

VILLAGE OF VILLA PARK

Iowa Community Center, 338 N. Iowa Avenue, Villa Park, Illinois 60181

Minutes of the Rescheduled Meeting of the Village President

February 26, 2018

and Board of Trustees

7:15 pm

Village President Albert Bulthuis
Village Clerk Hosanna Korynecky

Village Trustee Chris J. Aiello
Village Trustee Nick Cuzzone
Village Trustee Cheryl Tucker

Village Trustee David Cilella
Village Trustee Donald Kase
Village Trustee Robert Wagner

MINUTES OF THE FORMAL MEETING HELD IN VILLAGE HALL BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK ON FEBRUARY 26, 2018

PRESENT: Trustees Aiello, Cilella, Cuzzone, Kase, Tucker, Wagner and President Bulthuis.
ALSO PRESENT: Attorney Orr, Manager Keehner and Clerk Korynecky.

1. Call to Order – Roll Call.

President Bulthuis called the meeting to order and Clerk Korynecky called the roll.

2. Pledge of Allegiance.

President Bulthuis led the Pledge of Allegiance and Trustee Wagner said the prayer.

3. Community Pride Commission's Christmas Decoration Awards.

Commission Chair Carol Davis presented Decoration Awards to homeowners of the following properties: 445 N. Ellsworth, 618 N. Harvard, 519 S. Wisconsin and 1045 S. Oakland.

4. Staff Comments: Lufkin Pool – Village Financial Discussion.

Manager Keehner provided an overview of the slide presentation and background information to be presented on Lufkin Pool. Parks and Recreation Department Director Gola explained the condition of Lufkin Pool as presented in the slides. Manager Keehner summed up the information presented and referred to the Moving Forward brochure provided by the Village as well as funding options. Finance Director Wachtel provided a financial overview of the Village and foreseen financial challenges in the future.

5. Public Comments on Agenda Items.

A number of residents spoke in favor of repairing Lufkin Pool. Among them were:

Tom King, Steve Seddon, Kris McLeod, Wendy Granrath, Ian MacLeod, Maggie Hock, Dan Canale, Amanda Murphy, Jill Quinn, Kim Kehring, Matt & Matea Mockler, Miguel Nieves, Ann Marie Testa, Mike Rood, Terry Wolf, John Beeman, Jay Reese, Tracy Vroman, Glenn Conroy, Jeannette Kling, Nancy Conroy.

A number of residents spoke in favor of closing the Lufkin Pool. Among them were:

Kelly Lopez, Sharon Jensen, Katherine Magurski, Mike Orłowski, Cheryl Rizzo, Emma Rizzo and Gary Kase who said he will accept the final decision by the board.

6. Amendments to the Agenda.

7. Consent Agenda.

a. Minutes for the Board Meeting on February 12, 2018.

b. Bill Listing for the Weeks of February 5 and February 12, 2018 for a Total Amount of \$180,133.07.

Motion to approve Consent Agenda was made by Trustees Wagner and seconded by Trustee Kase. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Cuzzone, Tucker, Cilella, Aiello, Kase, Wagner and President Bulthuis. There were no nays. Motion carried.

8. Resolution of the Village of Villa Park, DuPage County, Illinois, Authorizing Certain Repairs to Lufkin Pool in an Amount Not to Exceed \$200,000.

Lufkin Pool is a 64-year-old facility in need of significant repairs. Staff proposes minimal repairs in an attempt to open the pool for the 2018 season. These repairs include: replacement of the pool liner, replacement or refurbishment of the diving board and stand, modifications and/or repairs to the slide, including adherence to the federal Virginia Graeme Baker Pool and Spa Safety Act, removal of the asbestos tiles in the bath house, grinding down trip hazards on the concrete deck surrounding the pool, repairs to the chemical feed system, repairs to the pool drain connection to the filtration system, repairs to the pool house roof, and installation of a water meter in the pool house. Total cost of the repairs will not exceed \$200,000. These repairs are intended for operational purposes and will not improve the aesthetics of the 64-year-old pool, nor will they improve the pool's ADA functionality. Funds for this purchase would be transferred from the Corporate Fund into Swimming Pool Fund account number 41.502.03.401.

Motion to approve the resolution was made by Trustee Wagner and seconded by Trustee Tucker. Trustee Aiello said repairing Lufkin Pool would not be a good use of Village money and its finances. Trustee Wagner asked if the facility would be safe if repairs were done and would spending the money for repairs put the Village in financial jeopardy. Director Gola confirmed that the facility would be safe. President Bulthuis said the Village would not be in immediate financial distress but it would become an issue based on projections provided by Finance Director Wachtel. Trustee Wagner commended the grass roots support from the Save Lufkin Pool group. Trustee Cuzzone asked that, if repaired, could Lufkin Pool face another catastrophic problem. Director Gola said he cannot predict what might occur. Trustee Tucker said the Parks and Recreation Advisory Commission does not support spending more money on pool repairs but are concerned about the source of funds for a new recreation center. Manager Keehner said the Village may have to consider a bond referendum question on the 2018 or 2020 ballot. Trustee Tucker asked if the pool would be safe to open if the slide and diving board were removed. Manager Keehner said that would be close to the original proposal discussed in November of only replacing the pool liner. Trustee Tucker asked how many of the repairs recommended by Williams Design must be done in the near future. Director Gola said staff would have to concentrate on repairing the sinking of the filtration pit. Trustee Tucker also asked if money could be set aside for the recreation center and if staff will continue to find ways to fund the project. President Bulthuis said it would be difficult to put additional money aside based on the financial situation of the Village. TIF money would provide a steady revenue source but staff will look for other ways to raise funds. Manager Keehner explained the changes in the fiscal calendar for the Village and how that will affect expenditures. Trustee Kase said he does not believe it is safe to open the pool this year. Trustee Aiello said he experienced climbing down into the pump house on a make shift ladder which is not safe for anyone to use. Roll call vote tallied two (2) ayes made by Trustees Cuzzone and Wagner and five (5) nays made by Trustees Kase, Tucker, Cilella, Aiello and President Bulthuis. Motion failed.

9. Resolution of the Village of Villa Park, DuPage County, Illinois, Authorizing a Contract with American Demolition Corporation, of Elgin, Illinois, for the Demolition of Lufkin Pool in the Amount of \$77,700.

Lufkin Pool opened in 1954 and has serviced the community for many years. With age comes the natural deterioration of the pool structure and equipment, which have so far been well maintained by staff. In spite of this, Lufkin Pool has significant physical issues that require major repairs or complete replacement, which are very costly. A facility evaluation performed in 2013 by Williams Architects found that Lufkin Pool has reached the end of its useful life and should be replaced. The evaluation also stated that it is not advisable or a suitable long term solution to make major repairs to the pool.

In late 2017, members of the Parks and Recreation Commission recommended to the Board of Trustees not to repair Lufkin Pool. On November 6 and November 13, 2017, pool repair proposals were discussed but not approved or reconsidered. Staff has provided a demolition contract with American Demolition Corporation of Elgin, Illinois, in an amount of \$77,700 for the labor, equipment, material, and legal disposal of equipment for Lufkin Pool. Funds for this purchase would be transferred from the Corporate Fund into Swimming Pool Fund account number 41.502.03.401.

Motion by Trustee Cilella to approve the resolution and seconded by President Bulthuis. Trustee Wagner said that, since the pool is not being repaired, he is voting to demolish it. Trustee Aiello opposed demolishing the pool and said staff should give the public time to raise money for its repairs. Trustee Wagner said leaving an open pool can be a matter of safety. Trustee Kase also said he wanted to give the public a chance to raise the money for the repairs. Trustee Cuzzone said there should be a timeline cut off. Motion by Trustee Aiello to table Item 9 to the first formal board meeting in November of 2018 and seconded by Trustee Cuzzone. Roll call vote tallied four (4) ayes made by Trustees Kase, Tucker, Aiello and Cuzzone and three (3) nays by Trustees Wagner, Cilella and President Bulthuis. Motion carried.

10. Ordinance Abating the Tax Hereto Levied for the Year 2017 to Pay the Principal of and Interest on \$2,500,000 General Obligation Bonds (Alternate Revenue Source), Series 2009A and \$7,000,000 Taxable General Obligation Bonds (Alternate Revenue Source), Series 2009B, of the Village of Villa Park, DuPage County, Illinois.

The debt associated with the 2009 Series A & B General Obligation Alternative Revenue Bonds are funded through Tax Increment Financing dollars and the Build America Bond payments. This year there are sufficient funds available with the sale of Village-owned property in the TIF to make the required payments for June and December 2018, so no additional tax money is required to make these payments. The related 2017 property tax levy can be abated. Staff recommends adoption of the attached property tax abatement ordinance. In future years, it is likely that the village will need to levy a portion of the debt service.

Motion to approve the ordinance was made by Trustee Wagner and seconded by Trustee Cuzzone. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Cilella, Tucker, Kase, Aiello, Cuzzone, Wagner and President Bulthuis. There were no nays. Motion carried.

11. Ordinance Abating the Tax Hereto Levied for the Year 2017 to Pay the Principal of and Interest on \$3,010,000 General Obligation Bonds (Alternate Revenue Source), Series 2017, of the Village of Villa Park, DuPage County, Illinois.

The debt associated with the 2017 General Obligation Alternative Revenue Bonds is funded through Tax Increment Financing dollars and future rollover bonds. There are (or will be) sufficient funds available to make the required payments for June and December, 2018. Thus, no additional tax money is required to make these payments and the related 2017 property taxes can be abated. Staff recommends adoption of the attached property tax abatement ordinance.

Motion to approve the ordinance was made by Trustee Wagner and seconded by Trustee Kase. Trustee Tucker asked for bond clarification. Director Wachtel provided clarification and said these are 2017 bonds. Roll call vote tallied seven (7) ayes made by Trustees Aiello, Cuzzone, Tucker, Cilella, Wagner, Kase and President Bulthuis. There were no nays. Motion carried.

12. Ordinance Abating the Tax Hereto Levied for the Year 2017 to Pay the Principal of and Interest on \$2,645,000 General Obligation Alternate Revenue Bonds (Sales Tax Alternate Revenue Source), Series 2018A, of the Village of Villa Park, DuPage County, Illinois.

The debt associated with the 2018A General Obligation Alternate Revenue Bonds (Sales Tax Alternate Revenue Bonds) are funded through Stormwater fees. There are sufficient funds available to make the required payments for June and December, 2018. Thus, no additional tax money is required to make these payments and the related 2017 property taxes can be abated. Staff recommends adoption of the attached property tax abatement ordinance.

Motion to approve the ordinance was made by Trustee Wagner and seconded by Trustee Cilella. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kase, Aiello, Cuzzone, Tucker, Wagner, Cilella and President Bulthuis. There were no nays. Motion carried.

13. Ordinance Abating the Tax Hereto Levied for the Year 2017 to Pay the Principal of and Interest on \$1,150,000 General Obligation Alternate Revenue Bonds (Sales Tax Alternate Revenue Source), Series 2017B, of the Village of Villa Park, DuPage County, Illinois.

The debt associated with the 2017B General Obligation Alternate Revenue Bonds (Sales Tax Alternate Revenue Bonds) are funded through Stormwater fees. There are sufficient funds available to make the required payments for June and December, 2018. Thus, no additional tax money is required to make these payments and the related 2017 property taxes can be abated. Staff recommends adoption of the attached property tax abatement ordinance.

Motion to approve the ordinance was made by Trustee Wagner and seconded by Trustee Cilella. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kase, Aiello, Cuzzone, Tucker, Wagner, Cilella and President Bulthuis. There were no nays. Motion carried.

14. Public Comments on Non-Agenda Item.

Business owner Anthony Oddo (Michael Anthony Pizza) expressed concerns about parking for their customers on Villa Avenue and provided some ideas on how to help the local businesses.

Business owner Angie Rojek (Pioneer Garden and Feed) said she met with business owners and Trustee Aiello regarding their customer parking on Villa Avenue and the need for additional signage.

Business owner Meagan Pingel (DeMito's Bar and Grill) addressed the parking signage by their business and said the time designated for parking should be enforced by the police.

15. Village Clerk's Report.

Clerk Korynecky had no report or recommendations.

16. Village Trustees' Report.

Trustee Cilella had no report or recommendations.

Trustee Cuzzone had no report or recommendations.

Trustee Kase had no report or recommendations.

Trustee Aiello had no report or recommendations.

Trustee Tucker said signage should be placed by the new parking spaces on Park Blvd.

Trustee Wagner had no report or recommendations.

17. Village President's Report.

President Bulthuis had no report or recommendations.

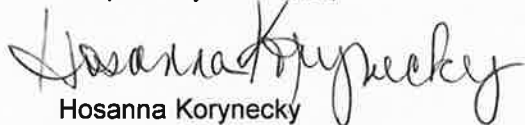
18. Village Manager's Report.

Manager Keehner had no report or recommendations.

19. Adjournments.

Motion to adjourn was made by Trustee Cuzzone and seconded by Trustee Aiello. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 10:27 p.m.

Respectfully submitted,



Hosanna Korynecky
Village Clerk

