In the recent past, Village Attorney Robin Jones noticed that reference to the Open Meetings Act in Section 1-5-3 was incorrect and the Ordinance before the Board this evening merely corrects the reference.

MOTION: Made by Trustee Napoli, seconded by Trustee Schoenbeck, to pass Ordinance No. 08-O-01.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

9. RESOLUTION - A RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE IL LINOIS HIGHWAY CODE

Director Halik informed the Board that the Village is required to annually adopt a resolution that identifies the amount of funds available for use in Motor Fuel Tax projects. This year, the budget anticipates up to \$385,000 for the year's use in the Village's road maintenance program. Upon approval by the Board, it would be executed and a copy would be sent to IDOT for their records.

Trustee McMahon noted that the Board had not passed off on this budget authorization and questioned the timing of this resolution.

Administrator Modaff advised the timing of the filing with the State is coming up shortly and all the Village is doing is telling the State how much money the Village thinks it might spend and does not force the Board to make the expenditure.

MOTION: Made by Trustee Mistele, seconded by Trustee Baker, to adopt Resolution No. 08-R-03.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli, Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

10. PRESENTATION - WILLIAMS ARCHITECTS - MASTER PLAN UPDATE AND PUBLIC WORKS FACILITY DESIGN

Administrator Modaff noted that the Board had awarded a contract to Williams Architects back in May 2007 to update the Master Plan and for preliminary architectural work on a new public works facility. Mr. Mark Bushhouse, of Williams Architects, had spent time with the Village Staff and Municipal Services Committee and is in attendance this evening to report to the full Board his work on the Master Plan update and the detailed work on the public works facility.

Mr. Bushhouse reported that he was asked to revisit the space programming for the Village Hall/Police Facility, a recreation facility and the public works building. The task needed to be accomplished to see if there might be any changes in the square

footages and make sure everything would fit on the site. After reviewing the information that had been submitted by the staff with the Village's civil engineer, it was discovered that the land not very far south of the existing water tank is either a wetlands or buffer area so they needed to move things around a bit from the last planning exercise. The water tower would stay, but the public works facility was moved a bit to the north, along with a yard, entry drive, salt storage dome, some bins and little bit of parking and circulation area. The rest of the site was revisited and Mr. Bushhouse looked at the square footages for the public works facility and Phase II Village Hall/ Police and Phase III Recreation Center located at the northwest corner of the site. Mr. Bushhouse recommended the Village plan for buildings that might be a little larger than what is in the master plan.

Mr. Bushhouse noted that in the Phase I, Public Works facility, the building could be built in the same location, along with the salt dome, storage bins and access road off of 75th Street. A very small parking area could be built just to support the public works staff. In addition, the access road to 73rd Court would be eliminated.

Trustee Schoenbeck asked if all the underground work would be done with this project or would it just be strictly this phase. Mr. Bushhouse responded that the water, sewer and electrical would be just for the public works building.

Trustee Napoli asked for the projected cost of a new Village Hall/Police facility. Mr. Bushhouse responded that it could cost anywhere between \$12 million to \$14 million, which would include furniture, equipment, testing and surveys.

Trustee Napoli asked about the cost of the recreation building. Mr. Bushhouse responded the 30,000 square foot recreation building could cost anywhere from \$8 million to \$10 million. He further indicated that the cost of the 8,000 square foot public works building could be between \$1.8 million and \$2 million.

Trustee Mistele noted that if the Village were to competitively bid the bricks and mortar costs of this work, the bid results would be between \$1.3 and \$1.6 million and he thought what Mr. Bushhouse was trying to demonstrate was the total development costs of the project.

Trustee Napoli expressed his concern about the salt bin being located near the public works building and the possible costs the Village could incur having to repair and maintain the proposed building due to salt damage.

Mr. Bushhouse hoped that the Board would receive this information for a basic sized public works facility, site plan and budget and, if the Board were agreeable, then authorize Williams Architects to move forward with the full design services in order to get into the details of this work, bid this out and then start construction on the facility this summer.

Administrator Modaff noted that there is a contract for these services but made this a checkpoint to come back to the Board and see if the Board is generally pleased with the location of the building, with the relative size of the building and if so, to start drawing the actual design and preparing bid documents. Mr. Bushhouse would be working closely with Staff and the Municipal Services Committee on the design and material choices, then before the project goes to bid, the Board would be asked if it is the product they want to go to bid on. Once the project goes to bid, then the prices would be obtained, Mr. Bushhouse would assemble all the information and come back to the Board again to ask if this is the contract the Board wants to award at this price and, if so, then the contract would be awarded.

Trustee ~~Napoli~~ Schoenbeck asked how many acres the proposed building would be on and if there would be off-street parking for confiscated ~~police cars~~ vehicles.

Mr. Bushhouse responded that there are only enough parking spaces planned to support the public works building itself and at this time there are no plans to have confiscated vehicles parked on the site.

Administrator Modaff indicated that it has been acknowledged, and through the Municipal Services Committee, that the western property which is roughly one acre could be a good location for a secured lot, not only for our own seized vehicles but it may be oversized and turned into a revenue producer, which can be leased out to other municipalities for storage of their seized vehicles. Although Williams Architects was not asked to plan that out at this time it would not preclude the Village from doing it in the future.

Trustee Napoli inquired how this project would be financed.

Administrator Modaff responded that a financing plan was to put down \$500,000 from the Village's DWC rebate of two years ago and then package the remaining balance of the cost with the Village's cost for the extension of 75th Street. Director Stanish and he calculated roughly \$2 million in debt and looked at it over 20 years and its impact on the budget. In addition, the public works facility can be

paid for using monies from both the water fund and from the general fund.

Trustee McMahon related that the Finance/Administration Committee had looked at this in some detail and the relative future impact on days operating expenses and it appears to be a very doable project.

The consensus of the Board was to continue forward with the planning for the public works facility and that the Williams Architects update of the Master Plan was completed.

OLD BUSINESS

11. COMMITTEE REPORTS

Trustee Brown had no report.

Trustee Napoli had no report.

Trustee Schoenbeck had no report.

Trustee McMahon had no report.

Trustee Baker had no report.

Trustee Mistele had no report.

12. ATTORNEY'S REPORT

Village Attorney Good had no report.

13. CLERK'S REPORT

Village Clerk Hansen had no report.

14. ADMINISTRATOR'S REPORT

Administrator Modaff asked that the Board members let Mary Partyka know their availability for the budget workshop meeting on Saturday, February 23.

15. EXECUTIVE SESSION

President Pretzer asked for a motion to adjourn into Executive Session to discuss personnel.

MOTION: Made by Trustee Schoenbeck, seconded by Trustee McMahon, to adjourn into Executive Session to discuss personnel at the hour of 8:27 p.m.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Baker, Mistele, Brown, Napoli Schoenbeck and McMahon; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

SEE APPROPRIATE EXECUTIVE SESSION MINUTES

PRESENTED, READ and APPROVED,

_____, 2008

Village President

Minutes transcribed by Mary Partyka.