



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On June 15, 2021
Village Board Room
2200 Harnish Dr. Algonquin, IL**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Spella, Chairperson, called the Committee of the Whole meeting to order at 7:59 p.m.

Present: Trustees Laura Brehmer, Brian Dianis, Jerry Glogowski, Robert Smith, John Spella, Jim Steigert, and President Debby Sosine. A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Deputy Chief Markham, Police Department; Jason Shallcross, Community Development Director; Bob Mitchard, Public Works Director. Also in attendance, Village Clerk, Maggie Auger and Village Attorney, Kelly Cahill.

AGENDA ITEM 2: Public Comment

Chris Kiou, Kane County Board Dist. #23 reminded the Board of the Bee Blitz at Dixie Briggs this Saturday, the Rental Assistance Program in Kane County, expansion of the parking lot at RaceWay Woods, and a potential delay in Longmeadow Pkwy. opening up due to the shortage of steel.

AGENDA ITEM 3: Community Development – Jason Shallcross

A. Consideration for a Public Event/Entertainment License for Rockin’Rollick Algonquin Public Library District’s 100th Birthday even at Spella Park

Jason Shallcross stated that the Algonquin Area Public Library is seeking approval of a public event license application to allow a temporary roller rink and amplification system to be placed at the Spella Park parking lot on July 31, 2021 to celebrate its 100 Birthday. The roller rink event will last from 9:30AM to 5:30pm, and the rink will be constructed by Record-A-Hit. It will include 2,400 square feet with plexiglass sides to ensure safety. The company will also provide benches, a sound system, and generator for the event. This is a one day event.

Trustee Spella, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board for approval.

B. Discussion and direction of the Proposed Algonquin Corporate Campus – NorthPoing Development

Tom George, VP of Acquisitions, NorthPoint Development, the Petitioner, presented a preliminary concept to develop a 5-building corporate campus at the southwest corner of Longmeadow Parkway and Randall Road. The Subject Property, commonly referred to as part of Gaitsch Farm, is approximately 142 acres in size. This would be a 1.6 M sq ft development with high quality jobs, solar power, naturalized detention pond, neighborhood friendly for a manufacturing industrial facility.

If approved, a 13.6 acre out-lot parcel zoned B-2 Commercial would remain at the northeastern corner of the property. It will be ready for another developer to develop.

NorthPoint Development is requesting tax increment financing (TIF) assistance as part of this project. Staff is working with the developer and Community Unit School District 300 (CUSD 300) to ensure all parties agree on the use of TIF funds to support this project. The Village Board will be asked to approve an

ordinance authorizing staff to begin the process of exploring the possibility of establishing a TIF District at the next regular Board meeting.

Board discussion ensued:

Trustee Brehmer asked about soil testing, ground water recharge issues, traffic studies, salaries for jobs and work hours, and qualifications for a TIF district.

Trustee Smith asked about traffic ingress and egress.

Trustee Glogowski stated manufacturing jobs usually pay higher salaries than they were quoting.

Village Manager, Tim Schloneger, informed the Board that the property would qualify for a TIF Act District due to the chronic flooding. The Village of Algonquin has been working with this developer on this property for over two years and will be requiring the developer to give the Village funding to have the indepth public process preliminarily funded.

AGENDA ITEM 4: General Administration

None

AGENDA ITEM 5: Public Works & Safety- Bob Mitchard

A. Consider an Agreement with Utility Service Co, Inc for the Countryside Standpipe Maintenance Program

Bob Mitchard explained that In the Villages water distribution system, we have a total of 7 elevated water tanks in which after performing an inspection on all of them, Countryside Standpipe was identified for a complete rehab. At Countryside Standpipe we are looking to solely partner with Utility Service Co., Inc. that perform tank maintenance & professional services to over 2,000 municipalities nationwide to care for over 6,000 tank assets in the USA. This is a program that starts with a complete renovation of the standpipe to bring it to a “baseline condition”. Once the tank is to a “baseline condition” they start a maintenance program that involves annual draining, cleaning, and inspections. This company will make sure we are always in compliant with AWWA, EPA, and OSHA. Money budgeted in year 1 is for the baseline renovation, and therefore after will flatten the budget annually.

Currently, in the Capital Improvement Budgets within the Water and Sewer Improvement Fund, we have \$500,000.00 budgeted for year #1 in Infrastructure Maintenance and \$50,000.00 in Engineering Services. Since we saved over \$1M on the Ratt Creek Reach 5 Sewer Relocation bid, \$10,078.00 of that savings will be transferred to this project. First Year will be \$560,078.00, second year will be \$29,804.00, third year will be \$30,860.00 with annual increases. This will be a private/public partnership for a utility service. They will be responsible for all maintenance on the water tanks including the painting.

The Board discussed aspects of the agreement and Trustee Spella, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board.

B. Consider an Agreement with Chrisopher B. Burke Engineering Ltd (CBBEL) for the Harrison and Washington Street Streetsape Design and Dry Utility Replacement Project (DURP) 70% Design plans

The Downtown Master plan includes the continuation of Streetscape improvements on Harrison Street from Algonquin Road to Washington Street and on Washington Street between Harrison Street and Main Street. These Streetscape elements would be similar to what was constructed on Main Street. In addition to the Streetscape elements would be the completion of resurfacing of various streets that are in the adjacent neighborhood (Division, Jayne Willow and portions of Madison and Harrison) which would finish all improvements in the Southeast quadrant of the Downtown and adjacent neighborhood.

The “Dry Utilities” that exist (overhead) on the wooden poles will also be removed and replaced underground to allow for better reliability and aesthetics as they were on Main Street. The DURP (Dry

Utility Relocation Project) requires a significant amount of coordination with the Utility Companies (ComEd, AT&T and Comcast) as well as coordination with the various Streetscape elements so that they are compatible from a functional and aesthetic standpoint. In order to place these projects in a position to move to the Design/Build phase, Christopher B. Burke Engineering Ltd. (CBBEL) will need to complete design of the projects to 70% completion. The attached proposal reflects that effort. The proposal is for a Cost not to Exceed \$204,358.00.

Trustee Spella, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board.

C. Consider an Agreement with Burke LLC for the Harrison Bridge Replacement and Riverwalk Project Design Build Plans

As part of the overall Master Downtown Master Plan the Harrison Street Bridge Replacement and Riverwalk project is a key component for the following reasons:

- The Harrison Street bridge is proposed to be removed and replaced similar to the Main Street Bridge. This portion of the project will remove a bridge structure that has reached its useful life. It will also provide a larger opening for Crystal Creek to flow through which will effectively remove the Village owned properties between Main Street and Harrison Street along Algonquin Road from the regulatory Floodway and Floodplain. This will unencumber the properties to make them attractive development sites.
- The Riverwalk will provide a key pedestrian link between Towne Park, Cornish Park and the Fox River through the Downtown. Another ancillary benefit is providing underground stormwater storage for the new impervious surfaces.
- The Design/Build (D/B) proposal from Burke LLC for this project was presented. The D/B approach to this project will be the same as the Main Street projects completed several years ago. It allows the Village to receive competitive pricing from reputable contractors who will be performing the work along with the necessary design and construction management engineering all in one package. This process has worked extremely well with numerous projects over the past several years (Main Street, Wayfinding Signage, Electronic Kiosks and the MCCD Bicycle Bridge and Trailhead Projects), we therefore recommend acceptance of this proposal. Riverwalk will be on the north side of the street.

The proposal reflects a Total Contract Price for the entire project which is \$6,219,043. This amount includes an owners allowance for items that may be encountered during construction that are unforeseen. Most of this will be in the FY 2022-2023 budget. The work that would be anticipated in the FY 2021-2022 budget is mainly engineering related to prepare for construction which is estimated at \$100,000, which is the budget amount in the Street Capital Improvement Budget. Village staff requests that the Committee of the Whole take the necessary action to forward this to the Village Board for their approval.

After discussion, Trustee Spella, Chairperson of the meeting, asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board.

D. Consider an Agreement with Christopher B. Burke Engineering Ltd. For the North River Road Right of Way (ROW) Project

The Village has performed patching and re-surfacing efforts on North River Road on the east bank of the Fox River. encountered several challenges by property owners regarding their “ownership” of the road. The Village was able to perform a good portion of the improvements but not on the comprehensive level ultimately desired. In order to rectify the ROW and ownership conditions that currently exist, the Village needs to do the following:

- Determine the ultimate needs of the Village along the ROW, this includes but is not limited to, water main, sanitary sewer, storm sewers, other utilities (ComEd, AT&T, Comcast and NICOR).

- Once the utility needs are determined and their proposed location, determine the roadway/pavement required to service thru traffic and the residents who live on the road. Ultimate ROW and pavement widths will need to be determined.

Christopher B. Burke Engineering Ltd. (CBBEL) has been working over the past few years to research the historical survey and ROW information to determine what is legally owned and by whom. We need to define the ROW and have the legal documents prepared. At this point the Village needs to determine what the ultimate needs are and how they may impact the property owners. Following that exercise the Village can meet with impacted owners to discuss the plan and potential acquisition of property or easements.

A proposal from CBBEL reflects the effort to evaluate the ROW plan related to the Utilities and pavement requirements as well as the survey information for the impacted properties to determine easements and/or property purchase. The Village Staff has reviewed the proposal for a Cost not to Exceed amount of \$194,749.00 and recommends that the COTW take the necessary steps to forward this proposal to the Village Board for their approval. Funds are budgeted in the Streets Capital Improvement budget.

Trustee Spella, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board.

E. Consider an Agreement with Burke LLC for the Main St. Water Main Extension Project

Several items were discussed and reviewed during The Main St/Roundabout project preconstruction meeting held on April 28, 2021. One of the topics discussed was the necessity to lower the existing water main located within the roundabout. The design of the roundabout requires approximately 4 feet of elevation change prompting the need to lower the existing water main to provide the required minimum 5.5 feet depth of cover. The water main that will be lowered is located along Arrowhead Dr./Cary Rd. and serves the Arrowhead subdivision. The subdivision is served by this water main, and the relocation of the water main would require a 36 – 48-hour water shut-down. The loss of water service to approximately 110 homes is not acceptable. A solution to a water shut down is to install a bypass water main which would prevent the need for a long duration of water system shut down. This improvement would also enhance the overall water distribution system serving the Arrowhead subdivision, as well as provide sufficient water main sizing for the potential future development to the north of this project area.

Since the project is nearing the beginning of construction the most effective manner to install this proposed water main is to utilize the design/build method.

A Design/Build Proposal was prepared by Burke LLC for the design and construction of the additional water main.

The project was not budgeted as we did not anticipate what was described above and we found no alternative to uninterrupted water supply during construction. In the Water & Sewer Improvement Fund, we saved approximately \$1,100,000 on the Ratt Creek Reach 5 Sanitary Sewer Relocation from what was budgeted. Therefore, we plan to use some of this savings to complete this project. Therefore, it is our recommendation that the Committee of the Whole take the necessary action to move this agreement with Burke LLC on to the full Board of Trustees for approval in a not-to-exceed amount of \$342,831.00.

Trustee Spella, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board.

F. Consider an Agreement with Marc Kresmery Construction, LLC for the Woods Creek Pump Station Improvement Project

The bids were reviewed by Trotter & Associates, Inc. and recommends award to Marc Kresmery Construction, LLC, for the Woods Creek Pump Station Improvements Project. The low bid contains all the elements required within the bidding documents. The Water and Sewer Improvement Fund has sufficient funds for this project. The funds, in part, were paid by Pulte Homes, Inc. in the amount of \$459,855 as part of the Development Agreement conditions.

Therefore, it is our recommendation that the Committee of the Whole take the necessary action to move this agreement with Marc Kresmery Construction, LLC on to the full Board of Trustees for approval in the amount of \$474,150.00.

The final Engineer's EOPC (estimate of probable cost) was \$516,000.00, however the original design study estimate was well below that at \$270,000. The attached memo describes how these estimates escalated as the project design team and staff collaborated on other operational issues and challenges that existed at this 20-year-old facility. Scott Trotter was on hand at the meeting to answer any of the committee's questions on how these changes occurred throughout the design process. This is not in the budget but some monies are available from the Utility fee's that Pulte have paid.

After discussion, Trustee Spella, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this forward to the Village Board.

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business
None

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Spella adjourned the meeting at 9:30 p.m.

Submitted: Maggie Auger, Village Clerk