



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On October 14, 2025
Village Board Room
2200 Harnish Dr. Algonquin, IL

Trustee Dianis Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees, Jerry Glogowski, Laura Brehmer, Brian Dianis, Maggie Auger, Bob Smith, John Spella, President, Debby Sosine and Clerk, Fred Martin.

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Nadim Badran, Public Works Director; Dennis Walker, Police Chief; Patrick Knapp, Community Development Director; Stephanie Barajas, Community Development Planner; Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Public Comment

Chris Kious, Kane County Board Member, invited the Village to the ribbon cutting at Brunner Family Forest Preserve on October 16.

AGENDA ITEM 3: Community Development

Mr. Knapp:

The Joint Steering Committee for the Comprehensive Plan update met on September 2nd to review the DRAFT Comprehensive Plan. Houseal Lavigne, the consultant drafting the plan, collected comments from the Joint Steering Committee and updated the plan accordingly. All comments received were carefully considered, resulting in an updated DRAFT that enhances clarity, corrects grammatical issues, and ensures stronger alignment with the Village's mission and goals. The Implementation Chapter is now included, which will assist staff in carrying out the plan's recommendations. This chapter is intended to serve as a flexible guide that can evolve as the Village's needs, priorities, and available funding sources change. Additional public input will be gathered during the tonight's Open House, held before this Committee of the Whole meeting. Feedback from this Open House may be incorporated into the final version of the Comprehensive Plan.

Staff recommends that the Committee of the Whole advance this matter to the Village Board to approve an Ordinance adopting the Comprehensive Plan.

It is the consensus of the Committee to forward this to the Village Board for approval

AGENDA ITEM 4: General Administration

None

AGENDA ITEM 5: Public Works & Safety

Mr. Badran:

A. Consider an Agreement with Baxter & Woodman Natural Resources for the Design Engineering Services of the Woods Creek Headwater Restoration Project

Presented is a proposal from Baxter & Woodman Natural Resources in the amount of \$85,600 for professional engineering design services associated with the Woods Creek Headwaters Restoration Project. The scope of work encompasses all necessary tasks to support the design and environmental permitting of this important ecological restoration effort. The headwaters area of Woods Creek is currently in a degraded condition due to the spread of invasive species, which hinder proper drainage and contribute to erosion and the dispersal of nonnative seeds into downstream areas that have already been restored. This project seeks to restore the site's ecological function and improve overall watershed health. This project is called out as a critical priority in the updated Woods Creek Watershed Plan. Partial funding for construction is expected through an appropriation in the State of Illinois FY2026 budget under Senate Bill 2510, Section 1190, which provides \$300,000 from the Build Illinois Bond Fund to the Department of Commerce and Economic Opportunity (DCEO) for a grant to the Village of Algonquin for restoration of the Woods Creek Headwaters. Construction is anticipated to begin in Spring 2026 once grant funds are received. To keep the project on schedule, design and permitting work must proceed in advance. While these services were not included in the original budget, funds are available for this purpose through the Natural Area & Drainage Fund, specifically from the Woods Creek Reach 8 project, which will not be constructed this year. Baxter & Woodman's proposal includes the following services:

- Project management and coordination meetings
 - Topographic survey with 1-foot contours
 - Wetland delineation and reporting
 - Tree inventory and survey
 - Ecological site assessment
 - Preliminary and final design plans with construction cost estimates
 - Environmental permitting (including coordination with Kane County, IEPA, SWCD, and ACOE) 2
 - Preparation of bid documents and assistance during the bidding process Summary & Recommendation
1. The proposed agreement authorizes Baxter & Woodman Natural Resources to perform engineering and permitting services for the Woods Creek Headwaters Restoration Project.
 2. This work will support the ecological restoration of a degraded natural area by removing invasive species, regrading the drainage channel, installing native prairie and wetland vegetation, and improving overall site stability.
 3. Adequate funding is available by reallocating unused funds from the Woods Creek Reach 8 project.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the agreement with Baxter & Woodman Natural Resources to provide design engineering services for the Woods Creek Headwaters Restoration Project in the amount of \$85,600.

It is the consensus of the Committee to forward this to the Village Board for approval

B. Consider an Agreement with Reinders, Inc. to Purchase a Toro Workman HDX for Artificial Turf Maintenance at Presidential Park

As part of the maintenance plan for the new turf fields at Presidential Park, Public Works staff identified the need for a multi-purpose utility vehicle capable of supporting ongoing care and operations. The Toro Workman HDX provides the durability, load capacity, and performance required to efficiently maintain the fields and surrounding park amenities. Staff recommends the purchase of one (1) Toro Workman HDX from Reinders, Inc. of Mundelein, Illinois. This acquisition will be made through the Source well cooperative purchasing contract #031121-TTC, ensuring compliance with procurement requirements and securing competitive pricing.

- Vendor: Reinders, Inc. – Mundelein, IL
- Equipment: Toro Workman HDX • Contract Source: Sourcewell #031121-TTC
- Purchase Price: \$49,418.42 The Village's FY25-26 budget allocated \$86,600 for this equipment purchase. The original budget amount was based on equipment that was demonstrated by the Crystal Lake Park District used at Lippold Park to maintain their artificial fields. However, staff identified a more cost-effective option that achieved the same goal through Toro. This unit can also be equipped with other attachments to support all the operations of the park, not just maintenance of the turf fields. The quoted price of \$49,418.42 is well within the budgeted amount, leaving a surplus of approximately \$37,181.58.

It is recommended that the Village Board approve the purchase of the Toro Workman HDX from Reinders, Inc. of Mundelein, IL in the amount of \$49,418.42, utilizing Source well contract #031121-TTC.

It is the consensus of the Committee to forward this to the Village Board for approval

C. Consider Change Order Number 1 for the Agreement with Martam Construction for the Towne Park Reconstruction Project

Below is a list of Authorized Unit Price changes (AUP) for the Towne Park Reconstruction project that are beyond staff's authority to approve. These AUPs are combined to make up Change Order Number 1. Due to the nature of construction, projects will undergo a number of change orders both in the form of deductions and add-ons to the project scope. It is more operationally practical to submit one balancing change order for approval, allowing construction to continue on schedule. Summary of AUPs for Change Order Number 1 on the Towne Park Reconstruction Project

1. AUP 001 and AUP 002: Total Cost \$14,133.46 · Undercutting for path and driveways as needed due to unstable soil conditions following subgrade bearing capacity testing. These items were included in the contract but had no quantities assigned.
2. AUP 003: Total Cost \$4,145.98 · Plan revision to change the type of panel located within the floodplain to allow for water to flow through if flood waters reach the building.
3. AUP 004: Total Cost \$18,496.32 · ComEd required an additional conduit for the extension of their main to the relocated transformer as a condition of their permit. This conduit is empty for future use, if necessary.
4. AUP 005: Total Cost \$43,139.25 · Aggregate base course for the poured-in-place (PIP) rubber surface was added to this contract, rather than being performed by the PIP surface installer.

5. AUP 006: Total Cost \$2,546.25 · Added lighting fixtures under the roof of the shelter building to increase usability of the area.
6. AUP 007: Total Cost \$1,496.15 · Conduit and cable installed for a Village-installed weather station monitoring system on the shelter building.
7. AUP 008: Total Cost \$1,437.70 · Installation of flood vents in the bandshell for planset revisions related to floodplain requirements.
8. AUP 009: Total Cost (\$15,369.00) - Deduction · Deduction for revised bollard alignment due to field conflicts. Reduction of 4 bollard lights and conduit
9. AUP 010 and AUP 012: Total Cost \$2,863.79 · Adjustments for the changed scope of work related to removal of a hydrant and related watermain work due to field conflicts.
10. AUP 011 and AUP 014: Total Cost \$13,200.00 · Landscaping in front of the bandshell was revised from seed to sod. Martam participated in the cost of the change. The cost was split between the Village and Martam 50/50.
11. AUP 014: Total Cost \$1,678.06 · Field change tracked for capping of a water service corps.
12. AUP 015: Total Cost (\$12,471.00) - Deduction · Credit for labor was eliminated from the contract and performed by Public Works staff that included assembling and installing picnic tables and trash cans.

Project Totals • Total Additions: \$103,433.96 • Total Deductions: (\$28,137.00) • Net Change Order (CO 1): \$75,296.96 The approved contract with Martam Construction to complete the project was \$4,280,611.15. The net change orders are an increase of approximately 1.76% of the original approved contract. Best management practices typically call for projects to be completed plus/minus 3% of the original contract value. This is the only and final change order for this project. Approval of these changes and final payment will close out the Towne Park Reconstruction contract.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of Change Order Number 1 for payment in the amount of \$75,296.96, increasing the final contract amount for this project to \$4,355,908.11.

It is the consensus of the Committee to forward this to the Village Board for approval

D. Consider an Agreement for Design Engineering Services for Woods Creek Force Main Replacement with Trotter & Associates, Inc.

The Woods Creek Lift Station was originally constructed in 2001 and serves approximately 5,830 population equivalents (PE) in the northwest portion of the Village. The station underwent upgrades in 2021; however, the existing 10-inch ductile iron force main that conveys flow to the Stonegate Road discharge manhole has experienced two significant breaks since 2022. Each of these failures required costly emergency repairs and resulted in temporary shutdowns of the lift station, creating both operational and financial challenges for the Village. Due to the unexcepted breaks, staff performed geotechnical investigations and soil boring analysis along the alignment finding the soils to be highly corrosive, which likely accelerated the deterioration of the ductile iron pipe. Corrosive soils attack iron materials, leading to pitting and wall loss that ultimately cause structural failures. Due to the recurring breaks and the presence of corrosive soils along the entire length of the existing main, replacement is necessary to ensure system reliability and minimize future emergency repair costs. The project proposes to replace approximately 3,400 linear feet of 10-inch ductile iron force main with non-corrosive PVC or HPDE pipe material extending from the Woods Creek Lift Station to the discharge manhole west of Randall Road. TAI will evaluate potential alternative alignments and pipe materials, confirming whether the force main diameter remains adequate for future peak flows. The not-to-exceed design engineering cost is \$188,410, which includes several allowances for easement acquisition, wetland delineation, geotechnical investigation, and tree survey work. It is likely that the final cost for this project design will be less than not-to-exceed amount, but given the unknown alignment staff feels the contingencies are necessary at this time to avoid additional board review and approval for a potential supplement in the future. This project is currently funded in the Water & Sewer Capital Fund for this fiscal year, but given the proposed schedule the design will carry over into FY26/27. Given the repeated failures of the existing ductile iron force main, the documented presence of corrosive soils, and the critical nature of maintaining uninterrupted operation of the Woods Creek Lift Station, staff strongly recommends proceeding with design to prevent future breaks and costly emergency repairs.

Summary:

1. Two recent main breaks and corrosive soils require replacement to ensure system reliability.
2. Future breaks risk costly repairs and service disruptions for Village residents.
3. TAI is recommended for their experience with Village standards completing Braewood and Algonquin Shores Force Main Replacements.
4. The \$188,410 design is budgeted in the Water & Sewer Capital Fund and will carry into FY26/27.

The Public Works Department recommends that the Committee of the Whole take the necessary action to move the proposal with Trotter & Associates, Inc. to the Village Board in the amount of \$188,410 for approval.

It is the consensus of the Committee to forward this to the Village Board for approval

E. Consider Certain Vehicles Surplus

The following vehicles are proposed to be declared surplus as part of the Village's program with Enterprise Fleet Management. The program achieves the lowest total cost of operation by cycling out vehicles on a timely basis.

Unit #: 823 Year: 2019 Make: FORD Model: F-250 ID/VIN: 1FTBF2B68KEG05877 Description: Enterprise Lease Turn In

Unit #: 824 Year: 2019 Make: FORD Model: F-250 ID/VIN: 1FTBF2B66KEG05876 Description: Enterprise Lease Turn In

Unit #: 954 Year: 2019 Make: FORD Model: F-250 ID/VIN: 1FTBF2B6XKEG05878 Description: Enterprise Lease Turn In

It is the consensus of the Committee to forward this to the Village Board for approval

F. Consider Certain Vehicles and Equipment Surplus

Various items deemed surplus

It is the consensus of the Committee to forward this to the Village Board for approval

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

1. Trustee Brehmer expressed concerns over the recent vandalism in Village Parks.

Mr. Badran stated that camera installation costs are being investigated to deter future issues.

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Dianis adjourned the meeting at 8:24 p.m.

Submitted:

Fred Martin, Village Clerk