



Village of Algonquin
Committee of the Whole Meeting Minutes
Held in Village Board Room
September 27, 2016

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees Debby Sosine, Brian Dianis, Jim Steigert, John Spella, and President Schmitt. Village Clerk Jerry Kautz was also in attendance.

Absent: Trustees Bob Smith and Jerrold Glogowski

Staff Present: Tim Schloneger, Bob Mitchard, Russ Farnum, and Attorney Kelly Cahill.

Trustee John Spella called the Committee of the Whole meeting to order at 7:30 p.m.

(Clerk's Note: Trustee Bob Smith was seated at 7:58 pm)

AGENDA ITEM 2: Audience Participation

A. Fox River Valley Library Presentation

Roxanne Bennett, representing the Fox Valley Public Library District, spoke to those present regarding their referendum on the November ballot. She distributed factual material. The Library District falls within Kane County.

AGENDA ITEM 3: Community Development

A. Consider a Candidate Lewis for Historic Commission Member

Mr. Farnum reporting: Algonquin resident, John Lewis, who has shown interest in joining the village's Historic Commission. Mr. Lewis has been a resident in Downtown Algonquin for the past three years. After reviewing his credentials, Staff recommends the Committee move to appoint Mr. Lewis to fill the seat of Natasha Adler, who stepped down earlier this summer. Mr. Lewis will be eligible to join the commission as a sitting member in October. Consensus of the Committee of the Whole was to move this on to the Board for approval.

B. Consider a Special Use Permit for a Dental Office at 2513 County Line Road

Mr. Farnum reporting: Dr. Christopher J. Tabor, DDS, has submitted a petition for a Special Use Permit for a dental office. The office will be located at 2513 County Line Road, a multi-tenant building at the southwest corner of Randall Road and County Line Road, in front of Algonquin Commons. The Village Board approved the final development plans for Randall Crossing in October 2005. The proposed tenant would occupy one tenant space, consisting of 1,773 square feet, which was Case Number 2016-09 Dr. Tabor Dental Office—SU previously occupied by See's Candies. Other current tenants in the building include Great Clips, Yoshi Sushi and Hibachi, Revital Nails and Spa, Menchie's, Tan 9.99, and T-Mobile. Dr. Tabor desires to open a dental office in Algonquin, moving his practice from a neighboring community. Dr. Tabor practices general dentistry for children, adults and seniors. All medical offices require a special use permit. The proposed hours of operation will be 8:00 am-5:00 pm weekdays and 8:00am-1:00pm on Saturday. One weekday the office may be open later, until 7:00pm, and one weekday the office may be open only a half day. The office will employ 6 people including: 1 dentist, 1 front office, 2 assistants, and 2 hygienists. The office would expect to serve 10-20 patients per day. As the practice grows, the hours of operation, patients served and staffing levels all may increase. There is shared parking

and cross-access between all the commercial lots in the Randall Crossing development. A medical office requires 4 spaces per every 1,000 sq. ft. which will be accommodated by the existing parking lot. The development currently has a mix of retail, service and restaurant tenants. The peak hours of operation between the tenants works well for meeting parking demands. On September 12, 2016, the Planning and Zoning Commission considered the petition and unanimously recommended approval of the request for a Special Use Permit for Dr. Tabor's Dental Office with the conditions listed by staff and the finding of facts presented.

Staff concurs with the Planning and Zoning Commission and recommends approval of the Special Use Permit for Dr. Tabor's Dental Office with the findings of fact and the following conditions:

1. All medical waste shall be disposed of properly.
2. The office shall comply with all code requirements for a medical office and in accordance with this proposal and conditions contained herein. A set of building plans shall be submitted for review and approved by the Village's Building Department prior to any work being done in the space. A Certificate of Occupancy shall be issued before the business opens.
3. A sign permit shall be applied for and reviewed by Community Development Department staff. The office shall be allowed wall signage that follows the PUD and Sign Code.

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

AGENDA ITEM 4: General Administration

A. Consider a Master Service Agreement with Illinois Department of Central Management Services for the Broadband Service Order Authorizing the Construction of Fiber Build

Mr. Schloneger reporting: Staff is requesting the approval for a Master Service Agreement for CMS (ICN) Fiber Builds that was previously approved on October 19, 2015. Also for consideration is a Broadband Service Order that allows construction of the Fiber Build which authorizes the ICN contractor to place us on their schedule. The service order is in the amount of \$169,161.00 for construction and \$33,832.20 in contingencies for unknown extras brings the total to \$202,993.20. The order also approves a monthly charge of \$250.00 for maintenance of the dark fiber, until the usage changes or the agreement is cancelled by the parties. It was noted this will greatly benefit the Corporate Campus with high tech broadband. Comcast and AT&T will still be the redundant service if needed.

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

AGENDA ITEM 5: Public Works & Safety

A. Consider an Agreement with R.A. Mancini for the 2016 Water Distribution Improvements

Mr. Mitchard reporting: In 2012, the Village undertook a Water System Master Plan Update, wanting to better understand the current conditions of the Water Works System, to identify its strengths and weaknesses. The Report provided recommendations regarding water supply and treatment, storage, and distribution. In 2013, a Water Works System Model Update was created to determine existing system deficiencies, as well as provide recommendations for the future expansion of the water works system. Born out of the 2013 Report were several smaller projects, combined for scale of economy, which came to be known as the 2016 Water Distribution System Improvements. The original scope, as listed in the 2013 Report was comprised of the following:

Pressure Zone 2: Improvements to the Countryside BPS (Booster Pump Station) to provide system pressure stability during periods in which the Copper Oaks EWST would be out of service, such as for painting;

Pressure Zone 4; Construction of a new PRV (Pressure Regulating Valve), a prefabricated station with SCADA to be installed at the location of the existing Surrey Lane PRV. Existing PRV is failing, and unreliable;

Pressure Zone 4A: Improvements to provide redundancy between PZ4 and PZ4A through the construction of a new PRV, a prefabricated station with SCADA to be installed near the

intersection of Zange & Surrey;

Pressure Zone 5: Improvements to provide redundancy between PZ1 and PZ5 through the replacement of a PRV, a prefabricated station with SCADA to be installed at the intersection of Springhill & County Line;

Pressure Zone 5A: Improvements to the Hillside BPS to provide system pressure stability and operational flexibility.

The combined construction cost was provided in the 2016-2017 Water & Sewer Improvement budget at a Board approved amount of \$507,000.00.

As identified in the Letter of Recommendation from Engineering Enterprises Inc., bid amounts received were higher than expected, exceeding the engineer's estimate of probable cost, most notably in the areas of electrical work and related SCADA improvements, traffic control and protection, and GC mark ups on the PRV prefabricated stations and Cla-Val brand valves. The disconnect between the bid amounts and the engineer's estimate is due in part to incorrect numbers as proposed in the 2016-2017 budget. It was a failure on my part to provide the correct budgetary estimate and proper escalator; dollar amounts were not indicative of 2016 costs. The difference between the budgeted amount of the project (\$507,000.00) and the revised contract amount (\$628,170.00) produces a shortfall of monies in the amount of \$121,170.00. The additional cost can be absorbed within the confines of the Water & Sewer Improvement budget, utilizing funds from our Infrastructure Rehabilitation account for the balance. The full amount of monies budgeted within the Infrastructure Rehabilitation account is not anticipated to be full spent we undertake a new approach for condition assessment and means of targeting replacement and rehabilitation.

It is the recommendation of staff to award the contract to the low bidder, RA Mancini, in the revised contract amount of \$628,170.00.

Following discussion, it was the Committee of the Whole consensus was to forward to the Board for approval.

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

(1) Reclamite Project for Pavement Preservation

Two years ago, as part of our streets maintenance program, we began to implement the use of Reclamite® pavement application to our new pavement surfaces. This product has been used successfully for over 40 years, providing communities throughout the United States and Canada with improved durability of asphalt roadways, (durability being the interdependence between composition and aging) by re-balancing the chemistry of the oxidized pavement and improving the ability to delay the aging process and reverse premature aging. Reclamite® Preservative Seal provides a simple, one step method for sealing and waterproofing the asphalt. It is effective for extending the life of newly constructed pavement. The product delays the aging process by replenishing the maltenes and reconstituting the binder. Aged asphalt can be restored to a new and highly durable mix, virtually equal to or better than the original consistency. Asphalt consists of five basic components: asphaltenes, polar compounds, first acidaffins, second acidaffins and saturated hydrocarbons. The later four are referred to as maltene fractions. These components in asphalt are subject to weathering and oxidation. Reclamite® is spray applied and takes about 30 minutes for it to set up. Once the product is set up, it is lightly sanded with limestone screenings to provide traction and allow traffic to immediately travel the roadway without tracking too much product on the tires. The screenings are swept up the next day. The emulsion is diluted 2:1 (product to water) or 1:1 with water. Application rates are measured in square yards and allow traffic to immediately travel the roadway without tracking too much product on the tires. The screenings are swept up the next day. The emulsion is diluted 2:1 (product to water) or 1:1 with water. Application rates are measured in square yards and vary according to pavement absorption and application needs.

Normal treatment can provide 5-7 years of additional service life. A second application can be considered at that time.

It is the Public Works Departments recommendation that the Committee of the Whole authorize action by the Board of Trustees to enter into an agreement with CAM, Inc. of South Roxana, IL in the amount of \$103,950.00 to provide application of Reclamite® asphalt preservative seal to the specified Village of Algonquin roadways. The Village of Algonquin will provide sweeping service and public notification, as exempted from the contract. The budgeted amount for this service was \$50,000.00, but due to accelerated construction scheduling of failed roadways, the number will be exceeded this fiscal year.

It is the Consensus of the Committee of the Whole was to move this on to the Board for approval.

AGENDA ITEM 9: Adjournment

There being no further business, Mr. Spella adjourned the Committee of the Whole meeting at 8:05 p.m.

Submitted: Jerry Kautz, Village Clerk