

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
July 8, 2014

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Robert Smith, Trustees Debby Sosine, Jerry Glogowski, Brian Dianis, John Spella, Jim Steigert, and President John Schmitt

Staff Members Present: Tim Schloneger, Village Manager; Russ Farnum, Community Development Director; Bob Mitchard, Public Works Director. Kelly Cahill, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

Chairperson Smith called the meeting to order at 7:30 p.m. and announced those in attendance. A quorum was established.

AGENDA ITEM 2 Community Development
Nothing to report.

AGENDA ITEM 3: General Administration

- A. Consider Ordinance Proposing Approval of a Redevelopment Plan and Project for the Designation of the Downtown Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

Mr. Schloneger reported the TIF Public Hearing ordinance authorizes the time and place for the public hearing concerning the draft TIF Plan and TIF Eligibility Report as well as the first Joint Review Board meeting. The ordinance also authorizes village staff to prepare additional notices as required by the TIF Act.

Consensus of the Committee of the Whole was to move this item to the Special Board meeting following this meeting for approval.

- B. Consider the Purchase of Azteca Cityworks Software

Mr. Schloneger reported, as part of the FY 14/15 budget, the Village Board approved the purchase of a computerized maintenance management system with a total budgeted cost of \$263,000. As the total purchase price is beyond the spending authority of staff, the Village Board must approve this purchase. Briefly, Cityworks will consolidate various digital databases into one centralized system, which ultimately will aid us in managing infrastructure capital assets more efficiently. This will minimize the total cost of owning, operating, and maintaining assets at acceptable levels of service. Consider that the interdependencies of maintenance, operations, asset performance, environmental conditions, life cycle costs, and capital planning accelerate the replacement of many

perfectly good assets with useful remaining life, which can happen when using only age-based asset replacement recommendations.

The Committee of the Whole consensus was to approve this purchase at the next Board meeting.

C. Consider Authorizing Zukowski, Rogers, Flood and McArdle to Sign the Settlement Agreement for Algonquin's Toastmaster Building

Attorney Cahill reported this is a housekeeping item from when, several years ago, the Village had a small water/sewer lien (\$700) on one of the Toastmaster parcels; the village was then named as a defendant. The village decided not to fight about that lien and wrote it off, but we also had a utility easement on the property so we were involved in the litigation just to protect that easement. IDOT filed a stipulation agreeing that our easement would not be affected. That was the end of our involvement--back in 2010. IDOT now requests that the village authorize an agreement that stipulates the state's finalizing their taking of the property and disbursement of the funds.

Consensus of the Committee of the Whole was to move this item to the Special Board meeting following this meeting for approval.

AGENDA ITEM 4: Public Works & Safety

A. Consider Engineering Agreement with Christopher Burke for Phase II of the Harper Drive Bike Path

Mr. Mitchard reported this agreement with Christopher Burke Engineering, Inc. for Phase 2 engineering services is in the amount of \$47,742 for the Harper Drive bike path. We completed Phase 1 engineering for this last fiscal year and we are continuing with Phase 2 engineering this year. The approved Phase 1 engineering included the resurfacing of Harper Drive, which has since been changed to a major rehabilitation. In July 2013, we submitted a grant application to IDOT to receive ITEP (Illinois Transportation Enhancement Program) to design the on-street portion on Harper Drive and to build a new connection from the dead end of Harper Drive, through the village's property, and connecting to the path on Huntington Drive. In May of this year, we were awarded this grant opportunity. In order to keep the accounting straight for the ITEP monies as well as the reporting that IDOT needs for the construction of the path, we have split out the bike path from the road reconstruction project and made it a separate project. The engineering for the reconstruction of Harper Drive was processed separately. The sum of these two agreements is greater than originally estimated due to the change in the scope of work along Harper Drive.

Following discussion, the Committee of the Whole consensus was to move this list of items to the Board for approval.

B. Consider Rejecting Bids for the Police Gun Range

Mr. Mitchard reported that once the bids were opened for this project, it was apparent that the work confused the contractors' estimators and drove prices higher than anticipated. Berger Excavating of Wauconda was the low bidder on the project at \$865,474.90. The second and highest bidder submitted a number of \$1,468,861. The two bidders were almost \$1,000,000 apart on the line item number for earth excavation, just to highlight a single significant dissimilarity in the bids

received. This was a very challenging project to scope and develop due to many unknowns and the rarity of constructing such a structure to such discerning standards. The early estimate by the village set the price in the \$170,000 range. Our initial engineer's estimate as provided by CBBEL increased that number to \$340,000, and the revised engineer's estimate, after the publishing of the soils report, increased to \$753,287. Due to the wide variation in bidders' numbers and our estimates, it causes us great concern that we would be able to complete this work on time and within, not even budgets, but within the contract prices submitted. With too many unanswered questions, it is our recommendation to reject the bids and look at a number of alternatives to facilitate the needs of our police department in the future.

Consensus was to move this item to the Board for rejection.

AGENDA ITEM 5: Executive Session

Moved by Smith, seconded by Schmitt, to recess into Executive Session to discuss a personnel matter at 7:39 p.m. Roll call vote: voting aye – Sosine, Dianis, Glogowski, Steigert, Smith, Spella. Motion carried: 6-ayes, 0-nays.

Reconvene & Report. Chairman Smith reconvened the Committee of the Whole at 7:51 p.m. and requested a roll call. Present: Trustees Jerry Glogowski, Jim Steigert, Brian Dianis, John Spella, Robert Smith, Debby Sosine, and President Schmitt. Attorney Cahill reported a matter of personnel was discussed with no action required at this time.

AGENDA ITEM 6 Other Business
Nothing to report.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Smith adjourned the meeting of the Committee of the Whole at 7:52 p.m.

Submitted: Jerry Kautz, Village Clerk