

MINUTES OF THE MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, APRIL 25, 2022, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS .

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mayor Frank A. Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank A. Trilla, Village Clerk Debbie Hahn, Trustees Mark Astrella, Sue Berglund, Michael Mistele, Gayle Neal and Gregory Ruffolo, Village Attorney Michael Durkin, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Chief Financial Officer Michael Rock, Director of Community Development Michael Krol, Chief Robert Schaller, Deputy Clerk Christine Mardegan, and Municipal Services Foreman AJ Passero.

Present via conference call Trustee Umberto Davi and Deputy Chief Lauren Kaspar.

Absent: None.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Neal to lead everyone in saying the Pledge of Allegiance.

MOTION - Motion to Allow Trustee Davi to Attend the Meeting Remotely.

Trustee Neal asked the Board to Allow Trustee Davi to attend the meeting remotely.

MOTION: Made by Trustee Neal and seconded by Trustee Ruffolo to allow Mayor Trilla to attend the meeting remotely.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

4. VISITORS' BUSINESS

None presented and no written comments were received.

5. MOTION - MOTION TO APPROVE THE HIRING OF THE DIRECTOR OF PARKS AND RECREATION - DUSTIN KLEEFISCH (PASS)

Assistant Administrator Halloran shared that the Village received forty applicants for this position. Dustin Kleefisch is currently Superintendent of Recreation in the Westmont Park District. He brings ten plus years' experience, a master's degree, with certification in Parks and Recreation. He has overseen large events such as Beer Fest and contributed to redevelopment properties for park events. If the Board approves, he will start on Monday, May 9, 2022. We are excited to have him part of the team.

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to allow the Village to hire Dustin Kleefisch for the Director of Parks and Recreation.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: None.

6. OMNIBUS VOTE AGENDA

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - April 11, 2022 (APPROVE)
- c. Warrants - \$391,008.59
- d. ORDINANCE NO. 22-O-18- AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK ACCEPTING AND APPROVING A PROPOSAL FROM NJ RYAN TREE & LANDSCAPE SERVICE, LLC FOR 2022 SPRING AND FALL BRUSH COLLECTION AT A COST NOT TO EXCEED \$34,320.00 (PASS)

Mayor Trilla asked the Board if there were any items to be removed from the Omnibus Vote Agenda.

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

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund Davi, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

NEW BUSINESS

7. ORDINANCES RELATED TO THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT

- a. ORDINANCE NO. 22-O-19 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS APPROVING THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT (PASS)

Administrator Pabst presented that this has been a long process with many meetings and administrative tasks. We have notified the public in various ways which include certified mail notices, regular mail notices, and newspaper and website postings. This is our second TIF district and we are excited.

Staff therefore recommends the adoption of the three ordinances to create the TIF District, to be adopted in the following order:

1. Ordinance of the Village of Willowbrook, DuPage County, Illinois Approving the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project. This ordinance approves the Redevelopment Plan and Project for the TIF District, including the anticipated redevelopment activities, redevelopment budget and eligibility study.
2. Ordinance of the Village of Willowbrook, DuPage County, Illinois Designating the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area. This ordinance designates the TIF District boundary map.
3. Ordinance of the Village of Willowbrook, DuPage County, Illinois Adopting Tax Increment Financing for the Redevelopment Corridor Tax Increment Financing District. This ordinance adopts tax increment financing within the TIF District, which will cause DuPage County to allocate the incremental property taxes generated within the TIF District into the TIF District fund to be spent on eligible redevelopment project costs per the Redevelopment Plan and Project.

Administrator Pabst added that you cannot by law spend any money from a TIF District without Board approval. This will be filed with the DuPage County Clerk first thing tomorrow morning.

Trustee Mistele commented that one of the main issues is drainage along Executive Drive and the drainage going under Interstate 55. With the adoption of this we can initiate engineering studies to begin this work.

Administrator Pabst said, yes, we have already started the studies and final engineering will begin on both. The revenue from the TIF district will not be coming in for a few years. When it does come in it starts off slowly and grows from there. The estimate is over a million dollars per year in about 9 or 10 years. The plan is to start with the Stevenson (I-55) project and then begin working on Executive Drive.

MOTION: Made by Trustee Mistele and seconded by Trustee Astrella to pass Ordinance 22-O-19 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

- b. ORDINANCE NO. 22-O-20 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS DESIGNATING THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA (PASS)

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to pass Ordinance 22-O-20 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

- c. ORDINANCE NO. 22-O-21 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS ADOPTING TAX INCREMENT FINANCING FOR THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT (PASS)

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to pass Ordinance 22-O-21 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

9. ORDINANCE 22-O-22 - AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE ORDER AND SMALL LOCAL GOVERNMENT CLOUD-BASED ENTERPRISE AGREEMENT FROM ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (PASS)

Assistant Administrator state that staff is looking for approval for Geographical Information Software Systems. This software will allow staff to look up mapping capabilities. Presently we use DuPage County GIS, which has met the current needs but is unable to meet the continuing or future demands of the Village. This will help us on a day-to-day basis. This software contract provides for ongoing annual software support and maintenance of GIS mapping tools used by all Village Departments including Police, Public Works, Community Development, and the Village Administrator's office.

Mayor Trilla questioned if this will provide historical data. Assistant Administrator Halloran said it does and on an annual basis we will go through our CIP Plan and show the Board for the next five years what streets we're hitting, and we will highlight that.

Trustee Mistele asked if there is a map of primary utilities throughout the Village. Assistant Administrator Halloran said yes, and it will also go on the website, and it will show which roads are State, Village and County.

Trustee Mistele stated we currently have software in place that detects leaks. Is that correct? Foreman Passero answered that no, we utilize a company that twice a year that helps us detect leaks. We are looking for a company to do this.

Assistant Administrator Halloran continued that this is the first phase of the GIS Project. We have difficulty identify where current infrastructure is. It will help with understanding our right of way. This will be a big improvement and will help every department.

Mayor Trilla asked how much this will cost. Assistant Administrator Halloran responded \$15,000 annually for three years.

Mayor Trilla asked if we would then own the software. Assistant Administrator Halloran stated that it is leased.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Astrella to pass Ordinance 22-O-22 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele,

Neal, and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

9. ORDINANCE NO. 22-O-23 - AN ORDINANCE AMENDING SECTION 2-4-11, ENTITLED "DEPUTY CHIEFS; APPOINTMENT; REMOVAL:" OF CHAPTER 4, ENTITLED "BOARD OF POLICE COMMISSIONERS" OF TITLE 2, ENTITLED "BOARDS AND COMMISSIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK (PASS)

Chief Schaller reported, as the Board is aware, that residents of the Village approved a referendum granting Willowbrook Home Rule status on April 2, 2019. The Village is expressly authorized to exercise any power and perform any function pertaining to its government and affairs, in that the Village of Willowbrook desires to provide for the use of an alternative method for hiring experienced deputy chiefs allowing the Chief of Police to appoint from any rank of sworn, full time officers of the Willowbrook Police Department or a regular police department in any municipal, county, state or Federal law enforcement agency, but must have at least five (5) years of full time service as a police officer in such department. This change allows us to look outside the Police Department for new hires. This will aid us in succession planning.

Mayor Trilla asked if the appointment will still be made with the advice and consent of the Board and the Mayor. Chief Schaller responded absolutely.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to pass Ordinance 22-O-23 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

PRIOR BUSINESS

10. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo shared that he received a call from a local accounting firm owner, Art Donner. His business is located on Quincy (Street). His concern was the property that is directly across the street from him was drawing some attention due to truck parking and debris on the property. I brought it to the attention

of Administrator Pabst, and he has investigated it and taking the necessary steps to correct this issue. I thank you for that.

Administrator Pabst added that he spoke to the owner of Compass (Arena) and was reassured that this will be taken care of immediately.

Mayor Trilla stated that this is how small government is supposed to work and thanked all involved.

Trustee Mistele had no report.

Trustee Berglund shared that she received a call from resident Karen Rivoli, she wanted me to express her thanks to the Board and Village employees for all their hard work. She is happy that she lives in Willowbrook.

Trustee Davi had no report.

Trustee Astrella had no report.

11. ATTORNEY'S REPORT

Attorney Durkin had no report.

12. CLERK'S REPORT

Clerk Hahn had no report.

13. ADMINISTRATOR'S REPORT

Administrator Pabst asked Assistant Administer Halloran to provide the report. Assistant Administer Halloran stated that staff found out the Village was awarded a \$63,000 Grant from the State of Illinois for safe route to schools. This will include a sidewalk on the west side of Gower West which is Cherry tree Lane. I want to thank Chief Schaller who helped write the grant, AJ (Forman Passero) and his team for getting the quote and Administrator Pabst for help leading the project. This is an agreement that the Board passed last July. The total cost of the project will be \$75,000 to \$80,000 and the State will provide us with \$63,000. The Village and the school district will contribute approximately \$7,500.

14. MAYOR'S REPORT

Mayor Trilla reminded the Board about the possible lawsuit against the Federal Government. I received a call from our legal advisors stating that we are at a dead end. The attorneys we were hoping to obtain are unable to take our case currently. It is up to us to

see how we want to manage this. We could find another firm. The Government has issued a notice that it will not negotiate with us. The options we have are to find a firm in Washington, DC that would take the account on consignment or pay someone to go after this money. I feel we have come as far as we can without spending a lot of money to try and fight the government. My advice would be to cut our losses and move on, to go on in a positive direction.

Trustee Mistele asked what the Sterigenics issue has cost us to date. Mayor Trilla responded about \$800,000 which includes legal fees, environmental fee, subject-matter experts, consultants, and testing. We cannot recoup legal fees. The legal fees are about half of what we spent.

Trustee Neal related that we have gone as far as we can go for a Village our size. The other plaintiffs in the case are moving on and the courts will be filled with over two hundred plus litigants. I agree with you, Mayor. We achieved the goal with the help of Public Safety, residents, and the State of Illinois.

Trustee Ruffolo said he would echo Trustee Neal comments. We have achieved what we needed to achieve. Any additional expenditures would not be wise.

Mayor Trilla added that Burr Ridge is no longer pursuing this.

Trustee Mistele shared that we were one of twenty communities that we were able to protect our citizens by moving Sterigenics out. As this point it sounds like we are pouring money down the drain if we continued with the lawsuit.

Mayor Trilla clarified that we have not spent a lot of money in pursuit of this lawsuit.

Trustee Mistele stated that the main objective was to protect our citizens. The question that keeps recurring is in his mind, when did the EPA declare ethylene oxide as a possible carcinogen?

Mayor Trilla asked Trustee Neal if she recalled the date. Trustee Neal stated it was in 2019, when suddenly testing equipment appeared in the Village that we did not know about. The EPA was conducting testing without informing the community.

Trustee Berglund agreed with the Mayor, stating that he has the right idea. We did everything we could to help our residents and got rid of Sterigenics. Let sleeping dogs lie.

Trustee Astrella stated that he agreed, and he thanked the Mayor and the Board for all that they did.

Trustee Davi stated you must know when to hold 'em and know when to fold 'em. We need to move on to other projects.

Mayor Trilla asked Attorney Durkin to relay the message to Attorney Acker that we will not be continuing with this lawsuit. Please thank him for all is challenging work. Your firm did an outstanding job representing the Village.

Mayor Trilla thanked everyone for all their hard work in getting all this work done. We are hiring more help. Thanks to Trustee Neal for helping with the interviews.

15. CLOSED SESSION

Mayor Trilla stated there is no need for Closed Session during tonight's meeting.

16. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Mistele adjourn the Regular Meeting at the hour of 6:59 p.m.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: NONE.

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2022.

Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.