

**Village of Algonquin
Committee of the Whole Meeting Minutes
Held in Village Board Room
February 23, 2016**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees Brian Dianis, Debby Sosine, John Spella, Jerrold Glogowski, Jim Steigert, and Village Clerk Jerry Kautz

Absent: Robert Smith Village President John Schmitt.

Staff Members Present: Tim Schloneger, Village Manager; Robert Mitchard, Public Works Director; John Bucci, Police Chief; Ben Mason, Senior Planner; and Kelly Cahill, Village Attorney

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

Audience Participation: None

AGENDA ITEM 2: Community Development

Mr. Ben Mason reporting:

A. Consider a Public Event Request for Scorched Earth Brewing, “Scorched Earth Day” Saturday, April 23, 2016 from 2:00 – 10:00 p.m.

(Note: An Event Liquor License was previously approved tonight during a Liquor Commission Meeting)

Mr. Michael Dallas from Scorched Earth Brewing Co. (203 Berg Street) has applied for a Public Event/Entertainment License for Saturday, April 23, 2016. The event which is being called “Scorched Earth Day” would take place within the parking lot area of the business from the hours of 2:00 p.m. to 10:00 p.m. and will be open to the public. An admission fee will be charged but the fee has yet to be determined. The admission fee will help offset the costs of insurance, food, live entertainment, necessary equipment and activity fees. Due to this event including outdoor amplified live musical performances by various Folk and other Americana/Rock bands and recorded amplified music throughout the day, the Village Board’s approval is required. A Special Event Liquor Permit will need to be obtained and has been applied for. Mr. Dallas will consider hiring off-duty police officers for security, if required. Parking will be available on the public street areas as well as within the adjacent parking lot areas of the two adjacent buildings; the event location and the two adjacent buildings are all owned by the same owner. Owner permission has been granted for the event and notice has been sent to other tenants in the development that the event is being considered. Following discussion it was the consensus of the Committee of the Whole to move on to the Board for approval

B. Consider a Request for a Zoning Code Text Amendment and PUD Extension Case No. 2016-01 for RSR Associates, LLC

The petitioner, Brian Ritter of RSR Associates, has submitted a request to extend the opportunity for a church use to operate within the Village’s B-P Business Park District. As a bit of background, Committee members may recall language was added as part of a package of zoning code amendments in 2011 for one church use to operate within an existing church building in the B-P Business Park District. At that time, Mr. Ritter had a tenant interested in occupying a former church building on land they own in the B-P District along Boyer Road. The Village Board granted approval

for the church use for a period of not more than five years, with the condition that the church then be demolished. Long-term the petitioner plans to redevelop the site on which the church building is located to ultimately construct its' planned RSR Warehouse project on the property. In the meantime, the church user is still operating out of the existing church building, and market conditions remain very weak for construction of new office/warehouse space. The petitioner RSR Associates is requesting, and staff supports, an extension of the church use for an additional five years in anticipation of an improving economic climate by 2021. The Committee of the Whole consensus was to move this item forward for Board approval.

AGENDA ITEM 3: General Administration
None

AGENDA ITEM 4: Public Works & Safety

Mr. Bob Mitchard reporting:

A. Demolition: 103 W. Algonquin and 20 S. Harrison Recommendations

The Village received bids for the above project. In total 7 firms submitted a bid by the deadline of February 17, 2016 at 11AM. Each bid was reviewed to ensure conformance with the bid specifications (certification, security, cost, etc. Per the bid requirements all firms submitted a cost based on two line items (1 for each structure). The bid also contained a single alternate "A", for the demolition of the single family home at 103 W. Algonquin. This project does have a very large spread in costs, as there is over 175% cost difference from the max and min bids received. The 3 low bids fell within 25% of each other, thus indicating consistency when competitive. In fact in throwing out the lowest bid, the next 4 bids came in within \$1,100.00 of each other. This is a clear indication that pricing on the base bid low end was ultra-competitive.

Langos has a very good reputation in the demolition business. Langos price for not only the Base Bid but for the Grand Total ended up being the lowest. It is for those reasons and the analysis conducted that staff recommends LANGOS CORPORATION being awarded the contract for a base bid of \$11,000. If Alternate A is required, that amount is an additional \$16,000.

The Committee of the Whole consensus was to move this item forward for Board approval.

B. Replacement of Electrical Services at the Waste Water Treatment Facility Recommendation

Staff is asking to move forward with employing TRI-R Systems, Inc. to provide labor and materials to complete the replacement of the electrical service line responsible for supplying electrical power to the initial phases of improvements (Phase 1 through Phase 5) at the WWTF. Scope is simple, and does not require engineering. The contractor will remove the existing 3 phase/3 wire service from the Main Electrical Room to the ComEd transformer. A new 3 phase/4 wire (includes grounding) will be installed. This work also includes modifications at the main control cabinetry to accommodate the new service. The work will correct an improperly grounded electrical system, which may have been responsible for multiple electronic device failures (VFD's), and raises the potential of a transient voltage risk, a phenomenon area communities have experienced, which during a storm, can increase system voltage many times over system ratings and cause catastrophic motor failure. This work was also identified within the 2014 Facility Plan Update, prepared by Trotter & Associates, Inc.

This work was a Board approved item in the 2015-2016 Capital Improvements budget, Fund No. 1290040045570. The amount approved was \$110,000.00. Staff recommends moving forward with entering into an agreement with TRI-R Systems, Inc. in the amount of \$67,000 to provide labor and materials for the replacement of an existing electrical service line at the Wastewater Treatment Facility.

Consensus was to pass this item on to the Board for approval.

C. Snapper Field Rehab Project Recommendation

On February 16, 2016, 6 firms submitted a bid by the deadline for the Snapper Field Basketball Court Rehab – VoA15-05-08A project that the Village of Algonquin is proposing. Each bid was reviewed to ensure conformance with the bid specifications (certification, security, cost, etc.) Per the bid requirements all firms submitted a cost based on base bid with 2 alternates. This project had an engineer's estimate of cost at \$448,250.00. The average base bid price for the 3 lowest came in at \$472,608 which is a 5% increase in cost. This project overall bids came in within 22% of each other with the low bid being 11% lower than the bid average. However the 3 low bids fell within 9% of each other, thus indicating there is some inconsistency in the understanding of the project. To further complicate matters, Alternate A was misrepresented in the bid documents leading to a lack of understanding, which resulted in a wide array of costs. I attempted to adjust the bid cost by factoring the unit prices of known items and eliminating all other items without known unit prices. I felt this approach allowed for an even playing field, however the prices still ended up wildly inaccurate. In addition to Alt A having issues, two addenda were also sent out adjusting the line items. Only 1 of the 6 bidders failed to include the addendum items, however that contractor had the 3rd best price.

Considering all the above mentioned information it is Mr. Mitchard's recommendation that all bids be rejected. The project should be re-bid with a cleaned up line item report, including Alternate A revisions.

Following discussion it was the consensus to pass on to the Board for rejection of bids.

D. Geotechnical Services Recommendation

The Village received a proposal from Midland Standard Engineering & Testing, Inc. for geotechnical engineering consulting services, and the proposal analysis and recommendation from Shawn Hurtig, Project Manager. This is a three year, as-needed, contract that will help support our capital improvement program by allowing us to perform soil borings and sub-surface condition assessments before we get into engineering design, thus assisting in setting project priorities. Midland will also perform the required material testing during construction. Geotechnical services are usually included in the agreement with the design engineer, as a pass through charge. The Village will now be able to eliminate this charge from the design agreements and save money by using this contract. Therefore, staff recommends approval to enter into a three year as needed contract with Midland Standard Engineering & Testing, Inc. for a minimum contract value of \$150,000.00.

The Committee of the Whole consensus was to move this item forward for Board approval.

AGENDA ITEM 5: Executive Session
None

AGENDA ITEM 6: Other Business
None

AGENDA ITEM 7: Adjournment

There being no further business, the Committee of the Whole meeting was adjourned at 7:59 p.m.

Submitted: Jerry Kautz, Village Clerk