

COMMITTEE OF THE WHOLE
OCTOBER 14, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:30 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Devitt, Domke, Pileski, Pransky and Trejo.

ABSENT: Trustee Berkshire

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Robert Barreto, Dan Anderson, Mark Bozik, Matt Coppock, Pat Watkins, Tom Dahl, Karen Young, and Karen Schulz.

2. APPROVE PREPARED AGENDA

Motion by Trustee Devitt, second by Trustee Domke, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. APPIAN STONE WERKS SPECIAL USE PERMIT

A public hearing was held on October 1, 2019, and the Planning and Zoning Commission recommended in favor (4-0) of the approval of a special use permit for a contractor and construction yard and office. Several members of the public attended the public hearing. However, none spoke in favor of or against the request.

Appian Stone Werks has a contract to purchase 399 Central from the current owners. The property has operated as Auto Tech and Body for several decades. Appian Stone Werks is a stone and masonry company that designs patios, driveways, outdoor kitchen, fireplaces, etc. They are relocating from Addison to Roselle.

Staff recommends two (2) conditions of approval to the Planning and Zoning Commission. The first condition was that the storage of equipment and materials shall not exceed the height of the fence in the 94' x 100' storage yard to the rear of the building. The P&Z also recommended this condition. The second was that no storage and activity should take place south of the creek that runs through the property to minimize impact on the residential neighborhood to the south. The P&Z modified the condition to allow *only* the storage of materials in the current fenced yard south of the creek. This would be for any overflow of materials during their busy season. The yard is enclosed by an 8' privacy and chain link fence.

Trustee Domke asked if there will be any cutting of stone that could cause an environmental concern? *No, all cutting of stone is completed on the site of each project.*

Staff asked that the storage of material be clarified due to concerns of the material being stored within a flood plain. Owner will work with staff to assure the storage will be located outside the flood plain.

Staff was directed to move forward as recommended.

5. CONTRACTUAL FIREFIGHTER/PARAMEDIC SERVICES

Pursuant to the direction of the Village Board at its September 9, 2019 Committee of the Whole meeting, staff met with representatives of Metro Paramedic Services, Inc. to negotiate a new three-year agreement for the provision of contractual firefighter/paramedic services. The current agreement with Metro expires on December 31, 2019.

Discussions on new agreement included the contractors desire to adjust the starting salary of its firefighter/paramedics to become more competitive in the market place as well as enhancing retention of current employees. In addition, minimum wage requirements in the future requires the contractor to migrate hourly rates of its firefighter/paramedics to \$15.00 per hour by the expiration of a three year agreement term.

The following reflects the financial parameters of a new three year agreement:

- Year 1 (2020): 9 FF/PM and 1 EMS Coordinator \$776,727.59 annually/\$64,727.30 monthly.
Projected wage of \$13.39 per hour/\$44,562 annually
- Year 2 (2021): 9 FF/PM and 1 EMS Coordinator \$803,022.19 annually/\$66,918.52 monthly.
Projected wage of \$13.79 per hour/\$45,889 annually
- Year 3 (2022): 9 FF/PM and 1 EMS Coordinator \$830,245.54 annually/\$69,718.13 monthly.
Projected wage of \$14.21 per hour/\$47,276 annually

The first year of the proposed agreement reflects an 8.7% increase from the current annual cost of \$714,684 annually or \$59,557 monthly. Years two and three of the proposed agreement reflect cost increases of 3.4% and 3.4% respectively. The overall cost of services increase for the three-year agreement is approximately 15.5%.

The higher increase in year one of the proposed agreement reflects a market adjustment to salaries for the contractor's firefighter/paramedics thereby allowing for lower increases in the following years to satisfy employee retention and wage

progression concerns. The proposed three year cost for services fee structure also provides a reasonable solution for the contractor to meet the minimum wage requirements in the future should the \$15.00 per hour minimum wage requirement be accelerated to as early as 2023.

Trustee Trejo asked if there was a limit on the length of term of the agreement. He would like to try to extend the term past the proposed 3 years. *Staff will reach out to see if there is a possibility to add additional years to the proposal.*

Attorney Knippen stated that there is an alternative option if agreed by Metro, for the extended year(s) to have an increase rate that the Village and Metro agreed to.

Trustee Pileski stated that the minimum wage changes may pose a problems that would impact the extended year options.

Staff was directed to look into extending the length of the contract and how that might impact the overall contract. Staff should bring back a proposal for board consideration.

6. CANNABIS REGULATION AND TAX ACT.

The Village Board has used its August 12 and 26 COW meetings to deliberate the new CRTA and its impact on Roselle should it elect to allow or prohibit recreational cannabis businesses in the Village. Since then, staff has shared with the Village Board additional information documents provided by the DuPage Mayors and Managers Conference, Illinois Municipal League, and Illinois Police Chiefs Association. While the Village Attorney has opined that there is probably nothing in the CRTA requiring a municipality to amend its zoning ordinance to allow or prohibit recreational cannabis businesses from locating in Roselle prior to the Act's effective date of January 1, 2020, he has also indicated that amending the zoning ordinance is the safest course of action due to some lack of clarity in the CRTA.

The CRTA allows municipalities to impose a local retailer's sales tax of up to 3% of the retail purchase price of cannabis. This special tax is in addition to the regular sales tax of 1% the Village receives on all other applicable items sold in Roselle, including sales of recreational cannabis product. The 3% cannabis special sales tax must be imposed in increments of .25%, i.e. a municipality could choose to implement this special tax at a rate of 2.25%. Because the special tax can be less than 3%, there is a likelihood that municipalities allowing recreational cannabis dispensary businesses may not impose the full 3%.

Based on staff's research, there does not seem to be any definitive projections for the amount of sales tax a municipality might receive should one recreational cannabis dispensary be located in a community. However, municipal staff in other communities have shared with their elected officials a report previously prepared by the Illinois Economic Policy Institute (IEPI) in November of 2018. The IEPI is a non-profit organization that favored legalization of recreational cannabis and is aligned with many labor organizations. At that time of their report, the IEPI based its projections of

statewide sales of recreational cannabis at just over \$1.6 billion annually. For comparison purposes, other legislators and organizations have projected a fully mature market of recreational cannabis sales at \$5 billion annually. The IEPI projection for a single recreational cannabis dispensary in Illinois was as follows:

Trustee Trejo asked to clarify the boundary limitations. *The boundary limitations and restrictions will be set by the state, and if Roselle chooses to allow recreational cannabis businesses, the Village will be allowed to amend through ordinances and zoning limitations, to be more restrictive.*

Trustee Trejo supports a Village wide moratorium, until next October 2020.

Trustee Pileski is not in support of a moratorium. He would like to decide tonight, one way or another so as not to waste staff time. He votes to Opt In.

Trustee Domke would like to Opt Out. He would like to wait until the state has a better plan in place for the limitations and guidelines.

Trustee Pransky would like to see the Village Opt Out altogether.

Trustee Devitt would like to Opt In but is also in support of a moratorium. He would like to limit the moratorium to 3 months.

Mayor Maglio expressed his opinion. He does not support the inclusion of any cannabis establishments in Roselle.

Staff was directed to create an Opt Out ordinance.

7. EXECUTIVE SESSION - None

8. CITIZEN COMMENTS/QUESTIONS - None

9. OTHER BUSINESS

9A. Village Administrator confirms FY 2020 Proposed Budget meeting schedule. Within the next 2 weeks there will be a completed proposed Budget.

9B. Request for direction regarding consideration of an ordinance prohibiting possession by minors of vaping devices as a public nuisance. *Staff directed to bring back the first meeting of 2020.*

10. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:15 p.m.

Upon Voice Vote: **MOTION CARRIED.**