

**VILLAGE OF NORTH RIVERSIDE
BOARD OF TRUSTEES MEETING FEBRUARY 20, 2023
COUNCIL CHAMBERS 7:00 PM**

Mayor Mengoni called the meeting to order with a Roll Call. In attendance were Trustee Bianco, Trustee Czajka, Trustee Demopoulos, Trustee Flores, Trustee Mandel and Trustee Sarro.

Others in attendance were Administrator Scarpiniti, Finance Director Lawler, Attorney Murphy, Police Chief Ehrenberg, Fire Chief McDermott, Recreation Director Broderick and Public Works Director Ranieri.

APPROVAL OF AGENDA

Trustee Czajka moved and Trustee Bianco seconded to approve the agenda for this meeting as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

BIDS

The following are the tabulation of Bids for the Spring Standpipe Restoration and Painting Project:

Neumann Co. Contractors Inc	\$1,581,000.00
W9450 State Road 95	
Merrillan, WI. 54754	

Era-Valdivia Contractors Inc.	\$2,022,501.00
11909 South Avenue O	
Chicago, IL 60617	

Jetco, Ltd	\$2,295,256.00
29693 N.US Highway 12	
Wauconda, IL 60084	

Tecorp, Inc.	\$2,598,400.00
2221 Muriel Court	
Joliet, IL 60433	

The following are the Tabulation of Bids for the Fall Alternate Standpipe Restoration and Painting Project:

BIDS (continued)

Neumann Co. Contractors Inc \$1,506,000.00
W9450 State Road 95
Merrillan, WI. 54754

Era-Valdivia Contractors Inc. \$1,692,501.00
11909 South Avenue O
Chicago, IL 60617

Jetco, Ltd \$1,995,256.00
29693 N.US Highway 12
Wauconda, IL 60084

Tecorp, Inc. \$2,598,400.00
2221 Muriel Court
Joliet, IL 60433

CASH RECEIPT REPORT

Trustee Sarro moved and Trustee Flores seconded to approve the Cash Receipt Report for the month of January, 2023 totaling \$1,700,365.60. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro
NAYS: None
Motion carried

APPROVAL OF MINUTES

Trustee Demopoulos moved and Trustee Bianco seconded to approve the Village Board of Trustees Meeting Minutes from the February 6, 2023 meeting as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro
NAYS: None
Motion carried

AUDIENCE-None

MAYORAL REPORT

Mayor Mengoni informed residents about the ongoing talks with Round 1 as a preventative step in addressing the increase in unwanted complaints to our police department. We have meetings now scheduled monthly with representatives from Round 1, GAMA Security, North Riverside Park

MAYORAL REPORT (continued)

Mall and STT, the independent security used by both entities. In the future, we may be looking at a separate classification of license for entertainment establishments with alcohol sales and greater limiting their hours of operations.

Last week the Mayor had a very positive meeting with the ownership of the North Riverside Park Mall to discuss the Villages openness to a potential redevelopment of their parcels. Their ideas would model what's currently being worked on at the Old Orchard Square Mall, including some mixed-use residential and commercial space, just not on the massive level. At this time, ownership will begin developing a plan for redevelopment for future consideration by the board.

Mayor Mengoni wanted to squash any talk about a forensic audit being conducted on the Village's financial affairs. A forensic audit is initiated when there is reason to believe there is criminal activity occurring.

The Village has always received an unqualified audit opinion from its independent auditor. In addition, the Village has a comprehensive structure of internal controls in place that has been discussed and adopted by the board and is the subject of annual reviews by the auditors.

Deviations from these internal controls are detailed in the management letters presented to the board annually, with a recommendation for improvements provided by the auditors.

Mayor Mengoni singled out Trustee Mandel and said she has been actively joining in on these discussions and is asking her to bring forward whatever evidence she may have of any misconduct for this board to review immediately. Without any evidence of misconduct, this board will not consider any further action on this matter. In addition, he presented a folder to Trustee Mandel containing the last ten years of the Village's management letters for her review. As noted by the auditors, are small housekeeping items for improvement.

Trustee Mandel stated residents have reached out to her and requested the audit so she speaks on their behalf. Mayor Mengoni said these audit details are made available to residents on our Village's website. Trustee Mandel denied encouraging residents to demand a forensic audit, however, Mayor Mengoni said she made a comment about putting together a Go Fund Me to help pay for the audit. Trustee Mandel feels more transparency is needed and would like another audit company to review the financials. Mayor Megoni reminded her that this audit company is bid out and the board reviews the financials after auditing is completed.

REPORT OF TRUSTEES

Trustee Bianco

Trustee Bianco read the following Community Development Update:

REPORT OF TRUSTEES (continued)

The following is a summary of activity from the Community Development Department for the month of January 2023:

Building Reviews and Inspections:

- Presales – The Community Development Department performed 2 single-family residential inspections and 1 commercial inspection totaling \$3,928.00 in revenue.
- Permit Totals – The Community Development Department issued 6 residential and commercial permits totaling \$32,142.35 in revenue.
- Permit Submittals – 21 residential and commercial permits were submitted for review.
- Inspections – 329 building and sign inspections were conducted.

Code Enforcement:

Code enforcement inspections have continued for the month of January. There was a total of 18 properties cited for garbage, debris and exterior storage, with the majority being addressed upon receipt of first notice and the remaining addressed upon final notice.

Sign inspections for commercial properties has started and will continue into February. Commercial spaces in violation of the sign ordinance will receive a notice stating the violations with a time frame of 14 business days to address. Violations related to window coverage will be given one week to address.

Our inspectors have completed the village wide inspection of residential and commercial properties. Notices will be sent out within the next two weeks informing property owners of property maintenance concerns noted on their property. It is our goal to work with the residents to have the concerns addressed in a timely matter. With spring right around the corner, this will be a great time to tackle some of those exterior projects.

Rodent Abatement:

For the month of January, the Community Development Department received 4 calls from residents reporting rodent activity in the alley or on private property. First Illinois Systems responded to each of the calls and conducted inspections of the properties and surrounding area. Inspections of the properties showed no evidence of rodent harborage at three of the properties. One property recently cut down a significant number of trees and stumps, which could provide rodent harborage. Chris met with the owner of the property and rodent abatement company on site to give suggestions on abatement. The owner removed overgrown brush and trees to help

REPORT OF TRUSTEES (continued)

clean up the property and will be installing new landscaping and fencing to improve the appearance

New bait boxes were installed in the 2200 and 2300 block of Forest and Park Avenue to help alleviate concerns from residents. A bait box at 2239 Park was replaced due to damage that may have been caused by someone tampering with the unit. Bait boxes in the alleys are checked once a week and replaced with fresh bait. The boxes help inform our inspectors of the amount of rodent activity in the area based on the bait consumed. Please contact the Village Office to report damaged bait boxes in the alley.

To following signs will help resident's identify rodent problems on your property:

- Dropping of ½ inch or larger
- Gnaw marks on wood and outdoor materials
- Nests in the ground or within vegetation and clutter
- Garbage or debris in unused areas
- Noises, such as scratching or gnawing
- Check under decks or around foundation for disturbance in the dirt

As a reminder, please keep all garbage contained inside your refuse container with the lid closed and make sure there is no food on the ground. By Village Ordinance, all garbage containers must have proper lids attached. If your Village issued garbage toter is damaged, please contact the Village for a replacement.

As always, if you see a rodent or have questions or concerns, please contact the Community Development Department.

Trustee Bianco read the following Request for Board Action:

The Public Works Director and Village Engineer conducted a comprehensive evaluation of all village owned roadways for the purpose of assessing their current street condition and creating a ranking by priority for replacement.

Cook County has opened up the 2023 application period for Community Development Block Grant (CDBG) funding from the federal government for qualifying public works projects by local governments. Village staff has identified the best use of grant funding would be for a street resurfacing program for the 2024 construction season. The streets identified for repaving including:

- Forest Avenue, from 26th Street to the north cul-de-sac

REPORT OF TRUSTEES (continued)

- Westover Avenue, from Traube to Cermak Rd.
- Burr Oak Avenue, from 26th St. to the north cul-de-sac and Traube to Cermak Rd.
- Intersections of Groveland Ave & 30th St. and Park Ave. & 25th Street

The total estimated cost of the project being requested is \$510,000 with a local match of 50% of the total project cost or \$255,000.

Trustee Bianco moved and Trustee Sarro seconded to concur with the recommendations of Village Staff and authorize the Village President to submit a Community Development Block Grant application for the 20223 Program Year for the Village’s 2024 CDBG Street Resurfacing Project. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

Trustee Bianco read the following Request for Board Action:

In July of 2021, the Village retained the services of Dixon Engineering to conduct a comprehensive inspection of our existing 2.5 million gallon standpipe. The purpose of this inspection was to provide bidders with a detailed evaluation of the current condition of both the interior and exterior structure of the standpipe and recommend a general scope of work to be performed under this contract.

Bid specifications were advertised for the standpipe restoration and painting project and base bids were requested for two separate completion dates – a spring project and a fall alternate project. Five packets were picked up with four sealed bids returned. The sealed bids were opened on February 6, 2023 at 2:00 pm at the Village Commons and tabulated by Village Engineer John Fitzgerald. No errors were found. The low bidder was Neumann Company Contractors, Inc. of Merrillan, WI, submitting a Spring Project Base Bid in the amount of \$1,581,000.00 and a Fall Alternate Completion Base Bid in the amount of \$1,506,000.00, a \$75,000 savings over the spring project base bid amount.

Neumann Company Contractors, INC is qualified to perform this work and the painting procedures and products will meet or exceed the American Water Works Association (AWWA) standard requirements.

Village Engineer John Fitzgerald of Novotny Engineering will oversee the entire project to completion, with design engineering estimated in the amount not to exceed \$40,000. Tank painting inspections will be sub-contracted to an expert third party engineering consultant, Nelson Tank, 16240 National Parkway, Lansing, MI in the not to exceed amount of \$34,440. Nelson Tank will perform approximately 42 inspections throughout various stages of the project at an individual cost of \$820 per inspection.

REPORT OF TRUSTEES (continued)

The total project cost including all engineering and inspection services is estimated not to exceed \$1,580,440. The Village budgeted \$2,200,000 for both construction and engineering costs in this current fiscal year. The actual project costs are expected to be approximately \$619,540 lower than original budget estimates; therefore, sufficient funds are available in the current year.

Trustee Bianco moved and Trustee Demopoulos seconded to accept the bids received for the Standpipe Restoration Project and Painting and award the contract to the lowest bidder, Neumann Company Contractors of Merrilan, WI for a fall Alternate Project Completion in the amount of \$1,506,000.00. Roll Call Vote:

On the question, Administrator Scarpiniti notified the trustees in accordance with the Intergovernmental Agreement that the Village has in place with the Village of Riverside, the Village of Riverside will be responsible for approximately 25% of the total cost of the project. Trustee Mandel noted that on the report it stated Exterior coating is primarily for aesthetics and can be delayed as long as desired since the next paint job cannot be an overcoat. While the appearance will deteriorate the structural integrity should not be impacted. Trustee Mandel sees that funds were budgeted for this project but at last board meeting the Mayor stated that he was working with state, county and elected officials to identify some financial assistance in offsetting the cost of this project. With that, Trustee Mandel asked if we can delay the project and only get by with doing the inside work of the standpipe until we receive those funds. Mayor Mengoni reiterated that he is still in talks with elected officials and has been meeting with the Mayor of Riverside and both feel confident that this project should be completed this year. They are also pretty confident that additional funds will come in for the project. Trustee Czajka asked if there is a possibility of getting a sponsor for a logo to offset some costs. Village Engineer John Fitzgerald added that the tank is long overdue and the longer we wait more structural repairs will be required. The inspection report was dated two years ago. This is much more than a paint job. He also stated that there are provisions on the tank for a logo.

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Sarro

NAYS: Trustee Mandel

Motion carried

Trustee Bianco moved and Trustee Demopoulos seconded to authorize design engineering for the Standpipe Restoration and Painting Project to Novotny Engineering in the not to exceed amount of \$40,000 and tank inspection engineering services to Nelson Tank of Lansing, MI in the total amount of \$34,440. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Sarro

NAYS: Trustee Mandel

Motion carried

REPORT OF TRUSTEES (continued)

Trustee Czajka

The Daddy Daughter Enchanted Evening will be held this Friday and was able to accommodate the 27 individuals on the wait list. The North Riverside Players will be hosting their Murder Mystery fundraiser on February 25th and February 26th. The Summer Camp registration will open on March 1st. The recreation department is also hosting the 100th year anniversary logo contest so please submit your logo to the recreation department by March 20th.

Trustee Demopoulos- No report

Trustee Flores

Trustee Flores read the following Request for Board Action:

In 1968, the Mutual Aid Box Alarm System (MABAS) was organized in the northwest and western suburbs of Chicago to coordinate and automate fire department mutual aid responses to a specific incident or area. Since its formation, MABAS has grown into a multi-state organization consisting of approximately 1,200 Illinois fire departments and fire protection districts and an additional 1,000 units from several adjoining States. The primary mission of MABAS is to coordinate responses to fires, emergency medical calls, hazard material, technical rescue and other emergencies and disasters through prearranged mutual aid and dispatch agreements.

In late 2022, the MABAS Executive Board unanimously approved a new intergovernmental master agreement for all participating agencies to adopt. The intent of this new agreement was to be in a universal form which could be legally adopted by units of different States and to allow for the lawful participation in a multi-state mutual aid program in fire protection, firefighting, rescue, emergency medical services and other activities for the protection of life and property during an emergency or disaster. In addition, universal communication procedures and training standards were also established.

To continue the Village's participation in MABAS, the 2022 master agreement must be approved and on file with MABAS Headquarters by January 1, 2024.

Trustee Flores moved and Trustee Czajka seconded to approve the 2022 MABAS Master Agreement and authorize the North Riverside Fire Department's continued participation in the Mutual Aid Box Alarm System. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

REPORT OF TRUSTEES (continued)

Trustee Mandel

Trustee Mandel asked public works if they can reach out to IDOT in regards to a large pot hole on 26th Street close to 1st Avenue. She also asked if the Finance Health and Appropriations Committee Meetings could be updated with new minutes. She noticed that there are no minutes from year 2021 to present as well as the Judiciary Committee. Trustee Mandel told Mayor Mengoni that she will look at the audit folder and have another set of eyes look at as well. If she has any questions she will contact the Mayor.

Trustee Sarro

Trustee Sarro reminded residents about the art exhibit at the North Riverside Park Mall. This exhibition celebrates Mexican culture and art. The exhibit runs through May 7th. She also thanked our Village Engineer and staff for the work involved with the Standpipe project and is extremely happy to be finally moving forward with this project for the health and safety of our residents and businesses.

CORRESPONDENCE-None

APPROVAL OF BILLS

Trustee Sarro moved and Trustee Bianco seconded to approve the List of Bills submitted for this meeting totaling of \$299,278.73 and to have them paid out of proper funds when such funds become available. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

ORDINANCES AND RESOLUTIONS

Trustee Bianco moved and Trustee Demopoulos seconded to Approve a Resolution Authorizing and Approving the Village of North Riverside, Il 2024 CDBG Street Resurfacing Project for Submission to Cook County, Il for Community Development Block Grant (CDBG) Funds for Program Year 2023 **(23-R-01)** and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

ORDINANCES AND RESOLUTIONS (continued)

Trustee Bianco moved and Trustee Flores seconded to Approve a Resolution Authorizing and Approving a Bid Proposal from Neumann Company Contractors, Inc. Submitted to the Village of North Riverside to Perform Restoration and Painting of a Standpipe in the Village **(23-R-02)** and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Sarro

NAYS: Trustee Mandel

Motion carried

Trustee Bianco moved and Trustee Flores seconded to Approve a Resolution Authorizing and Approving Design Engineering and Tank Inspection Services on a Standpipe for the Village of North Riverside **(23-R-03)** and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Sarro

NAYS: Trustee Mandel

Motion carried

Trustee Flores moved and Trustee Bianco seconded to Approve a Resolution Authorizing an Intergovernmental Agreement for Participation in the Mutual Aid Box Alarm System (MABAS) Master Agreement 2022) **(23-R-04)** and to waive the reading. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

UNFINISHED BUSINESS

Administrator Scarpiniti responded to Trustee Mandel's question earlier about the committee meeting minutes that were not on the Village's website. She reminded her that the Village dissolved those committees awhile back and new committees if she remembered were formed. Trustee Mandel asked if we would be removing those past committee minutes from our new website and Administrator Scarpiniti said we cannot remove those minutes because those committees once existed. The meeting minutes from the new committees are posted on our village website for residents to read.

NEW BUSINESS

Trustee Bianco asked to keep the family of Mark Egger in their prayers. Mark was a longtime resident of North Riverside and a past board member of the Zoning Board, Library Board and Komarek School Board.

EXECUTIVESESSION

Trustee Czajka moved and Trustee Bianco seconded to move into Executive Session at 7:45pm to review and approve Executive Session Minutes for calendar years 2021 and 2022. Motion carried unanimously.

OPEN SESSION RESUMED

Open Session resumed at 8:00pm.

Trustee Czajka moved and Trustee Demopoulos seconded to approve releasing the Executive Session Meeting Minutes from May 10, 2021 as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

Trustee Demopoulos moved and Trustee Flores seconded to release the Executive Meeting Minutes from December 13, 2021 with Item #2 being fully redacted. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

Trustee Bianco moved and Trustee Czajka seconded to release the Executive Session Meeting Minutes from March 7, 2022 as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

Trustee Bianco moved and Trustee Czajka seconded to release the Executive Session Meeting Minutes from October 22, 2022 as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

Trustee Bianco moved and Trustee Demopoulos seconded to release the Executive Session Meeting Minutes from November 21, 2022 as presented. Roll Call Vote:

AYES: Trustees Bianco, Czajka, Demopoulos, Flores, Mandel, Sarro

NAYS: None

Motion carried

ADJOURNMENT

Trustee Bianco moved and Trustee Demopoulos seconded to adjourn this meeting at 8:05pm.
Motion carried unanimously.

Respectfully Submitted,

**KATHY RANIERI
VILLAGE CLERK**