

**REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES**  
**Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, IL**

**January 23, 2017**

Mayor Pro Tem Matt McCarthy called the Regular Meeting of the Board of Trustees to order at 7:30 p.m. and directed Village Clerk Laura Czarnecki to call the roll.

Present: Mayor Pro Tem Matt McCarthy and Trustees David Hennessey, John LaRocca, Rick Gieser, Mary Frusolone and Matt McCarthy

Absent: Mayor Frank Saverino, Sr. and Trustee Greg Schwarze

Also Present: Village Manager Joe Breinig, Assistant Village Manager Bob Mellor, Village Clerk Laura Czarnecki and Village Attorney Jim Rhodes

\*All persons physically present at meeting unless noted otherwise

*A moment of silence was observed for Officer Raymond Murrell*

**MINUTES:**

**LISTENING POST:**

1. Addresses from Audience (3 Minutes). *None.*

**PUBLIC HEARINGS:**

**CONSENT AGENDA:**

*Trustee Hennessey moved and Trustee Frusolone made the second to establish a Consent Agenda for this meeting. The results of the roll call vote were as follows:*

*Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone, and McCarthy*

*Nays: 0*

*Absent: 1 Trustee Schwarze*

*The motion passed.*

## Non-Consent Agenda

### **Resolution No. 2922 Authorizing a Lease Agreement for Temporary Village Hall/Police Station (505 E. North Avenue):**

*Assistant Village Manager Mellor reviewed the Lease Agreement key provisions that includes the following:*

- *Lease Term: 22-25 months with a 30-day out clause after the initial 22 month lease term*
- *Lease Space: 30,000 SF*
- *Lease Cost: \$10.50/SF or \$577,500 for 22-month lease*
- *Landlord Tenant Improvement Allowance: \$100,000 (2 ADA accessible restrooms, new double entryway doors and corridor improvements, electrical power upgrades)*
- *Agreement to allow Village to install sign on North Avenue designating the tenant space as Village Hall/Police Station*
- *Sufficient onsite parking for Village employees, fleet vehicles and residents/customers*
- *Currently looking at security and installing security cameras*
- *Police Department will be locked for security*
- *Exhibits including the lease premise and sign document are missing from agreement*
- *Village is responsible for janitorial services, grounds maintenance is building owner's responsibility.*
- *Construction planned in phases – Police will move first*
- *Reusing current tenant office partitions and desks on Village Administrative Offices side will reduce moving costs.*
- *Current tenants do not pose security threat.*
- *Police at Glendale Heights will be investigations, traffic and special operations, arrests, processing, jail, and bonding area.*
- *Police at North Avenue location will be the rest of police department, records and social services.*
- *Moving dates are February 15<sup>th</sup> through May 1<sup>st</sup>. Friday bidders will walk thru.*
- *Number of Bids expected are 2 to 3*
- *Construction could begin in vacant spaces*
- *\$1,183,857 does not include cost of sign. Does include moving generator, ADA bathrooms, new service for generator and rent and moving generator over.*

*Trustee Hennessey moved and Trustee Frusolone made the second to approve a Lease Agreement with 505 E. North, Inc. for rental of property located at 505 E. North Avenue for use as a temporary Village Hall/Police Station during renovation of the existing Municipal Center located at 500 N. Gary Avenue. The results of the roll call vote were as follows:*

*Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Schwarze and McCarthy*

*Nays: 0*

*Absent: 1 Trustee Schwarze*

*The motion passed.*

**Request to waive formal bidding procedures (Temporary Village Hall/Police Station).**

*Assistant Village Manager Mellor reviewed the request to waive formal bidding procedures for the temporary Village Hall/Police Station. Multiple quotes will be acquired. Quickness is of the essence. The bidding process costs money. The main project will be formally bid.*

*Trustee LaRocca moved and Trustee Gieser made the second to approve waiving of formal bidding procedures to solicit competitive proposals for renovation of the temporary Village Hall/Police Station facility.*

*Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Schwarze and McCarthy*

*Nays: 0*

*Absent: 1 Trustee Schwarze*

*The motion passed.*

**Report of Officers:**

*Trustee Hennessey stated he has no report.*

*Trustee LaRocca reminded residents that electronics cannot be placed at the curb on garbage day. Special arrangements must be made to dispose of electronics, which may include a fee. Trustee LaRocca's thoughts and prayers go out to the family of Officer Raymond Murrell.*

*Trustee Gieser stated his thoughts and prayers go out to the family of Officer Murrell and residents and staff of the Bloomingdale Police Department.*

*Trustee Frusolone sends her condolences to the family of Officer Raymond Murrell. Carol Stream's police volunteers will be helping with the funeral procession.*

*Village Clerk Czarnecki sends her condolences to the family of Officer Raymond Murrell.*

*Village Manager Breinig sends his condolences to Officer Raymond Murrell's family. The Carol Stream Police Department will be assisting the Bloomingdale Police Department with mutual aid and the wake and funeral procession. Public Works has also reached out as well.*

*Mayor Pro Tem McCarthy sends his condolences to the family of Bloomingdale Police Officer Raymond Murrell and responders of the Bloomingdale Police Department. Residents please try to avoid North Avenue and County Farm Road during the funeral procession tomorrow at 11 a.m. at Salerno, which will proceed to Bloomingdale Road then west on North Avenue to Wheaton Bible Church and Wednesday at noon until 3 p.m. near Wheaton Bible Church. It will be an extremely large procession that will proceed on North Avenue to County Farm Road to Roosevelt Road to Hillside while crossing 355 at Roosevelt Road. It will take several hours before procession clears.*

*At 6:36 p.m. Trustee Gieser moved and Trustee Frusolone made the second to adjourn the meeting. The results of the roll call vote were as follows:*


*Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy*

*Nays: 0*


*Absent: 1 Trustee Schwarze*

*The motion passed.*

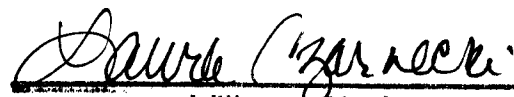
FOR THE BOARD OF TRUSTEES

  
\_\_\_\_\_  
Matthew McCarthy, Mayor Pro Tem

ATTEST:

  
\_\_\_\_\_  
Laura Czarnecki, Village Clerk

Minutes approved by the President and Board of Trustees on this  
6<sup>th</sup> day of FEBRUARY 2017.

  
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Village Clerk