Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, July 28, 2014

Call to Order

Village President Demos called the meeting to order at 7:00 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Burket, Clark, Elliott, Ladesic, and O'Shea answered "Present". Trustee McGinley arrived at 7:05 p.m.

Pledge of Allegiance

President Demos asked Trustee Clark to lead the Pledge of Allegiance.

Village Recognition

1. A resident called to express her appreciation to Professional Engineer Bob Minix for his expert professionalism in addressing her concerns regarding a fence.

2. Information Technology Manager Mark Binkerd received a big thank you from the Village Links for his work in improving their technology systems to work flawlessly.

3. Building Inspector Mike Morange received a letter from a resident to thank him for his knowledgeable help to get a deck built to meet code requirements, and to also be safe and attractive.

4. A thankful Civic Center employee sent a note of appreciation to Deputy Chief Bill Holmer for his helpfulness in dealing with an automobile issue.

5. A resident sent a thank you letter to Officers David Gill, Bradley Thompson, and Thomas Hartzell for their courteous assistance during a personal time of need.

6. The Village would like to thank Bernard W. Coffey for his service on the Environmental Commission.

7. The Village Board and Management Team congratulate the following employees who recently celebrated an anniversary as a Village employee:

William Bruno	Police Department	40 Years
Brian Beck	Police Department	25 Years

Audience Participation:

Ms. Francine Burke, 1135 Surrey Drive, Glen Ellyn approached the Board to express her opposition to the proposed Multi-Family Rental Property Regulations. Ms. Burke expressed concerns defining a property manager and a property owner and their different obligations. Ms. Burke stated that to allow Village employees to force access to a resident's apartment is subject to abuse and it circumvents the lease agreement since the landlord is usually not allowed in a renter's unit. Ms. Burke also stated her opposition to the proposed crime-free ordinance since citizens are supposed to be innocent until proven guilty. With regards to inspecting rental units, Ms. Burke asked the Board to consider inspecting a unit while it is vacant, before a new tenant moves in, which would be less intrusive. Ms. Burke concluded her remarks by saying things should be left as is unless a landlord has chronic complaints.

Ms. Stefanie Realy, 1145 Surrey Drive, Glen Ellyn approached the Board to express her opposition to the proposed Multi-Family Rental Property Regulations. Ms. Realy is a Glen Ellyn resident since 2013 and that she has a responsible landlord, in a safe building in a safe neighborhood. The existing system is sufficient enough. Ms. Realy stated that does not care to see the Village create umbrellas of regulations. Ms. Realy also expressed concern regarding being discriminated against for residing in an apartment vs. a townhouse or condo; which would be exempt from the proposed ordinance. Ms. Realy also expressed concern about a Village employee entering her home for an inspection and how that could be intimidating. Ms. Realy stated that she loves her apartment and that she would not be addressing the Board if this proposed ordinance was not problematic and suggested that if there are problems with certain landlords in the Village, than the Village should take those problems up with those certain landlords.

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:

1. Total Expenditures (Payroll and Vouchers) - $2,504,454.27.

The vouchers have been reviewed by Trustee O'Shea and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

2. Approve the recommendation of Village President Alexander W. Demos that the following appointment be made: Environmental Commission - Kirk A. Burger for a term ending May 31, 2017.

3. Waive Section 10-4-11(B) (Promotional Activities) of the Village Code and Approve the Arbors of Glen Ellyn Movie Night Event on August 8, 2014.

4. Resolution No. 14-12, A Resolution Updating the Tax Increment Financing and Economic Incentive Guidelines.

5. Approve award of a contract to Builders Paving, LLC, d/b/a Hardin Paving Services, of Hillside, Illinois, for large-area asphalt patches associated with the 2014 Skip Paving Program, in the amount of $70,000, to be expensed to the Capital Projects Fund.

6. Resolution No. 14-13, A Resolution for the Expenditure of Motor Fuel Tax Funds for the Purpose of Maintaining Streets and Highways under the Applicable Provisions of the Illinois Highway Code in the amount of $600,000 for Calendar Year 2013.

A motion was made by Trustee O'Shea and seconded by Trustee McGinley to approve the Consent Agenda Items 1-6 including Payroll and Vouchers totaling $2,504,454.27

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item G - Salt Storage Facility Improvement Project - Reject All Bids: (Public Works Director Hansen)

The 2013/14 fiscal year budget shows the MFT fund having $250,000 budgeted to fund a salt storage building improvement. These funds have been saved over a two year period for this project. An additional $375,000 in MFT funding is available from cash reserves in that fund equaling $625,000. The Capital Projects fund would fund an additional $150,000 for an estimated total cost of approximately $775,000 as proposed.

A formal bid opening was conducted at 4:00 p.m. Wednesday, July 2, 2014, for the Salt Storage Facility. A small number of bidders were interested in bidding on the project, and the lowest bid was significantly higher than the Village's current budgeted amount for the project. The results were disappointing with the lowest base bid equaling a total cost of $1,060,000. An alternate bid was included with this project to determine the cost of several additional small projects that are well suited for completion during the base project. The bid for these additional small projects equals $150,000.

President Demos clarified that the bid rejection was due to the bid amount and was in no way a reflection of any participating bidders.

A motion was made by Trustee Burket and seconded by Trustee Ladesic to reject all bids received on July 2, 2014 associated with the Salt Storage Facility Improvement Project.

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item H - Salt Storage Facility Architectural Services Contract - Change Order: (Public Works Director Hansen)

In July of 2013, architectural services were approved by the Board for an amount not-to-exceed $45,000 to design a salt storage structure at Public Works that provided more capacity to stockpile salt. The amount paid to PPK to date is $37,393.40. The architect designed a structure that was approved and endorsed by the ZBA and the ARC. Public Works has been very satisfied with the performance of PPK to date.

During the design phase of the project two problems were encountered that increased the scope of work therefore increasing the cost of the architectural services from the original proposed amount. The scope of the project was increased to meet the IDOT criteria for bid specifications that is required to utilize MFT funding. Numerous plan and specification changes were needed to meet IDOT requirements. The scope of the project increased because of research involving satellite locations for a salt storage facility and various other types of structures as compared to a structure proposed at public works. An additional funding amount of $10,960 is for work already performed when the scope of the work increased, and to pay the architect, in full, for all services performed to date. This amount is in addition to the $45,000 the Board approved last year.

Furthermore, an additional amount of $14,000 is for work to be performed to continue the project. This additional funding will allow the architect to make design and specifications changes to reduce project costs by approximately $200,000. Also included are reimbursement expenses of $2,500. If approved by the Village Board, staff would conduct another bid opening in early January 2015 with the hope that bidding earlier in the construction season will secure more competitive bid pricing. The total additional funding for PPK architects is $24,960 (i.e. $10,960 + $14,000), and a change order is requested for this amount.

President Demos expressed his support for making the architect whole and requested another workshop meeting in order to discuss the salt storage facility. Trustee Ladesic agreed and make mention of the salt storage facility going from a projected cost of $500,000 to $750,000 to $1 million. Trustee McGinley added that the original cost of the salt storage facility was $250,000.

A motion was made by Trustee Clark and seconded by Trustee Ladesic to approve a change order for the Salt Storage Facility architectural services contract with PPK Architects of Glen Ellyn, Illinois, in the amount of $48,353.40 to be expensed to the Motor Fuel Tax Fund.

Upon roll call, Trustees Burket, Clark, Elliott, Ladesic, McGinley and O’Shea voted “Aye.” Motion carried.

Reminders

1. A Village Board Meeting is scheduled for Monday, August 11, 2014 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

2. A Village Board Workshop is scheduled for Monday, August 18, 2014 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

Adjournment

At 7:29 p.m. a motion was made by Trustee Elliott and seconded by Trustee Clark to adjourn. Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk