

THE MINUTES OF THE MEETING  
OF THE BOARD OF TRUSTEES  
VILLAGE OF ROSELLE  
SEPTEMBER 27, 2021  
Meeting Held at Roselle Village Hall  
Council Chambers  
31 S. Prospect  
Roselle, IL. 60172  
Streamed live on You Tube

1. CALL TO ORDER  
The meeting of the Board of Trustees of the Village of Roselle was called to order at 7:00 p.m. by Mayor Pileski.
2. PLEDGE OF ALLEGIANCE – Posting of Colors Led by Boy Scout Troop 95..
3. ROLL CALL:  
Upon Roll Call the following answered: Mayor Pileski, Trustees Berkshire, Della Penna, Domke, Lenisa, Piorkowski and Trejo.  
  
OTHERS PRESENT: Village Administrator Jason Bielawski, Village Administrator Brian Joanis, Village Attorney Jim Knippen, Finance Director Tom Dahl, Village Planner/Zoning Administrator Caron Bricks, Fire Chief Mark Bozik, Deputy Fire Chief Dave Gnad, Police Chief Steve Herron, Deputy Police Chief Shawn Kooistra, Public Works Director Karen Young, Assistant Public Works Director Kristin Mehl, Community Relations Coordinator Melissa Brito, and Village Clerk Patty Burns.
4. PRESENTATION OF PREPARED AGENDA  
**Motion** by Trustee Trejo, second by Trustee Domke, to Approve the Prepared Agenda as presented.
5. CITIZEN COMMENTS/QUESTIONS - None
6. OFFICIALS AND STAFF REPORTS
  - 6A. MAYOR
    1. New Business Recognition – WisdomCare Dental
    2. Attended ribbon cutting and Grand Opening of Five Spice Kitchen
  - 6B. VILLAGE TRUSTEES – Roselle Sister Cities award.
  - 6C. VILLAGE CLERK – Volunteers needed for Roselle Winterfest event – December 4, 2021.
  - 6D. VILLAGE ADMINISTRATOR – No Report

6E. VILLAGE ATTORNEY – No Report

6F. TREASURER'S REPORT – By Finance Director Tom Dahl

7. **CONSENT AGENDA**

A. PRESENTATION AND APPROVAL OF VILLAGE BOARD MINUTES OF SEPTEMBER 13, 2021.

B. ADOPT RESOLUTION 2021-2436 AFFIRMING THE PURCHASE OF NINE VEHICLES FROM *FRIENDLY FORD* IN THE AMOUNT OF \$324,528.00.

C. ADOPT RESOLUTION 2021-2437 AFFIRMING THE PURCHASE AND INSTALLATION OF TWO VEHICLE UP-FITTINGS FROM *MONROE TRUCK EQUIPMENT* IN THE AMOUNT OF \$94,812.00.

D. ADOPT RESOLUTION 2021-2438 AFFIRMING THE PURCHASE AND INSTALLATION OF TWO VEHICLE UP-FITTINGS FROM *R.A. ADAMS ENTERPRISES, INC.* IN THE AMOUNT OF \$7,693.00.

**Motion** by Trustee Trejo, second by Trustee Della Penna, to Approve the Consent Agenda.

ROLL CALL:

YES: Trejo, Della Penna, Lenisa, Piorkowski, Berkshire, Domke

NAYS: None

ABSENT: None

**MOTION CARRIED.**

8. **REGULAR AGENDA**

9. COMMUNITY DEVELOPMENT – Trustee Bruce Berkshire

9A. OPEN THE CONTINUED PUBLIC HEARING FOR THE ANNEXATION OF 556 LINCOLN STREET.

**Motion** by Trustee Berkshire, second by Trustee Trejo, to Open a Continued Public Hearing at 7:14 p.m.

Upon voice vote: **MOTION CARRIED.**

There were no questions regarding the amendment from the public or the Village Board.

9B. **Motion** by Trustee Berkshire, second by Trustee Trejo, to Close the Public Hearing at 7:16 p.m.

Upon voice vote: **MOTION CARRIED.**

9C. PASS ORDINANCE 2021-4181 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR 556 LINCOLN STREET.

**Motion** by Trustee Berkshire, second by Trustee Trejo, to Approve Item 9C.

ROLL CALL:

YES: Berkshire, Trejo, Piorkowski, Lenisa, Della Penna, Domke

NAYS: None

ABSENT: None

**MOTION CARRIED.**

- 9D. PASS ORDINANCE 2021-4182 ANNEXING TERRITORY TO THE VILLAGE OF ROSELLE, DUPAGE AND COOK COUNTIES, ILLINOIS AND ESTABLISHING R-2A SINGLE FAMILY RESIDENCE DISTRICT ZONING AND AMENDING THE ZONING MAP.

**Motion** by Trustee Berkshire, second by Trustee Trejo, to Approve Item 9D.

ROLL CALL:

YES: Berkshire, Trejo, Lenisa, Della Penna, Domke, Piorkowski

NAYS: None

ABSENT: None

**MOTION CARRIED**

10. ADMINISTRATION – Trustee Thomas Piorkowski  
No Report

11. FIRE – Trustee Lee Trejo  
No Report

12. POLICE – Trustee Tom Della Penna  
No Report

13. PUBLIC WORKS –Trustee Wayne Domke

- 13A. ADOPT RESOLUTION 2021-2439 AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR DESIGN ENGINEERING SERVICES FOR THE 2022 WATERMAIN REPLACEMENT PROGRAM BETWEEN THE VILLAGE OF ROSELLE AND *ENGINEERING ENTERPRISES, INC.* IN THE AMOUNT OF \$84,133.00.

**Motion** by Trustee Domke, second by Trustee Trejo, to Approve Item 13A.  
Upon voice vote: **MOTION CARRIED.**

- 13B. ADOPT RESOLUTION 2021-2440 AUTHORIZING THE PURCHASE OF THREE EFFLUENT CHECK VALVES FOR THE BOTTERMAN WASTEWATER TREATMENT PLANT FROM *JIM JOLLY SALES* IN THE AMOUNT OF \$14,324.61.

**Motion** by Trustee Domke, second by Trustee Trejo, to Approve Item 13B.  
Upon voice vote: **MOTION CARRIED.**

- 13C. ADOPT RESOLUTION 2021-2441 AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE VILLAGE OF ROSELLE AND *DAHME MECHANICAL, INC.* FOR THE INSTALLATION OF THREE CHECK VALVES AT THE BOTTERMAN WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$11,888.00.

**Motion** by Trustee Domke, second by Trustee Trejo, to Approve Item 13C.  
Upon voice vote: **MOTION CARRIED.**

- 13D. ADOPT RESOLUTION 2021-2442 AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE VILLAGE OF ROSELLE AND *DAHME MECHANICAL, INC.* FOR THE PURCHASE AND INSTALLATION OF TWO EFFLUENT GATES AT THE BOTTERMAN WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$35,888.00.

**Motion** by Trustee Domke, second by Trustee Trejo, to Approve Item 13D.  
Upon voice vote: **MOTION CARRIED.**

- 13E. ADOPT RESOLUTION 2021-2443 AUTHORIZING THE MAYOR TO EXECUTE AN EXTENSION TO A CONTRACT BETWEEN THE VILLAGE OF ROSELLE AND *A.L.M. GROUP* FOR SNOW AND ICE REMOVAL SERVICES.

**Motion** by Trustee Domke, second by Trustee Trejo, to Approve Item 13E.  
Upon voice vote: **MOTION CARRIED.**

14. FINANCE – Trustee Cheryl Lenisa

- 14A. ACCOUNTS PAYABLE

**Motion** by Trustee Lenisa, second by Trustee Trejo, to Approve the Accounts Payable List for September 27, 2021 in the amount of \$1,264,155.89 in order that the amounts approved by the Board of Trustees agree with the amounts posted in the General Ledger.

ROLL CALL:

AYES: Lenisa, Trejo, Piorkowski, Berkshire, Della Penna, Domke

NAYS: None

ABSENT: None

**MOTION CARRIED.**

- 14B. ADOPT RESOLUTION 2021-2444 EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF ONE OR MORE OBLIGATIONS TO BE ISSUED BY THE VILLAGE OF ROSELLE, DUPAGE AND COOK COUNTIES, ILLINOIS.

**Motion** by Trustee Lenisa, second by Trustee Trejo, to Approve Item 14B.  
Upon voice vote: **MOTION CARRIED.**

15. NEW BUSINESS
16. CITIZEN COMMENTS – None
17. COOK COUNTY NO-CASH BID PROGRAM

The Cook County No-Cash Bid Program is an economic development tool used to assist local taxing bodies to acquire tax delinquent property for redevelopment purposes. To qualify, a PIN of interest (POI) must have at least two years of delinquent taxes with one of the years having been forfeited at a prior tax sale. The old Marathon gas station located at 403 N Roselle Rd has been vacant for years and is eligible for submittal to the No-Cash Bid Program. If successful, the Village would be able to acquire the property at no cost and have control over the development of the parcel which is located in a highly visible corner across from Turner Pond in the Roselle-Nerge TIF District.

Since the Village has a demo lien held against the property, the process for the No-Cash Bid Program changes from a live scavenger sale to an “over-the-counter” administrative process. Under direction of the County’s Program Director staff has submitted a pre-review form for the POI to gain additional information including any Cook County liens on the property. The Program Director advised that staff submit the POI prior to the program’s October 22, 2021 deadline to help the Village’s chances of meeting the Cook County Clerk’s Office earliest window of opportunity for submittal; either before or after the next scheduled scavenger sale in November, 2021. There are many variables that can impact the timing of review process, but the early submittal can help assure that by next Spring or Fall there will be a decision made by the County Board to allow the Village to enter into the tax deed petition process to formally acquire the property.

**Soil Testing Proposal**

The property received a No Further Remediation Letter from the Illinois Environmental Protection Agency (IEPA) in June, 2005 for an incident that required soil testing and the removal/replacement of one of three fuel storage tank on site. The No Further Remediation letter transfers with the deed of the property. While no further remediation was needed in 2005, the property has been vacant and unattended for years, and the status of the remaining tanks and soil conditions remain unknown.

Staff received two proposals from Gabriel Environmental Services to: 1) conduct soil testing in the Village ROW adjacent to the property, and 2) conduct soil testing and remediation services of the remaining tanks on the property. Staff recommends that the soil testing of the first proposal occurs during the No-Cash Bid Program process to ensure that no further issues have potentially spread to the Village ROW. This work can be completed at a maximum of \$6,027.28. The second proposal reflects potential soil testing and further remediation costs if the Village is successful in the No-Cash Bid Program and acquires the property.

**Trustee Berkshire** is quite concerned because in previous discussions this property was being left alone because of contamination potential. He is not interested in the Village taking on this type of responsibility. He recommends getting soil borings on all sides of the property. *The Village can back out of the No-Bid program at any time without consequence.*

**Attorney Knippen** stated that on site boring may be recommended by his office after they get a look at the property file.

**Trustee Domke** would like to get the process going. This is a highly marketable property if it is clean.

**Trustee Trejo** asked if the expenses incurred for environmental remediation will be reimbursable through TIF. *Yes, they would be.*

Staff directed to move forward with soil borings on 3 sides of the property, report results and bring back info on the grant programs available to offset costs.

## 18. PURCHASE OF ROOF REPLACEMENTS

To prepare for long-term capital planning and funding needs, staff has been working with an outside vendor to evaluate the condition of the existing roofs at the Fire Department, Police Department and Village Hall. All these roofs are nearing the end of their useful life and will require costly improvements in the next several years.

To determine the timing and funding levels for these future projects, a visual inspection, roof cores and nuclear survey was completed. A nuclear survey is non-invasive test that helps determine if there is moisture below the roof surface in areas such as the subsurface, insulation or decking. This information is used to determine maintenance needs, criticality of projects and helps reduce cost by minimizing full roof tear-offs by maintaining insulation on roofs where there is no moisture present.

Based on this information most of the roof replacements are being proposed in future years of the capital improvement budget, except for two locations that have been determined to be in critical need of replacement this year as noted below.

### **Village Hall Lower Roof**

The lower roof is located near the front entrance to the building with an active leak causing damage to the interior of the building. This roof requires complete removal and replacement prior to any interior repairs that can be made in the building to prevent additional costly damage. The remainder of the Village Hall roof is being proposed for replacement in a future year.

### **Fire Department Living Quarters**

The living quarters of the Fire Department has been experiencing several leaking problems. As part of the testing process, it was determined that the underlying insulation is dry and could remain if the roof was replaced yet this year. If the roof replacement is delayed and replaced next year there is a risk that the underlying insulation could become wet over the winter months, which could double the cost of the roof replacement project.

The remainder of the Fire Department roof is being proposed for replacement in a future year.

**Bidding & Next Steps**

Staff has been working with Garland, who is part of the purchasing cooperative Omnia Group. Bids are scheduled to be opened on September 27<sup>th</sup> with the award anticipated at the October 11<sup>th</sup> Village Board meeting. At the recent pre-bid meeting with contractors, they indicated the project could be completed this year, but would require approval to move forward shortly after the bid opening. The bid pricing will be presented at the October 11<sup>th</sup> meeting.

Staff directed to proceed as recommended.

19. PURCHASE OF HOLIDAY DECORATIONS

Village Staff has been evaluating options to improve the holiday decorations throughout the community, based on feedback received regarding the existing decorations. While there were several areas of community that were considered, it was determined that the initial phase of these improvements should be focused on the Town Center and municipal complex due to the Winter Festival and availability of power.

Money is in the budget to be used for Main St. marketing and sponsorships would be pursued for the first 2-3 years.

Staff directed to proceed as recommended.

20. EXECUTIVE SESSION - None

21.. ADJOURN VILLAGE BOARD MEETING

**Motion** by Trustee Trejo, second by Trustee **Della Penna**, to Adjourn the Village Board Meeting at 8:00 p.m.

Upon voice vote: **MOTION CARRIED.**

Submitted on this 11th day of October, 2021.

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Patty Burns, Village Clerk