

VILLAGE OF ROSEMONT

MINUTES OF REGULAR BOARD MEETING  
BOARD OF TRUSTEES  
MAY 10, 2021

I. AGENDA MEETING

CALL TO ORDER

The agenda meeting of the Board of Trustees of the Village of Rosemont was called to order at 9:16 a.m.

MAYOR'S REVIEW OF REGULAR MEETING AGENDA ITEMS

Mayor Stephens briefly described and summarized each business item on the regular meeting agenda.

Mayor Stephens then discussed with the Board:

- The Outfront Media proposal regarding the billboard lease extension.

DISCUSSION

ADJOURNMENT

There being no further items to discuss, the agenda meeting was adjourned at 9:29 a.m.

II. REGULAR BOARD MEETING AT 9:30 A.M.

CALL TO ORDER

The regular meeting of the Board of Trustees of the Village of Rosemont was called to order at 9:30 a.m.

ROLL CALL

In attendance: Mayor Stephens, Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo  
QUORUM PRESENT

Others in attendance: Village Attorneys Donahue, Ryan and Clerk Drehobl

APPROVAL OF MINUTES

1. A motion was made by Trustee Dorgan, seconded by Trustee Fazio to approve the regular and agenda meeting minutes of April 12, 2021. A vote on the motion was unanimous. Motion carried.

OATH OF OFFICE – VILLAGE CLERK, VILLAGE PRESIDENT, TRUSTEES

1. President Stephens administered the Oath of Office to Village Clerk Debbie Drehobl.
2. Clerk Drehobl administered the Oath of Office to Village President Brad Stephens.
3. Clerk Drehobl administered the Oath of Office to Trustee Ralph DiMatteo, Trustee Steven R. Minale and Trustee Harry J. Pappas.

FINANCE COMMITTEE

1. A motion was made by Trustee Dorgan seconded by Trustee Minale to approve and ratify the following paid bills:

GENERAL FUND	\$	1,310,822.15
PUBLIC SAFETY OFFICER PENSION FUND		0.00
MOTOR FUEL TAX FUND		0.00
SPECIAL SERVICE AREA 2		10,371.64
CONVENTION CENTER		241,565.55
ROSEMONT VISITOR AND TOURISM BUREAU		23,671.36
2020 CAPITAL PROJECT FUND		291,401.73
TIF 4		91,838.81
TIF 5		712.93
TIF 6		385,513.04
TIF 7		52,209.80
TIF 8		702.00
ALLSTATE ARENA		152,979.36
WATER FUND		162,641.21
ROSEMONT HEALTH AND FITNESS		29,618.38
CHAMBER OF COMMERCE		15,480.27
COMMERCIAL PROPERTIES		478,757.23
ENTERTAINMENT DISTRICT		381,426.71
ROSEMONT THEATRE		53,242.17
IMPACT FIELD		94,236.16
<b>TOTAL</b>	<b>\$</b>	<b>3,777,190.50</b>

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

CONTRACTS TO REPAIR DAMAGE TO THE PORTE COCHERE AT THE DONALD E. STEPHENS CONVENTION CENTER

2. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve the following contracts to repair damage to the porte cochere (enclosed entrance drive and turn around) area of the Donald E. Stephens Convention Center in the following amounts:

Morfin Construction	Remove/replace ceiling drywall	\$275,000.00
Global Fire Protection	Dry Pipe sprinkler system replacement	\$261,827.00
Ascher Brothers	Painting	\$46,200.00
Gurtz Electric	Remove and reinstall light fixtures and cameras; temporary power and light	\$30,405.00
Stanley Security	Video camera replacement	\$5,541.83
	<b>TOTAL</b>	<b>\$618,973.83</b>

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

CONTRACT WITH OMEGA III, LLC / DEMOLITION OF THE STRUCTURE PREVIOUSLY OCCUPIED BY GENE & GEORGETTI AND THE ADJACENT PARKING STRUCTURE

3. A Motion was made by Trustee Dorgan, seconded by Trustee Minale to approve a contract with Omega III, LLC for the demolition of the structure previously occupied by Gene & Georgetti and the adjacent parking structure in the amount of \$257,600.00.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

AGREEMENT WITH THE ILLINOIS CONVENIENCE & SAFETY CORPORATION (IC&SC) / INSTALLATION AND MAINTENANCE OF TRANSIT ADVERTISING SHELTERS

4. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve an Agreement with the Illinois Convenience & Safety Corporation (IC&SC) for the installation and maintenance of transit advertising shelters at approved locations.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

ASSIGNMENT, ASSUMPTION AND NOVATION AGREEMENT BETWEEN THE VILLAGE OF ROSEMONT, ILLINOIS CONVENIENCE & SAFETY CORPORATION (IC&SC) AND VIEW CHICAGO TRANSIT LLC.

5. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve an Assignment, Assumption and Novation Agreement between the Village of Rosemont, Illinois Convenience & Safety Corporation (IC&SC) and View Chicago Transit LLC.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

RESOLUTION NO. R2021-5-10 / FIRST AMENDMENTS TO THE VILLAGE OF ROSEMONT COLLECTIONS AND DISPOSAL CONTRACTS FOR RESIDENTIAL AND COMMERCIAL WASTE WITH REPUBLIC SERVICES

6. A Motion was made by Trustee Dorgan, seconded by Trustee Minale to adopt Resolution No. R2021-5-10, a Resolution approving the First Amendments to the Village of Rosemont collections and disposal contracts for residential and commercial waste with Republic Services.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PROPOSAL FROM ROSEMONT MASONRY CORPORATION / MASONRY REPAIRS AND TUCK-POINTING FOR THE ADMINISTRATIVE AND TICKET OFFICE AT THE ALLSTATE ARENA

7. A Motion was made by Trustee Dorgan, seconded by Trustee Price to approve a proposal from Rosemont Masonry Corporation for masonry repairs and tuck-pointing for the Administrative and Ticket Office of the Allstate Arena in the amount of \$84,600.00.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PROPOSAL FROM BETTER HOME / ROOF TEAR OFF AND INSTALLATION OF A NEW ROOF SYSTEM FOR THE ADMINISTRATIVE AND TICKET OFFICE AT THE ALLSTATE ARENA

8. A Motion was made by Trustee Dorgan, seconded by Trustee DiMatteo to approve a proposal from Better Home for the tear off of the existing roof and the installation of a new roof system for the Administrative and Ticket Office of the Allstate Arena in the amount of \$311,000.00.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PUBLIC SAFETY COMMITTEE

NON-EXCLUSIVE LISTING AND MARKETING COMMISSION AGREEMENT WITH BRINDLEE MOUNTAIN FIRE APPARATUS

1. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to approve a non-exclusive Listing and Marketing Commission Agreement with Brindlee Mountain Fire Apparatus for the Village's sale of a 1989 Spartan E-One Fire Engine and a 1995 E-One 95-foot Aerial Fire Truck.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

CONTRACT WITH AIR ONE EQUIPMENT, INC. TO PROVIDE REPLACEMENT SELF CONTAINED BREATHING APPARATUS (SCBA) GEAR FOR THE PUBLIC SAFETY DEPARTMENT

2. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to authorize a contract with Air One Equipment, Inc. to provide replacement Self Contained Breathing Apparatus (SCBA) gear for the Public Safety Department members and vehicles in an amount not to exceed \$358,000.00

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

RESOLUTION NO. R2021-5-10A / FIRST AMENDMENT TO THE SECURITY CONTRACT WITH MONTERREY SECURITY CONSULTANTS, INC.

3. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to adopt Resolution No. R2021-5-10A, a Resolution approving a First Amendment to the security contract with Monterrey Security Consultants, Inc.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PROPOSAL FROM MOTOROLA SOLUTIONS / PURCHASE OF NEW RADIOS AND RELATED EQUIPMENT FOR THE PUBLIC SAFETY DEPARTMENT

4. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to approve a proposal from Motorola Solutions for the purchase of new radios and related equipment for the Public Safety Department in an amount not to exceed \$719,029.15.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PURCHASE OF RADIO CONSOLE EQUIPMENT FROM MOTOROLA SOLUTIONS TO ESTABLISH A NEW PUBLIC SAFETY INTERFACE AT THE NORCOMM 911 DISPATCH CENTER

5. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to approve the purchase of radio console equipment from Motorola Solutions to establish a new public safety interface at the Norcomm 911 dispatch center in an amount not to exceed \$50,000.00.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PROPOSAL FROM CHICOMM / INSTALLATION OF NEW RADIO CONSOLE EQUIPMENT TO ESTABLISH A NEW PUBLIC SAFETY INTERFACE AT THE NORCOMM 911 DISPATCH CENTER

6. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to approve a proposal from Chicomm for the installation of new radio console equipment to establish a new public safety interface at the Norcomm 911 dispatch center in an amount not to exceed \$20,000.00.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

PROPOSAL FROM STARCOM / MAINTENANCE AND SERVICING OF THE NEW PUBLIC SAFETY DEPARTMENT RADIOS FOR ONE-YEAR

7. A Motion was made by Trustee Price, seconded by Trustee DiMatteo to approve a proposal from Starcom for the maintenance and servicing of the new Public Safety Department Radios for one-year at a cost not to exceed \$54,600.00.

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

STREET COMMITTEE

MUNICIPAL DEVELOPMENT COMMITTEE

ORDINANCE NO. 2021-5-10 / EXECUTION OF A REAL ESTATE SALE AND PURCHASE AGREEMENT AND DEVELOPMENT FOR A PORTION OF THE TIF NO. 4 REDEVELOPMENT PLAN AND PROJECT AREA (TIF 4 – PETE’S / TIKI TIKI)

1. A Motion was made by Trustee Fazio, seconded by Trustee Pappas to adopt Ordinance No. 2021-5-10, an Ordinance authorizing the execution of a Real Estate Sale and Purchase Agreement and Development Agreement for a portion of the TIF No. 4 Redevelopment Plan and Project Area (TIF 4 – Pete’s / Tiki Tiki)

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

ORDINANCE NO. 2021-5-10A / EXECUTION OF A REAL ESTATE SALE AND PURCHASE AGREEMENT FOR A PORTION OF THE TIF NO. 4 REDEVELOPMENT PLAN AND PROJECT AREA (TIF 4 – SUGAR FACTORY / ADOBE)

2. A Motion was made by Trustee Fazio, seconded by Trustee Minale to adopt Ordinance No. 2021-5-10A, an Ordinance authorizing the execution of a Real Estate Sale and Purchase Agreement for a portion of the TIF No. 4 Redevelopment Plan and Project Area. (TIF 4 – Sugar Factory / Adobe)

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

ORDINANCE NO. 2021-5-10B / ACQUISITION OF PROPERTY BY CONDEMNATION OR OTHERWISE FOR A PORTION OF THE HIGGINS ROAD/MANNHEIM TIF #7 REDEVELOPMENT PLAN AND PROJECT AREA (TIF 7 – NWC HIGGINS MANNHEIM)

3. A Motion was made by Trustee Fazio, seconded by Trustee Minale to adopt Ordinance No. 2021-5-10B, an Ordinance authorizing the acquisition of property by Condemnation or Otherwise for a portion of the Higgins Road/Mannheim TIF #7 Redevelopment Plan and Project Area. (TIF 7 – NWC Higgins Mannheim)

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

HEALTH AND LICENSE COMMITTEE

BUILDING AND ZONING COMMITTEE

ORDINANCE NO. 2021-5-10C / SPECIAL USE PERMIT IN THE D COMMERCIAL ZONING DISTRICT / OPERATION OF A FULL-SERVICE PIZZA RESTAURANT, MICROBREWERY AND PATIO SPACE IN THE ENTERTAINMENT DISTRICT (PARK PLACE HOLDINGS LLC.)

1. A Motion was made by Trustee Minale, seconded by Trustee DiMatteo to adopt Ordinance No. 2021-5-10C, an Ordinance approving a special use permit in the D Commercial Zoning District to allow the establishment and operation of a full-service pizza restaurant, microbrewery and patio space in the Entertainment District. (Park Place Holdings LLC.)

A vote on the motion:

Aye: Trustees Price, Minale, Dorgan, Fazio, Pappas, DiMatteo

Nay: None

Motion carried.

OLD BUSINESS

NEW BUSINESS

APPOINTMENTS

PUBLIC COMMENT

EXECUTIVE SESSION

- Personnel – Section 2(c)(1)
- Appointment/Removal of officers – Section 2(c)(3)
- Purchase or Lease of Real Property – Section 2(c)(5)
- Sale or Lease of Property – Section 2(c)(6)
- Litigation – Section 2(c)(11)
- Approval of Closed Meeting Minutes – Section 2(c)(21)

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:50A.M.

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MAYOR

ATTEST:

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VILLAGE CLERK