

MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE

September 22, 2025

PRESENT: Alderman Thomas Belczak – Chairman, Alderman Ted Schauer, Alderman Ralph Stompanato

ABSENT: None

OTHERS: Mr. Dan Gombac – Director

Establish Quorum

Chairperson Thomas Belczak called the meeting to order at 6:03 p.m. at the City of Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Belczak declared a quorum present.

Old Business

There was no old business to discuss.

New Business

- a. Motion – Accepting a proposal for the purchase of two (2) new FCS DXMIC Pro Kit with GPS capabilities and training for leak surveying from Subsurface Solutions, in an amount not to exceed \$13,648.**

Mr. Gombac reported that these would be additional tools for the Water Department and would provide additional opportunities to identify leaks at various depths. He reported that they would have a touchscreen and headphones and be able to connect to a mobile device to download data. Mr. Gombac reported that this had been quoted in December of 2024.

There was some discussion regarding the difference between these devices and other leak locators.

There was no one in the audience wishing to present public comment.

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to accept a proposal for the purchase of two (2) new FCS DXMIC Pro Kit with GPS capabilities and training for leak surveying from Subsurface Solutions, in an amount not to exceed \$13,648.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.

- b. Motion – Accepting a proposal from Garland/DBS, Inc., services for the removal, purchase and replacement of the roof hatch and gutter diversion enhancements at the police department in an amount not to exceed \$6,324.**

Mr. Gombac reported that the last couple heavy rain events had affected the tower on the Police Department and had cause water to leak through the man hatch which would need to be replaced. He reported that there would be funds available through the roof fund.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to accept a proposal from Garland/DBS, Inc., services for the removal, purchase and replacement of the roof hatch and gutter diversion enhancements at the police department in an amount not to exceed \$6,324.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.

- c. Motion – Declaring a default under the One-Year Public Improvement Maintenance Bond No. 4478108, Markel Insurance, for the Jade Residence development at 2305 Sokol Court and to demand payment in the amount of \$97,499.20 for failure to complete required landscape restoration, including tree planting, turf establishment, minor grading, and other related improvements as per the approved Landscaping Plan.**
- d. Motion – Rejecting all prior submitted quotes for landscape restoration at 2305 Sokol Court due to non-compliance with required specifications, and to award a contract to Laslo Landscaping, in an amount not to exceed \$96,421, and a certain City approved quoted materials and services in an amount of \$20,190.50 for a total cost not to exceed \$116,539.50, reimbursable funds related to the restoration based on unit pricing per the approved Landscape Plans, contingent on funds being on file.**

Mr. Gombac reported that 2305 Sokol had been approved back in 2021 and the building was completed in July of last year, but the landscaping was not. He reported that the city determined that the bond in place is at fault and Attorney Murphey is aware of the situation. He further reported that photos from August 2024 show the incomplete landscaping, and site inspections from this year had shown many deficiencies in planting. Mr. Gombac reported that there is a new owner now and that the city had created an inventory of what was planted, what is deficient or dying, and what plants are missing based on the developer's landscape plan. He further emphasized that timing is of the essence due to the season and need to lay seed for grass.

Mr. Gombac reported that they had a meeting that day with the developer, new owner, Alderwoman Sullivan and the two city arborists regarding the second motion. He reported that when the deficiencies had been pointed out, he put together an RFP which included the quantities of missing items which came out to \$96,421 for Laslo Landscaping to complete with

trees, shrubs, mulch and sod. He further reported that an additional \$20,190.50 would be provided due to city-provided topsoil and trucking and disposal of clay excavation. Mr. Gombac reported that he had spoken with the previous owner who stated that the insurance had denied the call, and that they would do an additional inspection of the property to confirm all quantities.

Mr. Gombac read for the record a statement from Attorney Murphey regarding the time sensitivity: "The proposed landscape restoration work is time-sensitive due to seasonal planting windows. Staff seeks authorization from the MSC Committee to proceed with the work if funds are received prior to the October 6th City Council meeting with City Council ratification at that meeting." He clarified that no city funds would be utilized until the funds are in the account.

There was some clarification regarding the status of the bond.

Mr. Gombac reported that he would be looking to receive the funds from the developer. He further clarified the specifics of the landscape renovations.

Alderman Belczak clarified that the developer is the insurance client, so there could still be a remedy to go against the bond.

Mr. Gombac explained some of the history with the developer. He further reported that there had been some issues with the bids for the RFP.

The Committee clarified that the no city money would be spent before having an agreement in place to receive funds.

After some further discussion, Mr. Gombac clarified that there would be a permanent solution.

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to declare a default under the One-Year Public Improvement Maintenance Bond No. 4478108, Markel Insurance, for the Jade Residence development at 2305 Sokol Court and to demand payment in the amount of \$97,499.20 for failure to complete required landscape restoration, including tree planting, turf establishment, minor grading, and other related improvements as per the approved Landscaping Plan, and to reject all prior submitted quotes for landscape restoration at 2305 Sokol Court due to non-compliance with required specifications, and to award a contract to Laslo Landscaping, in an amount not to exceed \$96,421, and a certain City approved quoted materials and services in an amount of \$20,190.50 for a total cost not to exceed \$116,539.50, reimbursable funds related to the restoration based on unit pricing per the approved Landscape Plans, contingent on funds being on file.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.

e. Minutes – August 4, 2025 Municipal Services Committee

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to approve the August 4, 2025 Municipal Services Committee Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.

Minutes – September 2, 2025 Municipal Services Committee

There was no one in the audience wishing to present public comment.

Alderman Stompanato made a motion, and it was seconded by Alderman Schauer to approve the September 2, 2025 Municipal Services Committee Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 3-0.

Director's Report

Mr. Gombac reported that they would be working on the final design on the fence for the Plainfield Road project.

He reported that Metronet would be continuing work in town and that they had been responding well to residents.

He gave a brief update regarding future developments.

Next Scheduled Meeting

Chairman Belczak announced that the next meeting is scheduled for October 27, 2025.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion, and it was seconded by Alderman Stompanato to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 6:51 p.m.

RESPECTFULLY SUBMITTED:

X

Thomas Belczak
Chairman

X

Ted Schauer
Alderman

X

Ralph Stompanato
Alderman