

**CITY COUNCIL MEETING
MINUTES – January 22, 2019**

Mayor Prejna called the Council meeting to order at 7:30 p.m.

Pledge of Allegiance to the Flag

ROLL CALL:

Present: Cannon, Budmats, Majikes, Gallo, Banger, D’Astice, Williams

Absent: 0

Mayor Prejna - With 7 present and 0 absent there is a quorum.

Members of the audience are reminded that these proceedings are being videotaped for current and future broadcast over the City’s cable television channel.

Staff Members Present: City Manager Barry Krumstok, Finance Director Melissa Gallagher, Assistant to the City Manager Lori Ciezak, Fire Chief Terry Valentino, Deputy Police Chief Bill Arneson, Director Public Works Fred Vogt, Business Advocate Martha Corner, City Attorney Jim Macholl

MOTION TO APPROVE MINUTES:

Mayor Prejna: The first order of business is to approve the minutes from the December 11, 2018 Committee-of-the Whole Meeting and January 8, 2019 City Council Meeting. Is there a motion to approve the minutes? Alderman Budmats made the motion and it has been seconded by Alderman Williams. Are there any corrections, additions, or deletions to the minutes? All those in favor say aye; those opposed say nay. The ayes have it and the minutes are approved.

MOTION TO DEVIATE:

None

MAYOR'S REPORT:

Mayor Prejna – It has been a busy couple of weeks. First off, I do want to thank all the members of the Community Events Foundation and all the volunteers. I did have the opportunity to have dinner with you the other night and for those of you that are out there and you want a fun group of people work with and help plan events. Every time you see a Wine Down by the Creek, a Hoedown or a Block Party, it’s these folks that make it happen so we really need to thank them for their efforts.

We did have a meeting this week concerning the post office. I want to thank Dave Whitney who said he would be liaison for the citizens of Rolling Meadows and Mr. Budmats who was the liaison for the City Council. Just to give you a recap, we started with this process a year ago and through joint effort, the City Council signed a letter, I was able coordinate with our Congressman to get a letter coordinated from all three of our Congressmen and both of our Senators. We did have a meeting, Washington came to Rolling Meadows which that hasn’t happened in a long time and it was not the answer that we wanted. After that meeting we met with Representative Raja Krishnamoorthi Office and we’re looking to see if there’s some type of funding. We’ll never get back the post office we had but maybe a sub-station in the downtown area. Even though it wasn’t the answer we wanted, we haven’t quit, we made some progress. Thank you all who volunteered for that.

City Council Meeting

January 22, 2019

Page 2

I also had some meetings this week concerning restaurants and video gaming. I usually have 2-3 a week sometimes and Staff was involved with it. On tonight's Agenda you will see a new liquor license and 2 new video gaming licenses that will be going forward. There are more coming down the pipeline. The holdup that we've had is down in Springfield, Illinois, we could have had more video gaming open in the City but we've been waiting for Springfield to speak.

WARD REPORTS:

Mayor Prejna - Are there any Ward Reports this evening? Seeing none, that moves us on.

MEETING OPEN TO THE PUBLIC FOR 20 MINUTES:

Mayor Prejna – The Council meeting is now open to members of the audience for 20 minutes to address the City Council on matters that are on the agenda or regarding other issues. We ask that persons wishing to address the City Council keep their comments to 5 minutes in length. Comments must be addressed to the Council as a whole through the mayor, and profanity may not be used in any form.

Lynn Vicker, 3301 Pheasant Drive – Thank you. First of all, I do hope the Council pays very close attention to what is expressed to you by the residents tonight. Their ideas, opinions and suggestions are valid, important and worthy of your attention and consideration. My words are few since there are other residents who also plan to speak tonight. I am speaking on behalf of many residents and taxpayers of Rolling Meadows. The City Council should at this time postpone the approval to issue bonds to pay for the second fire station and other infrastructure projects. Also, awarding a contract for the second fire station should be postponed as well. Because of the importance of these resolutions to all taxpayers of Rolling Meadows both should be postponed until after the April 2nd election. Thank you very much.

Mayor Prejna – Thank you for coming forward. The next signatory is Patricia Callahan.

Patricia Callahan, 3400 Wellington – Good evening, Mayor and Council. Do you ask a contractor to build a home for you? Seek bonds for the second home? Some which may be lower except a higher bid from the contractor for the first home that you haven't seen completed yet and there already is a delay for that first home. Would you do this with your own personal money? Why are you doing this with the City of Rolling Meadows money? What is the hurry to get this bid process done and spend money on the first fire station with the bonds? Could it be the upcoming election? Has Wegman been promised a second fire house project? With three Aldermanic seats up for possible change in Wards 3, 5 and 7 and the Mayoral seat up as well, I do think it would be fair to the residents that the expenditures that effect for years to come, we should have a fresh Council look at these new fire houses. Too much is riding on the backs of the taxpayers of the City, enough is enough! When budget balances are being made up with taxpayer dollars. You're hurting the people that are on fixed incomes, seniors and everyday people who go to work and are trying to make ends meet. I'm asking this Council to table the votes on the Bonds and the bids on the second fire house until after the election and the installation of a new Council and possible Mayor. Would you please consider your choices wisely? Thank you.

Mayor Prejna – Thank you for coming forward. The next signatory is Dave Whitney.

Dave Whitney, 103 Kimberry – Thank you, Mayor and members of the City Council. I'm going to take a little different approach here. I'm going to state some facts that I think warrant this project to keep moving forward. First the City Council has approved moving the 2 fire stations, it was done because of poor response times on the south end of the City. If the City Council and two Fire Chiefs supported that, I think that it's worth moving forward. Even though I opposed that to begin with, at this point it's almost

City Council Meeting

January 22, 2019

Page 3

too late to stop. If, for example, you move the one station and stop the second one all you've done is move the problem from the south to the north, you wouldn't have the coverage needed in the north.

In regards to complaints about Wegman, Wegman was awarded the contract by the City Council to manage the project for both stations not just one. It was already decided that they would get both stations and they are the Project Manager. The Fire Chief is not the Project Manager which a lot of people have said that he was.

The original \$9 million expense was budgeted and was just based on an estimate, the cost obviously went up, and if anybody thought the \$9 million would stick than that was probably naïve. Some people are trying to compare it to the stations in South Elgin, South Elgin had one station estimated at \$6 million and another one at \$3.5 million. The \$3.5 million one is a substation, the \$6 million station has not been quoted yet, there's no price on it at all that's real. The size of the stations that we put in for the \$9 million was increased, the main reason it was increased was to allow for 80 foot length in the bays which is what we currently have and the increase in size increased the cost. Each one of the stations is not to exceed, there's a contingency built-in for each station which is why the price should come out less than what it is. With that also in mind, Wegman is doing engineering on these stations, engineering has uncovered some cost savings already, those cost savings will be continue two to add to that contingency and reduce the cost of the project.

The reason there's little work going on in the stations right now is because the City Council stopped work on it, delayed it mostly because of the weather. It was a result of that vote at the City Council meeting that the project was put on hold.

To summarize, I think it should move forward, if you do not move the second station forward you're just creating the same problem at the north end and you're not solving anything. Thank you.

Mayor Prejna – Thank you for coming forward. The next signatory is Annette Szafran.

Annette Szafran, 2309 Central – Good evening and thank you Mayor Prejna and Council members. One day you will get my name correct. The issue with building the second fire station is extremely controversial and most residents have been against this from the get-go. While it's true the City has committed to building two fire stations, what is the reasoning for rushing this project right now? Therefore, since station 15 is not yet even begun, the City seems to be in such a rush to obtain bond funding. Residents are disappointed with the current representation of certain Council members on this issue and the current Council has failed listening to residents regarding this matter. The election is right around the corner and residents feel a lack of trust of certain current sitting Aldermen. Residents don't understand the need to rush into this project and would prefer to see the completion of station 15 before going any further. Residents feel the City is taking on too much of a financial burden with building two stations at one time. Residents do not want their property taxes to be increased because of the financial burden that will be thrust upon them. Residents wonder why Wegman is totally controlling the bidding process for both projects. The City did not hire an independent construction manager and Wegman has not proven to be a reliable contractor to date. Wegman is really outlandish. I stand before you to formally request a moratorium of postponement, a delay in moving forward with the bond issues or building station 16 right now. Further, I request that the matter of building station 16 be put a referendum vote so residents can have an opportunity to have their input on the City's future. Further, the Council has a reputation to rush into decisions, particularly the rezoning of Dominick's property. Clark had the obligation to sell the property as commercial and the Council was in a rush to see something there and collectively you all saw as an alternative was more housing. Since zoning changed the property from commercial to residential it now diminishes any chance for commercial interest. As a result for not holding Clark responsible to market the property as commercial we're back to square one to possibly seeing more housing in the future. Maybe

City Council Meeting

January 22, 2019

Page 4

we're not Palatine or Arlington Heights we have an advantage, we have a direct access by Algonquin Road and on Kirchhoff right off Route 53, what a great opportunity to market it as such. Please put on the pause button, there's no need to rush into building station 16 or taking on huge bonds this will burden residents. Rolling Meadows has seen 60 years of growth from that little bedroom community, we'll be around for another 100 years better. Please vote wisely and let our new Council and our new Aldermen have the opportunity to hear the residents and work with them. Thank you.

Mayor Prejna – Thank you for coming forward. The next signatory is Cheryl Gallo,.

Cheryl Gallo, 3505 Pheasant – Good evening to you and the Council. First and foremost let it be known that I'm not here to crab at you, I'm here to voice my opinion as a resident of Rolling Meadows for 63 years, my whole life. I'm asking that the Council postpone the approval of the bonds and the second firehouse contract until the first firehouse is well on its way to completion so we have a good sense of how the work is being done. I feel it is not in the best interest of the City to hire someone and not know the quality of their work or if our expectations are being met. As Annette said, the residents do have a lot to say. I was at a meeting and there were many discrepancies in our first contract for the first firehouse, a gentleman by the name of Bob Guhr stepped up and went through the contract point by point and pointed out many discrepancies methodically going over it, he did this for a business, only to have them fall on deaf ears, nobody took him to heart. There's a false sense of urgency to bring this contract to signing and I don't know what the urgency is. We have many, many months to the first fire station is done, and it's not projected to be done until December 2019. We rushed to sign that contract only to have prices escalate and work delayed. I can only say let's be more fiscally responsible and proactive in signing a contract that benefits our City's well-being.

Mayor Prejna – Thank you for coming forward. The next signatory is Dale Engelking.

Dale Engelking, 3206 Plum Grove - Good evening. I just want to thank everyone for coming out today with such crummy weather. The only thing that I do have to say it's too bad that they don't come out like this at every meeting and voice their opinions. I agree with everything they said, it would be nice to see a lot of people at these Council meetings because that's the only way your voice is going to get heard. You read a lot of comments on Facebook but nobody ever shows up so I'm glad to see as many people here tonight. Hopefully in the future before the Council votes on issues we get a lot more input from the residents. Another thing I want to say, we have an election coming up and we have some people running for Alderperson and I just wish that whoever wants to take on that job and responsibility, listens to the residents, hear their concerns, their questions and their opinions and then take a straw vote like you guys always do at your Committee-of-the-Whole Meetings and then come to the meetings and vote. A lot of Alderpeople vote on their own opinion, they listen to you and we've had a lot of flip floppers, I won't say who they are, and we've had a lot of decisions made that maybe shouldn't have been made. Anybody that's running for office or Mayor, I know the Mayor doesn't have a vote, be more considerate of the way the residents feel and the way the residents want them to vote. Hear our voice. Thank you.

Mayor Prejna – Thank you for coming forward. The next signatory is Carol Allain.

Carol Allain - Good evening. I stand before you once again as a resident, homeowner and taxpayer with almost 21 years in Rolling Meadows. Thankful for the victory against the overpriced gargantuan of a retirement complex but disappointed from there on out. Disappointed that a number of us pleaded with you in person and electronically to not change the zoning of the Dominick's lot. Quite a few residents felt and a lot still feel that with the right coaxing towards Clark Street and a much better citywide marketing attempt, the last of the properties and our downtown could have been kept mostly retail. Words from the Council at that time were that the vote would go residential was due to concerns that the lot would sit empty for a number of years and turn into a vast wasteland. So since there was an opportunity it should

City Council Meeting

January 22, 2019

Page 5

be jumped on because you felt that it was taking too long and then it was stated that the City was not in the business to be a property owner and to purchase it was not in the foreseeable budget. Long story short, the Dominick's land is still empty because the due diligence was not properly completed by those who hold that responsibility before the decisions were made. Fast-forward a few years, magically some money has now appeared to build not one but two fire stations and nothing to happen with the land that was purchased for a smaller substation. Money that was not available to fix the crumbling station for 20 years nor by retail and to possibly be a spark that very well may have ignited some retailer to consider the Dominick's land after all.

I, again, stood before this Council begging you to realize and carefully consider the income versus property costs that your residents' average. I stated that the average Rolling Meadows resident can barely afford to live here as it is before you tack on more debt for fire stations that were over budget before this process even began. A bunch of us pleaded that the new Fire Station 15 should not be built at this time and that it needed to go back to the drawing board to be reevaluated. Sadly, the City Council majority voted to go ahead and approve it, once again against your constituent's wishes because it was on the table too long and needed to move forward after all this time. No interactive town hall meetings, no upfront final of what the price will be to ensure that it was carefully thought through. Basically, in my opinion, a blank check to Wegman because we keep hearing how building costs are so much more expensive. So Wegman started and now it came to a screeching halt, speaking of wastelands in Rolling Meadows, they claimed not being able to build due to the cold and snow. That whole two-week cold snap and snow around Thanksgiving, Wegman pleaded with you to allow them a penalty free extension, you did. Temperatures went back down to the mid-40s and still not one rock has been moved by human hands in four or five week time period. Now it's the deep-freeze of January in Chicagoland, as it is pretty much always in January in Chicagoland, and now it sits and we wait because you granted them an un-penalized extension. I'm sorry, I'm scratching my head on this because at that exact time of that pleading for no penalty extensions, we did see brickwork and concrete being poured for a fairly large carwash structure, every day lots of rocks were being moved and lots of plumbing lines being run. Also, McDonald's on Kirchoff received brand-new double concrete driveways and some new outside brickwork and let's not forget the stretch on 355 between Rolling Meadows and well past Lisle. They seem to be able to get their concrete bridge and asphalt completed but Wegman said it was too cold. Now you're going to vote on whether or not to also give them the contract for a second fire station? Please tell me you're going to do right by your residents this time and let the new Council decide in the next 4 years of our City. Trust me, we can sit and wait because the hurry up and spend and wait isn't really helping anyone except maybe Wegman. Thank you.

Mayor Prejna – Thank you for coming forward.

Mayor Prejna closed the floor.

Mayor Prejna - The Council moves to its first order of business, Consent Ordinance, 2nd Reading.

➤ **PENDING:**

- A) Ordinance No. 19-05 - Amend Chapter 6 Alcoholic Beverages, Article II Licenses, Section 6-77, the Hours and Days of Sale for Class A1, Class A2, Class A3, Class D, and Class G1 Liquor Licenses (2nd Reading)**

Mayor Prejna - This Ordinance, if adopted, will change weekend & holiday hours of operation for establishments holding Class A1, Class A2, Class A3, Class D, and Class G1 liquor licenses.

City Council Meeting

January 22, 2019

Page 6

Is there a motion to adopt this Ordinance? Alderman Majikes has made the motion and it has been seconded by Alderman D'Astice. Is there any discussion? Seeing none, will the Clerk please call the Roll.

AYES: Banger, D'Astice, Williams, Cannon, Budmats, Majikes, Gallo

NAYS: 0

ABSENT: 0

Mayor Prejna - With 7 in favor and 0 opposed this Ordinance is approved.

B) Ordinance No. 19-00 - Approve a Request to Modify an Existing Special Use to Allow Additional Cars to be Parked For Sale on Site and Allow All Mechanical Repairs to be Performed on Site – 3975 Algonquin Rd – Luxury Imports Auto, Inc. (2nd Reading)

Mayor Prejna - Staff is requesting to postpone second reading consideration because there has been discussion and there were questions and clarifications needed.

Is there a motion to postpone the 2nd Reading? Alderman Cannon has made the motion and it has been seconded by Alderman Majikes. Is there any discussion? Seeing none, the question is shall the 2nd Reading of this Ordinance be postponed to February 12, 2019. Will the Clerk please call the roll.

AYES: D'Astice, Williams, Cannon, Budmats, Majikes, Gallo, Banger

NAYS: 0

ABSENT: 0

Mayor Prejna - With 7 in favor and 0 opposed this Ordinance is postponed.

➤ **CONSENT ORDINANCES (1st Reading):**

Mayor Prejna - The next item on the agenda is the Consent Ordinances in for 1st Reading. It consists of nine (9) items C thru K. Does any Alderman wish to remove an item from the Consent Agenda for Ordinances? Mr. Cannon.

Alderman Cannon – I would like to pull Item C.

Ordinance C was pulled. See below.

Mayor Prejna – Any others? The Chair declares it in order for one motion to consider the remaining eight (8) Ordinances in one motion without debate. Is there such a motion? Alderman Majikes has made the motion and it has been seconded by Alderman Banger. The question is shall the remaining eight (8) Ordinances be moved forward for 2nd Reading?

D) Ordinance No. 19 – 00 – Amend Ramlin Rose Planned Development for Additional Signage and Parking Lot Landscape Island Installations (Preserves at Woodfield – 4700 Arbor Drive) (1st Reading)

This Ordinance, if adopted, would allow an amendment to the existing Ramlin Rose Planned Development to allow a modified sign in a new location at the site, and the installation of several curbed landscape islands within a portion of the site parking lot.

The new signage is proposed to be installed at the main entry to the Preserves at Woodfield, located at 4700 Arbor Drive. The change in signage is considered to be a positive change for the site.

The landscape islands are requested by the petitioner to act as traffic control for the site, encouraging drivers to slow down; it will also add some green space to the site.

E) Ordinance No. 19 – 00 – Approve Liquor License Application for a Class A2 Liquor License for Donato Restaurant Group, Inc. – DBA – Isabella’s Café at 5540 New Wilke Road (1st Reading)

This Ordinance, if adopted, would approve an application for a Class A2 liquor license. This liquor license application is being requested by Donato Restaurant Group, Inc. DBA – Isabella’s Cafe. [Donato Restaurant Group, Inc. is also the owners of Anna’s Red Apple Pancake House & Café located at 2121 Plum Grove Road). This new restaurant/café and video gaming establishment will be located at 5540 New Wilke Road (the old Spice Grill). They are in the final process of completing the build out. They hope to open April.

F) Ordinance No. 19 – 00 – Amend the Alcohol Liquor Code to Approve a Class G1 Liquor License for Video Gaming for Donato Restaurant Group, Inc. DBA Anna’s Red Apple located at 2121 S. Plum Grove Road (1st Reading)

This Ordinance, if adopted, would approve the City’s third Class G1 liquor license for video gaming in the City of Rolling Meadows. The Illinois Gaming Board is in the process of reviewing and hopefully approving a video gaming license for Anna’s Red Apple which is located at 2121 S. Plum Grove Road.

G) Ordinance No. 19 – 00 – Amend the Alcohol Liquor Code to Approve a Class G1 Liquor License for Video Gaming for Rep’s Place, Sports, Burgers & Beers located at 3200 Kirchoff Road (1st Reading)

This Ordinance, if adopted, would approve the City’s fourth Class G1 liquor license for video gaming in the City of Rolling Meadows. The Illinois Gaming Board is in the process of reviewing and hopefully approving a video gaming license for Rep’s Place, Sports, Burgers & Beers which is located at 3200 Kirchoff Road.

H) Ordinance No. 19 – 00 – Approve the Issuance of General Obligation Bonds Series 2019 (1st Reading)

This Ordinance, if adopted, would authorize the issuance of 2019 General Obligations Bonds not to exceed the principal amount of \$8,500,000. Proceeds from the bond sale will fund the remaining expenditures for the construction of two new fire stations including land acquisition, demolition of existing structures, engineering and design costs and the acquisition of furniture, fixtures and equipment; and for water main underground utilities – capital infrastructure projects.

I) Ordinance No. 19 – 00 – Property Tax Levy Abatement Ordinance for the 2018 Bond Series (1st Reading)

This Ordinance, if adopted, would abate the taxes for the fiscal year beginning January 1, 2019 and ending December 31, 2019 for the City of Rolling Meadows, Cook County, Illinois (2018 general obligation bonds). The City's 2018 bond closing occurred after the City adopted the FY 2019 Budget. Therefore, the City would need to adopt an additional abatement ordinance to avoid adding the amount of the FY 2019 bond payment to the property tax levy.

J) Ordinance No. 19 – 00 – Terminate Property Tax Levy for the City's Special Service Area No. 5, Kirchoff Stormwater Improvements - Utilities Fund (Fund # 20) (1st Reading)

This Ordinance, if adopted, would terminate the Property Tax Levy for the City's Special Service Area #5 taxing district for water main improvements in the Hicks / Industrial Road area. The final tax levy was \$69,458.62 and expired on December 31, 2018 with the FY 2018 Budget.

K) Ordinance No. 19 – 00 – Amend the Fiscal Year 2019 Budget & Staffing Plan (1st Reading)

This Ordinance, if adopted, will amend the FY 2019 Budget and Staffing Plan for the Community Development Division of Public Works. The part-time position of Community Development Clerk Typist will be changed to Full-Time.

Again, the question is shall the eight (8) remaining Ordinances be moved forward for 2nd Reading. Will the Clerk please call the roll.

AYES: Williams, Cannon, Budmats, Majikes, Gallo, Banger, D'Astice
NAYS: 0
ABSENT: 0

With 7 in favor and 0 opposed all eight (8) Ordinances move forward to 2nd Reading.

Ordinance C was pulled was pulled by Alderman Cannon.

C) Ordinance No. 19 – 00 – Amend Ordinance to Increase the Age to Purchase Tobacco and Electronic Cigarette Products (1st Reading)

Mayor Prejna - This Ordinance, if adopted, would increase the age to purchase tobacco and electronic cigarette products from 18 to 21.

Do I have a motion to move this forward for the 2nd reading? Alderman Banger has made the motion and it has been seconded by Alderman Majikes. Mr. Cannon you asked for this to be pulled, you have the first comments.

Alderman Cannon – Thank you, Mr. Mayor. I expressed my opinion last week, I just wanted to pull it so we can vote.

Mayor Prejna - Further discussion? Mr. Gallo.

Alderman Gallo – Unfortunately, I was not able to be here last week. Was there any conversation regarding how this would impact our City as opposed to neighboring cities. What are our neighboring cities doing about this similar ordinance? About restricting the age limits.

Mayor Prejna – We did have a discussion concerning that and we did put this on for tonight because our neighbors Palatine and Arlington have done that. In the packet it states that it's on here for first reading and that the opportunity to advise and discuss with our City Attorney, Mr. Macholl before the second reading.

Alderman Gallo – Thank you.

Mayor Prejna - Any other discussion? Seeing none, will the Clerk please call the Roll.

AYES: Majikes, Banger, D' Astice, Williams
NAYS: Cannon, Budmats, Gallo
ABSENT: 0

With 4 in favor and 3 opposed this Ordinance will be moved forward for the 2nd Reading.

Mayor Prejna – As I did mentioned, it is in the packet, that if anyone has any questions or discussions please forward them to Staff and to Mr. Macholl.

➤ **NEW BUSINESS:**

L) MOTION TO APPROVE PAYMENT OF BILLS ON WARRANT 1/22/2019

Mayor Prejna: The next item of business is a motion to approve the Warrant from January 22, 2019 as presented by the Finance Department. Is there a motion to approve the warrant? Alderman Banger made the motion and it has been seconded by Alderman Williams. Is there any discussion? Seeing none, will the Clerk please call the roll.

AYES: Budmats, Majikes, Gallo, Banger, D'Astice, Williams, Cannon
NAYS: 0
ABSENT: 0

Mayor Prejna - With 7 in favor and 0 opposed this Warrant is approved.

➤ **CONSENT RESOLUTIONS:**

Mayor Prejna - The next items on the agenda are the Consent Resolutions. It consists of nine (9) items, Items M thru U. Does any Alderman wish to remove any items from the Consent Agenda for Resolutions? Mr. Budmats.

Alderman Budmats – I would like to pull Item M.

Mayor Prejna – Any others? Seeing none, the Chair declares it in order for one motion to consider the eight (8) remaining Resolutions in one motion without debate. Is there such a motion? Alderman Banger has made the motion and it has been seconded by Alderman Cannon. The question is, shall the remaining eight (8) Resolutions be adopted?

Resolution M was pulled. See below.

N) Resolution No. 19-R- 03 - Approve Contract for Janitorial Services at Public Works and City Hall for FY2019

This Resolution, if adopted, would award a one-year contract extension for 3 day-a-week janitorial services for Public Works Berdnick Street Facility, 1 day-a-week janitorial service for Public Works South, 5 day-a-week janitorial service for City Hall, and 7 day-a-week janitorial service for the Police Department for the period from January 1, 2019 to December 31, 2019 to Advanced Cleaning Systems, Inc., South Barrington, Illinois.

O) Resolution No. 19-R-04 – Amend the FY 2019 Budget – Repayment of \$2,120,000 from the 2018 Bond Proceeds / Fire Stations Fund (#83) to the General Fund (#01) with Transfers to the Building & Land Fund (#33) and Local Road Fund (#61)

This Resolution, if adopted, would amend the FY 2019 Budget – Repayment Of \$2,120,000 from the 2018 Bond Proceeds to the General Fund with transfers to the Building & Land Fund and Local Road Fund.

P) Resolution No. 19-R-05 – Amend the FY 2019 Budget – Accept the 2018 General Obligation Bonds - Series 2018 Debt Service Schedule

This Resolution, if adopted, would amend the FY 2019 Budget to accept the 2018 General Obligation Bonds - Series 2018 Debt Service Schedule and to add the debt service payments to the Debt Service Fund.

Q) Resolution No. 19-R-06 – Authorize the Professional Services Of Bernardi Securities, Inc. Regarding the City’s General Obligation Bonds, Series 2019

This Resolution, if adopted, would approve the professional services Bernardi Securities, Inc., for Underwriting Services for the General Obligation Bond Series 2019.

R) Resolution No. 19-R-07 – Authorize the Professional Services of Katten, Muchin, Rosenman, LLP regarding the City’s General Obligation Bonds Issuance 2019

This Resolution, if approved, would approve the professional services of Katten, Muchin Rosenman, LLP for issuing general obligation bonds as they pertain to bond counsel and disclosure counsel (legal services).

S) Resolution No. 19-R-08 – Approve Contract Providing Forestry Maintenance Services for FY2019

This Resolution, if adopted, would award a contract for forestry maintenance services covering FY2019. Services to be provided include cyclic tree pruning, tree removals, stump grinding, and disposal of tree and wood waste generated by the Public Works Forestry Crew.

T) Resolution No. 19-R-09 – Approve FY 2019 Motor Fuel Tax Appropriations for Public Works Street Maintenance Operations

This Resolution, if adopted, would approve FY2019 Motor Fuel Tax Appropriations to be utilized for this year’s street resurfacing project.

U) Resolution No. 19-R-10 – Approve Hold Harmless Agreement with Illinois Department of Transportation for Work Performed Within the State of Illinois Right-of-Way

This Resolution, if adopted, will allow the City of Rolling Meadows to perform maintenance work within the Illinois Department of Transportation right-of-way without having to submit a permit application and surety bond for each occurrence. This is a standard action that the City has taken for many years. The requirement of securing a permit and the posting of a bond is a standard procedure of IDOT for all work within the State highway system.

Mayor Prejna – Again, the question is shall the eight (8) remaining Resolutions be adopted? Will the Clerk please call the roll.

AYES: Majikes, Banger, D’Astice, Williams, Cannon

NAYS: Gallo, Budmats

ABSENT: 0

Mayor Prejna - With 5 in favor and 2 opposed the eight (8) Resolutions are adopted.

Resolution M was pulled was pulled by Alderman Budmats.

M) Resolution No. 19-R-02 – Approve an Amendment No. 2 Guaranteed Maximum Price (GMP) To The Standard Design-Build Agreement and General Conditions Between The Owner and Design-Builder for Fire Station #16 – 2340 Hicks Road

This Resolution, if adopted, would approve Amendment No. 2 to the Standard Design-Build Agreement approved by the City Council with Resolution No. 16-R-23 on March 8, 2016. The Resolution for the 2340 Hicks Road Fire Station establishes a Guaranteed Maximum Price (GMP) for the work outlined in the Agreement and includes the costs associated with the construction of Fire Station 16 (current location of 2455 Plum Grove Road, Rolling Meadows).

Mayor Prejna – Do I have a motion to move this Resolution forward? Alderman Banger has made the motion and it has been seconded by Alderman Cannon. Mr. Budmats you pulled this Resolution, you have first comments.

Alderman Budmats – I pulled this, I listened to the citizens who came forward tonight as well as other times, asking us to use judgment before just writing a blank check to a contractor in their words. The truth is that the Council before I was ever on the Council did agree to a contract to build 2 fire stations for \$9 million. One way or another, it seems that we're going to have to build 2 fire stations but it sure is obvious that it's not going to happen for \$9 million. My question now is not the price or the number of stations, it's purely the fact, that back in September we issued a contract to Wegman and gave them a dollar amount. They were going to do the job and get it done, it was supposed to be done by July. Since that time they haven't met their milestones, they haven't don't what they said they were going to do, I think it would be fool hearted to issue them an additional contract until they start meeting milestones. Nobody but nobody doesn't perform and gets rewarded, except if you're a quarterback for the Bears. Truthfully, we should not approve this at this time. There's no rush to do this. They're talking about having this firehouse, if we approve it tonight, done in March of next year, maybe. The truth is, it would be really nice to see Wegman actually do what their supposed to do, meet some milestones so they can build with this Council some trust that they're going to do what they say they're going to do for the price they say they're going to do it before we just issue them another blank check. So I will not voting for this, I encourage you not to vote for it. It doesn't mean that we don't have to vote for it at some point in the future, we just need to make sure that we're doing it with a contractor who is going to meet their obligations. As of yet, they have yet to do so in the timeframe that they originally promised to do so.

Mayor Prejna – Thank you.

Alderman Budmats – One other thing, I will tell you that I received a large number of phone calls on this. There's people in my Ward, some of who share a bedroom with me, who are really pushing me very hard telling me they are opposing this and they're asking me that they're willing to picket. There is sizable opposition to this and we as a Council need to pay attention to what the citizens are saying to us.

Mayor Prejna – Further discussion? Mr. Gallo.

Alderman Gallo – I'm not going to repeat a lot of the same sentiment that I've heard echoed from the residents who called from Friday on once this post was made public. I do want to set a couple of inaccuracies right, the majority of residents are in favor in supporting a relocation but not at any cost or all cost necessary. Another thing, Wegman has proven poor as a project manager because they're not our

City Council Meeting

January 22, 2019

Page 13

project manager, they are a general contractor and Fire Chief was dedicated to be our project manager back in May 2018 at a Committee-of-the-Whole Meeting, he announced he was the project manager, therefore he has a responsibility for that. I'm not putting the onus on Chief. We also had to make some sizable increases in our bays because that is because we purchased suboptimal property that causes not to have drive thrus which we originally wanted. This Council didn't vote to postpone the project, we voted to not to use contingency funds for the project to move through winter. When we were asked to accelerate this decision so we can move and be weatherproofed before winter and here we are without even a foundation complete.

Not to get into Wegman and being a poor contractor and not deviating from all the things that they not necessarily abided by in our contract, because technically it falls on deaf ears. But the other thing is, Wegman's contract has stated that they would in their contract and both on their website since they've been a company since 1955, they've always been committed to hiring local subcontractors. In this contract alone that we see here in this document and the last one for the general contractors and subcontractors for fire station on Algonquin Road, the nearest contractor to us is 30 miles from here. So they're not even following their commitment to say RC Wegman Construction Company continues to follow this belief today and not only do we stress hiring local contractors but actually track every project to see how many local contractors are on the job are helping, it's just not true. So with that, I have no faith and credibility in moving them forward for this station before they produce for us on the current station. I won't be voting for it.

Mayor Prejna – Thank you. Further discussion? Mr. Banger.

Alderman Banger – Thank you. I will be voting for this, I do not want this process to stop. We got this GMP for the second station, its \$.5 million less than the first station which you would anticipate with any efficiencies with the same contractors or different contractors knowing the bid from the first company and being able to undercut that bid. This pause is that, I've said it before, it's not that I don't care that it's on ice right now, we have 2 perfectly functioning fire stations, so that's not among my concerns. Those folks who are looking for a pause and a reset with this next election, my only reminder would be, that happened 2 elections ago and then we had a consensus among the Council, at least the majority of the Council move this project forward. I was among the majority of the Council that moved this project forward and I don't want to stop this project from going on. With all appearances, Mr. Budmats had noted that this is not the originally \$9 million stations but I don't think that far out from that estimate it would have been anyway. It has been surprising how much extra this has been but these are things that the process itself has been transparent. This Council had 15, 16 or 17 Ordinances or Resolutions that we've passed to get to this point. So where we are today, it's not like it's a surprise with those several Ordinances and Resolutions to move this process along and I'm just not willing to stop the project from going forward because we need to relocate and rebuild 2 new fire stations. At the end of the day, that's what I'm looking to achieve so I will be voting for this. Thank you.

Mayor Prejna – Thank you. Further discussion? Mr. Budmats.

Alderman Budmats – A few months ago we talked about having somebody independent be the construction manager and I spoke with the City Officials about doing so. I haven't seen anything come forward on that. The Fire Chief is a great Fire Chief, we really appreciate his efforts and I'm not aware that he's been a construction manager professionally at any point prior to this. I really think the City, as Joe said, Wegman is a general contractor. They're a builder, they were earlier described as design builder. They weren't described as our construction manager, they are a design builder and the truth of the matter is, we need to have somebody who's going to have the City's best interest at heart, somebody who's very familiar and is qualified to look at construction companies and look them in the eye and say hey, we really don't need that or you can do this better. I haven't heard anything about that, if we're going to have

City Council Meeting

January 22, 2019

Page 14

somebody else who's going to do that on the City's behalf and I would really like to see that in place so that we know going forward that our dollars are going to be carefully watched and spent from a construction management point of view. I think it's foolish to approve this without having that in place.

Mayor Prejna – Thank you. Further discussion from the Council? Seeing none, will the Clerk please call the Roll.

AYES: Banger, D' Astice, Williams, Cannon, Majikes

NAYS: Gallo, Budmats

ABSENT: 0

With 5 in favor and 2 opposed this Resolution is adopted.

Mayor Prejna – This now brings us to Other Business & Reports.

OTHER BUSINESS & REPORTS:

Mayor's Appointments: None

Mayor's Proclamations: None

City Clerk's Report: None

City Staff Reports:

Barry Krumstok, City Manager went over the following:

1) Community Items of Interest:

- 1) The City, SWANCC, and Elgin Recycling are conducting a holiday light recycling program again. Collection boxes are located outside of City Hall. Items that are accepted include the following items: mini-lights (or Italian lights), c7 lights, C9 lights, rope lights, and LED lights, etc....All colors and lengths will be accepted. The City cannot accept garland, live greens, wreaths, or other non-recyclables. The program runs through February 15, 2019.
- 2) Future topics at February Committee meetings:

Economic Development (*Tuesday, February 5th at 6:00 pm in the Council Chambers*): tentative items for discussion consist of: 1) 2018 Economic Development Summary; 2) new business feedback and contact distribution; 3) business and community showcase discussion (April 25th); 4) business advocate highlight; 5) items of interest; 6) Chamber of Commerce Update; and 7) other items of interest in the City.

Planning and Zoning Commission: (*Tuesday, February 5th at 7:30 pm in the Council Chambers*): Two Public Hearings are tentatively scheduled and they consist of: 1) an Amendment to the Planned Development for 10 additional Tesla Supercharging Stations at 1301 Meijer Drive, C-2 General Commercial Services District, Aaron Adelman, SMJ International, LLC, Petitioner; and 2) a

presentation of the draft Comprehensive Plan presented by Teska Associates, City of Rolling Meadows, Petitioner.

Barry Krumstok, City Manager went over the following:

2) New Businesses – December 2019

- 1.) Keystone Innovations
- 2.) Zee & Son

Fred Vogt, Public Works Director went over the following:

3) Traffic Review

The staff Traffic Review Committee monthly meeting was held on Wednesday, January 9, 2019. The following topics were discussed and are summarized for informational purposes for the Mayor and City Council:

1. *Meadowbrook Drive and Lois Drive, On Street Parking* – After approval of Ordinance 18-58 in December, 2018, staff communicated with US Waterproofing, the business located at the street intersection (90 degree curve) that has been the primary generator of vehicles parked on the public streets. Since this matter became an issue, the company has been proactive in obtaining off-site parking (for the winter), has indicated that it and may want to pursue on-site parking expansion (discussed with staff early 2018, but not pursued).

The need is to restrict parking to one side of the streets due to the street width (32 feet). The recently approved Ordinance may need to be amended. The Committee will take the next 30 days to re-examine the site, parking patterns, and discuss again at its meeting in February. No changes to existing parking signage will take place until further notice.

2. *Keystone Court*– An Ordinance is to be developed; the temporary additional on-street parking restrictions have been effective.
3. *Cleaning of Traffic Signal after Snowstorms* – A discussion was held in regard to the November 25-26 major snowstorm and that many traffic signals (primarily for southbound traffic) were minimally visible for several days after the storm due to blowing snow accumulation. Potential liability concerns were raised. It is recommended that, for future occurrences, the Police Department be able to request of the Public Works Department to clear the snow from the traffic signal heads when deemed that “hazardous conditions” exist.
4. *Street Widths* – A brief discussion was held to support the consideration of widening the remaining City streets that are narrower than the standard 27 feet back to back of curb, such as Kingfisher Lane where reviews were made in 2018 regarding on-street parking and the effects on residential driveway access.

The next meeting of the Traffic Review Committee is scheduled for Wednesday, February 6, 2019 at 2:30 p.m. at City Hall.

MATTERS NOT ON THE AGENDA: None

CLOSED SESSION/ADJOURNMENT:

Mayor Prejna - We did have a request to go into closed session tonight but after discussion with the City Manager and with our City Attorney it was decided that we can do that another evening and also with the weather.

Without objection, I will ask for motion to adjourn. Alderman Banger has made the motion and it has been seconded by Alderman Majikes. All in favor say aye; those opposed say nay. The ayes have it and the meeting is adjourned.

There being no further business, by unanimous consent the City Council meeting was adjourned at 8:29 p.m.

Respectfully submitted by: Judy Brose, Deputy City Clerk