



Minutes
Village of Glen Ellyn
Regular Meeting
Monday, July 23, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Attendee Name	Title	Status
Diane McGinley	Village President	Present
Bill Enright	Village Trustee	Present
Gary Fasules	Village Trustee	Present
John Kenwood	Village Trustee	Present
Pete Ladesic	Village Trustee	Present
Craig R. Pryde	Village Trustee	Present
Mark Senak	Village Trustee	Present
John Chereskin	Village Clerk	Present
Mark Franz	Village Manager	Present
Greg Mathews	Village Attorney	Present
William Holmer	Assistant Village Manager	Present
Christina Coyle	Finance Director	Excused
Julius Hansen	Public Works Director	Excused
Staci Hulseberg	Director	Present
Phil Norton	Chief of Police	Present
Dave Buckley	Assistant Director	Present
Kurt Vavra	Deputy Chief	Present
Meredith Hannah	Economic Development Coordinator	Present
Thomas Topor	Senior Civil Engineer	Present
John Hubsy	Utilities Superintendent	Present

D. Village Recognition: (Village Clerk)

1. Officer Joseph Flores received a thank you letter from a resident he assisted after a car accident. The resident would like to thank Officer Flores for his professionalism and kindness during a difficult time.
2. Sergeant Norm Webber received a thank you letter from the Glen Ellyn Chamber of Commerce for his assistance during both the Taste of Glen Ellyn and Cruising on Roosevelt events.
3. Public Works employees Steve Hughes, Zach Ochromowicz, Daniel Howard, Trevor Greeno, Mike Nickels and Matt Hoban received were thanked by a resident for their quick and effective work to repair a leaking valve and pothole near her residence.

E. Audience Participation

1. Executive Director Carol White of the Alliance of Downtown Glen Ellyn will present a quarterly update.

Carol White, Executive Director of the Alliance of Downtown Glen Ellyn, presented a quarterly update and stated they have been very busy. Ms. White stated the Wines and Finds event in June was extremely successful and did sell out. Ms. White stated College of DuPage will be involved with this event next year. Ms. White stated Jazzy It Up was a great musical event with the highlight being the Brazilian marching band. Ms. White stated the Downtown Sidewalk Sale will start this Thursday, July 26th. Ms. White stated the Two Town Trolleys will be out this Saturday taking residents to the Sidewalk Sales in Glen Ellyn and Wheaton, the French Market and the Bike Race. Ms. White stated there will be 2 trolleys that will run every 30 minutes. Ms. White stated Sounds of the Street will be Friday, August 31st.

Trustee Enright thanked the Alliance for all they do. Trustee Kenwood stated Jazzy It Up was great, and he talked to many residents who enjoyed this.

2. Historic Preservation Commissioners Lee Marks and Tim Loftus will present the 2017 Historic Preservation Commission Awards

Historic Preservation Commission (HPC) Chairman Lee Marks and HPC Commissioner Tim Loftus presented the 2017 Historic Preservation Commission Awards. Chairman Marks stated each year, the HPC reviews projects completed within the previous year for its annual Historic Preservation Awards. Chairman Marks stated entries are accepted for residential (single-family and multi-family), commercial and institutional buildings. Chairman Marks stated the Commission discusses the merits of each application and selects recipients for the Restoration of the Year Award, Remodeling Project of the Year Award, Streetscape Compatibility Award and the Architectural Details Award. Chairman Marks stated anyone can nominate a home, and the Commission will vote next spring on the 2019 awards. Chairman Marks stated everyone is welcome at the HPC meetings which are held the third Thursday of the month in Room 301 of the Civic Center. Chairman Marks stated the Commission's objective is to protect and preserve architecture in the Village.

The winners are:

Restoration of the Year Award for a residential property - 599 Hawthorne Boulevard; homeowner Nancy B. Keenly

Restoration of the Year Award for a commercial property - 439 Pennsylvania Avenue; owner Hearts of Oak, LLC

Remodel of the Year Award (tie) - 210 Glenwood Avenue; homeowners Russell and Julie Snow and 580 Lakeview Terrace; homeowners Heather and Ray Mees

Streetscape Compatibility Award - 356 Anthony Street; homeowners Jeffrey and Mallory Poe

Architectural Details Award - 497 Arbor Court; homeowner Claudia Harty

Certificate of Appreciation - 449 Longfellow Avenue; homeowners Scott and Kristina Fischer

Trustee Senak stated Chairman Marks will be stepping down after many years of service on the HPC. Trustee Senak applauded Chairman Marks' efforts with preservation in the Village and his contribution to the Village. President McGinley thanked Chairman Marks for his service on the HPC and commitment over the years.

Jeffrey Poe, who resides at 356 Anthony Street, recognized Studio One Architects in Western Springs, Illinois, and Ligman Construction in Glen Ellyn, Illinois, for their work on this home.

Russell Snow, who resides at 210 Glenwood Avenue, recognized Tom Evans of Thomas Gorton Homes in Glen Ellyn, Illinois, and Rick Rearick Architects in Glen Ellyn, Illinois, for their work on this home.

Claudia Harty, who resides at 497 Arbor Court, recognized Curt Audet of Audet Carpentry, Inc. in St. Charles, Illinois, for the work on her home.

Ray Mees, who resides at 580 Lakeview Terrace, recognized his wife Heather Mees who was instrumental in the design of this home in conjunction with Aaron Spears of Churchill Renovations Co. in Glen Ellyn, Illinois

3. Open:

President McGinley wished her husband Ed a Happy Birthday.

Eleanor Saliamonas, who resides at 626 Newton Avenue, stated she is concerned that the red maples in the Village seem to be ailing. Ms. Saliamonas stated she did call the Village's arborist, but had not heard back so she went to the Plant Clinic at the Arboretum. Ms. Saliamonas stated the person at the Arboretum said the red maples are not getting enough significant nutrients. Ms. Saliamonas stated she is also concerned about volcano mulching, despite the Village's efforts to educate the residents on this in the Village's newsletter. Ms. Saliamonas stated her idea is to ensure an informational note is left at the home closest when a new tree is planted in the parkway. Ms. Saliamonas stated she is concerned about the diminishing canopy in the Village and feels the Village could do a better job with trees. Ms. Saliamonas stated the Village needs to revisit some form of tree preservation.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	McGinley, Enright, Fasules, Kenwood, Ladesic, Pryde, Senak

Motion to approve the following items including Payroll and Vouchers totaling \$3,407,017.14: (Trustee Kenwood)

1. Total Expenditures (Payroll and Vouchers) - \$3,407,017.14. The vouchers have been reviewed by Trustee Kenwood and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

2. June 25, 2018 Regular Board Meeting Minutes
3. Approve a Downtown Retail Interior Improvement Award in the amount of \$15,000, for Milk and Honey Spa, LLC d/b/a Skin Theory at 520 Hillside Avenue to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Karen O'Reilly, owner of Skin Theory, stated they are expecting to open in October 2018. Ms. O'Reilly thanked Economic Development Coordinator Hannah for her navigation and support through this process. Ms. O'Reilly stated they have grown quickly so they needed to expand their retail business. President McGinley congratulated Ms. O'Reilly and stated the Village is very excited for this.

4. Motion to Waive Competitive Bidding as Permitted by Section 1-10-2 of the Village Code Regarding Single Source Purchases and Approve the Purchase of Water Meter Radio Read Endpoints From Water Resources of Elgin, Illinois in an Amount not to Exceed \$595,000 to be Expensed to the Water and Sewer Fund (Utilities Superintendent Hubsy)

Utilities Superintendent Hubsy stated the staff did look at other companies, but chose Water Resources as they are the only provider in the region of this Neptune meter. Trustee Senak asked why they did not go with another. Utilities Superintendent Hubsy stated it was less expensive to go with this as the prices for the end point were similar; however, no inside appointments are needed for this new meter and so it is less expensive.

5. Motion to Authorize the Village Manager to Execute a Contract with Schroeder Asphalt Services Inc. of Huntley, Illinois, in the Amount of \$279,000 (Including a 5% Contingency) for the 2018 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Project Funds (Professional Engineer Daubert)
6. Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt the Competitive Bidding Procedures of the State of Illinois Management Services Group in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of Five (5) 2019 Ford F-450 Cab Chassis from Landmark Ford of Springfield, Illinois, in the Amount of \$167,040 to be Expensed to the Equipment Services Fund. (Public Works Director Hansen)
7. Motion to Waive Competitive Bidding Pursuant to Glen Ellyn Village Code Section 1-10-2 and Approve the Lowest Responsible Proposal for the Purchase of Five (5) Galion Multipurpose Bodies and Equipment with Snow Plows from Bonnell Industries of Dixon Illinois, in the Amount of \$183,145 to be Expensed to the Equipment Services Fund. (Public Works Director Hansen)

Assistant Public Works Director Buckley stated this was done by Equipment Services Superintendent Brasco who goes to State Purchasing to get the chassis for the vehicle and then he can with the State Purchasing to get a body and plow, but this is not as inexpensive as going out and getting other quotes.

Trustee Ladesic asked if Public Works has looked at Ford's aggressive lease programs. Assistant Public Works Director Buckley stated they are aware of this. Assistant Public Works Director

Buckley stated Equipment Services Superintendent Brasco has talked to Ford and Enterprise about leasing vehicles, but it does not make the most sense to lease vehicles due to how long the Village keeps vehicles and then auctions these vehicles off.

Village Manager Franz stated sometimes another government entity has done the bidding process already so the Village can go ahead and take this low bid. Trustee Enright asked if the Village can then go back and ask for a price-match. Village Manager Franz stated they could, but it would be disingenuous to do this.

8. Ordinance No. 6618, An Ordinance Approving a Variation from the Parking Regulations of the Zoning Code for Common Good Bar LLC., located at 560 Crescent Boulevard (Planning & Development Director Hulseberg)

Charles Melazzo, co-owner of Common Good Bar, LLC, thanked Economic Development Coordinator Hannah, Village Planner Purvis, Building and Zoning Official Witt and Public Works for their help. Mr. Melazzo thanked the neighbors that came out tonight and also thanked them for their feedback.

Alicia Hange, co-owner of Common Good Bar, LLC, stated they are excited to be a part of the Village and thanked the Village Board for the approval of the ordinance. Chad Hange, co-owner of Common Good Bar, LLC, stated they want to be good neighbors in the community, and they hope to be open by the end of August.

G. Municipal Electric Aggregation (Presented by Assistant Village Manager Holmer) (Trustee Enright)

Assistant Village Manager Holmer presented background on municipal electric aggregation and stated in 2012, Glen Ellyn residents approved a referendum authorizing the Village to operate an opt-out electric aggregate program for residents and small business rate payers. Assistant Village Manager Holmer stated the current agreement is with Dynegy Energy with 100% renewable power at a cost of 7.185 cents, and this will expire in October.

Assistant Village Manager Holmer stated currently, the ComEd rate is 7.75 cents, and ComEd resets its rate annually for the period of June through May. Assistant Village Manager Holmer stated electric pricing is a commodity so the pricing is only good for 24 hours. Assistant Village Manager Holmer stated with the assistance of the Northern Illinois Municipal Electric Collaborative (NIMEC), five bids were received for the Village today. Assistant Village Manager Holmer showed a grid of the bids and stated Constellation Energy Services is the best bid. Assistant Village Manager Holmer stated the Environmental Commission does support renewable energy.

Trustee Enright asked how renewable energy works. Dave Hoover, consultant at NIMEC, stated the government has created a system called Renewable Energy Certificates, and these are monitored by the regulatory bodies whenever a green power supplier sells power for every megawatt, the original purchaser gets a Renewable Energy Certificate. Assistant Village Manager Holmer stated the supplier has to purchase these Renewable Energy Certificates which goes back to the generator. Mr. Hoover stated the price difference is low.

Trustee Senak asked about the price increase over the last three-year period. Mr. Hoover stated there are upward and downward trends in pricing. Mr. Hoover stated about 60% of the make-up of these rates is the actual general of power, and the other 40% is regulatory costs. Mr. Hoover stated the prices on the generation side are relatively stable. Mr. Hoover stated regulatory costs are

published three years in advance, and they know these costs will drop. Mr. Hoover stated one year from now, the ComEd rate will be approximately 7.60 cents, and in two years, the ComEd rate will be approximately 7.50 cents.

Trustee Senak asked if they are seeing the regulatory rates trending down. Mr. Hoover stated most of the decrease will be due to the regulatory rates, and NIMEC suggests doing a two-year rate. Mr. Hoover stated due to not knowing what the economy will do, a three-year rate is a risk.

President McGinley asked if a municipality can cancel in the middle. Mr. Hoover stated a municipality cannot cancel arbitrarily, but any resident can choose to leave the program whenever they want.

A motion was made by Trustee Enright and seconded by Trustee Kenwood to authorize the Village Manager to execute a 24-month agreement with Constellation Energy for 100% Renewable Energy at a rate of 7.34 cents.

Trustee Senak agreed with the two-year piece. Trustee Fasules stated a one-year rate would be better since the rates are dropping, and the Village could do better in a year.

Mr. Hoover stated every time an electric aggregate program is renewed, two letters do go out the residents. Mr. Hoover stated the residents do have questions and call the Village staff for clarification. There was a discussion regarding a one-year rate versus a two-year rate.

Trustee Kenwood asked how many residents opt out of the electrical aggregate program. Mr. Hoover stated approximately 20% of the community has already opted out so they are dealing with the other 80% of the community.

Trustee Ladesic asked if blended energy was still an option. Mr. Hoover stated this is an option if the residents do not want to pay the premium rate, the residents can choose to opt into the "brown" rate.

Upon roll call, Trustees Enright, Kenwood, Ladesic, Pryde and Senak voted "aye." Trustee Fasules voted "nay." Motion carried.

Mr. Hoover congratulated the Village Board and stated the Village Board just saved the residents money and chose renewable energy. President McGinley thanked the Environmental Commission for their support in this.

1. Motion to authorize the Village Manager to execute the appropriate contract documents with the electric aggregation energy supplier.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bill Enright, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
NAYS:	Fasules
PRESENT:	McGinley

H. Civic Center Renovations Guaranteed Maximum Price (Presented by Assistant Village Manager Holmer) (Trustee Pryde)

1. Motion to approve a Guaranteed Maximum Price (GMP) of \$3,059,844 with Leopardo Construction Inc. for the Civic Center Renovation Project, to be expensed to the Facilities Maintenance Reserve Fund, subject to Attorney Review.

Assistant Village Manager Holmer presented background on the Civic Center renovations and stated the HVAC issues were discussed, and Leopardo and Denberry did develop alternative options to address the HVAC issues in the Civic Center. Assistant Village Manager Holmer stated the best recommendation as put forth by the Leopardo/Denberry team is to replace the steam boiler system with a hot water system which is estimated at \$1,400,000. Assistant Village Manager Holmer stated at the direction of the Village Board, the staff sought an independent assessment from another engineering firm who also recommended replacing the boiler system with a hot water system. Assistant Village Manager Holmer stated the pricing is estimates and does not include abatement costs.

Assistant Village Manager Holmer stated there are two options for the Guaranteed Maximum Price (GMP): approve the original GMP of \$3,059,844 and continue to look for HVAC options that will come back before the Village Board or the Village Board can approve a GMP of \$4,449,063 to include the boiler replacement.

Trustee Ladesic asked if there are any estimates on the remediation/abatement costs. Assistant Village Manager Holmer stated there is not, and there may be asbestos on the on the wrapped pipe. Trustee Ladesic stated he is concerned about the employees in the Civic Center when asbestos might be disturbed. Assistant Village Manager Holmer stated if asbestos is disturbed, they would need to abate this.

Trustee Kenwood asked if the strategy is not to disturb the asbestos. Lee McMillan, with Leopardo Construction, stated the intent would be to do reconnaissance and do the least amount of disturbance possible. Ms. McMillan stated if abatement does need to be done, this has to be done before the construction process.

Trustee Senak asked about the usefulness and costs of the four HVAC replacement options. John Fleming, Mechanical Engineer with Denberry, stated the hot water system costs more, but will last for 30 years. Trustee Senak asked about the efficiency and annual costs for these options. Mr. Fleming stated they did not do an energy analysis, but the hot water system does allow for more consistent heat throughout a building.

Trustee Kenwood asked if the hot water system is the best option. Mr. Fleming stated they recommend the hot water system as they are long-lasting and are the best bet for the construction of a building such as the Civic Center.

Trustee Kenwood asked if this cost is in the budget. Village Manager Franz stated this cost is not in the budget but is a piece of the bond discussions.

Trustee Ladesic asked about the window replacement. Assistant Village Manager Holmer stated the staff has not looked at a full-scope replacement.

Trustee Kenwood asked what the College of DuPage (COD) thinks of this. President McGinley stated COD's board is scheduled to vote on this at the end of the week. Trustee Ladesic asked if the Village has reached out to COD to see if COD would participate in this cost. Assistant Village Manager Holmer stated COD feels this is a landlord-type of cost.

Trustee Pryde asked about the timeframe, exclusive of the abatement piece. Assistant Village Manager Holmer stated the design is 70% to 80% completed. Ms. McMillan stated if the schedule does not include the HVAC scope, construction would start in October; however, if the HVAC scope is added, construction would start in early December.

Trustee Senak asked if COD has views on the construction timelines. Assistant Village Manager Holmer stated COD does know the Village is delayed; however, COD has delayed on this budget too.

Trustee Kenwood asked when the staff would know about the abatement costs. Assistant Village Manager Holmer stated they would complete the design so they know where to route the pipe and then get the abatement team in if needed. Trustee Kenwood asked if this could happen in the next 60 days to which Assistant Village Manager Holmer stated it could. There was a discussion regarding the costs.

Trustee Ladesic stated he is concerned as all of these costs are taxpayer dollars. Assistant Village Manager Holmer stated COD's monies are coming from more communities than just Glen Ellyn, and COD has possible private investors as well.

Trustee Senak asked if there is a back-up plan for the approximate \$1,400,000 if there is not a bond. Village Manager Franz stated they can use reserve funds or Capital Project funds. Trustee Pryde stated the hot water system is a more expensive upfront cost, but this will be better for the Village in the long run.

A motion was made by Trustee Pryde and seconded by Trustee Fasules to approve a Guaranteed Maximum Price (GMP) of \$4,449,063 with Leopardo Construction Inc. for the Civic Center Renovation Project for option #1 of replacing the steam boilers with Hydroponic, to be expensed to the Facilities Maintenance Reserve Fund, subject to Attorney Review and contingent on the vote by College of DuPage.

Upon roll call, Trustees Enright, Fasules, Kenwood, Pryde and Senak voted "aye." Trustee Ladesic voted "nay." Motion carried.

Trustee Ladesic stated he does not support the GMP at all, but he does support the investment in the building.

RESULT:	APPROVED [5 TO 1]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Kenwood, Pryde, Senak
NAYS:	Ladesic
PRESENT:	McGinley

I. Reminders

1. A Special Village Board Workshop is scheduled for Monday, August 27, 2018 at 6:00 PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, August 27, 2018 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

J. Other Business

None

- K. Motion to adjourn to Executive Session for discussion concerning collective negotiating matters or deliberations on salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2 (C)(2) and the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) without returning to open session thereafter.**

RESULT:	APPROVED [6 TO 0]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

Respectfully submitted Debbie Solomon, Recording Secretary

Reviewed and approved John A. Chereskin, Village Clerk