



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Workshop Meeting
Monday, May 18, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Excused	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Rich Daubert	Professional Engineer	Present	

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1. Open:

Patrick Duffy, Glen Ellyn resident, wrote regarding stormwater and flooding issues at his home. Village Clerk Chereskin stated he recommended the resident contact Public Works Director Hansen regarding this issues.

E. 10-Year Capital Plan and Project Prioritization (Presented by Finance Director Coyle and Professional Engineer Daubert) (Discussion Only)

1. Professional Engineer Daubert and Finance Director Coyle will update the Village Board on the 10-Year Capital Plan and lead a discussion on project prioritization. (Discussion Only)

Public Comment

David Crane, Glen Ellyn resident, wrote in stating his support of the water and sanitary projects scheduled for Cumnor Avenue and hopes the Village Board supports this project.

Dennis Anest, Glen Ellyn resident, wrote in stating his support of the water and sanitary project scheduled for Cumnor Avenue and hopes the Village Board support this project.

Village Manager Franz stated staff wanted to bring back the following information to the Village Board. Village Manager Franz stated in April there were discussions with the Village Board regarding the reduction of capital spending by 70%. Village Manager Franz stated staff will discuss pending projects, funding and the 10-Year Capital Plan.

Professional Engineer Daubert discussed the following projects and provided staff recommendations on how the Village should move forward with the projects:

- *Asphalt Roadway Cracksealing - Proceed with Reserve*
- *Asphalt Roadway Surface Treatments - Defer*
- *Asphalt Street Patching - Proceed with Reserve*
- *Concrete Street Patching - Proceed with Reserve*
- *Engineering Software - Proceed with Reserve*
- *Misc. Expenses - Proceed with Reserve*
- *Misc. Storm Sewer Improvements - Proceed with Reserve*
- *NPDES Permit - Proceed as Planned*
- *Development Capital Improvements - Proceed as Planned*
- *Street Lighting Improvements/Replacements - Proceed as Planned*
- *Taft Avenue Street Lighting - Proceed as Planned*
- *Metra Station Phase II Engineering - Proceed as Planned*
- *Sidewalk Improvements - Proceed with Reserve*
- *Pavement Condition Index Survey - Defer*
- *Hill Avenue Water and Sewer Extensions - Defer*
- *CBD Utility and Streetscape Improvement Design Engineering - Proceed as Planned*
- *Cumnor Avenue Utility Improvements - Proceed with Reserve*
- *Street Reconstruction Program - Defer*
- *Street Resurfacing Program - Proceed as Planned*
- *Street Repairs - Proceed as Planned*
- *IL American Water Interconnect - Proceed as Planned*
- *Hill Avenue Water Main Ext. - Defer*
- *CBD Utility Improvement Design - Proceed as Planned*
- *Cumnor Avenue Water Main Ext. - Proceed as Planned*
- *2020 Street Reconstruction Program - Defer*
- *Hill Avenue Sewer Main Ex. - Defer*
- *Sewer Lining - Proceed as Planned*
- *Cumnor Avenue Sewer Main Ex. - Proceed as Planned*
- *2020 Street Resurfacing Program with Various Point Repairs - Proceed as Planned*

Professional Engineer Daubert discussed the implementation of the following near term projects:

- *2020 Utility and Roadway Improvement Project #20002*
- *CBD Parking Garage*
- *CBD Streetscape and Utility Improvement Project*
- *Cumnor Avenue Sewer and Water Utility Improvements*
- *Hill Avenue Sewer and Water Utility Improvements*
- *Continued Design and Construction Engineering Services for Projects*
- *Metra Train Station and Multimodal Access Improvements Project*
- *Other Various Projects*

Finance Director Coyle provided details on the current Capital Projects Fund, projected 10-Year Capital Plan, projected revenue and projected debt services.

Trustee Pryde asked for clarification regarding the total TIF funds the Village expects to receive. Finance Director Coyle stated the numbers that were provided in the packet represent the net amount of money the Village will have in the TIF Fund.

Trustee Senak asked for clarification of the projected shortfall in 2020 for the Capital Projects Fund. Finance Director Coyle stated there is a projected shortfall of \$1.1 Million for 2020 in the Capital Projects Fund, which has been reflected in the 10-Year Capital Plan. Finance Director Coyle stated the Village is deferring \$5.7 Million in capital projects.

Trustee Senak asked why the Village is deferring much more than the projected shortfall. Finance Director Coyle stated the Village is committed to making cuts when and where we can. Finance Director Coyle also stated some of the projects were not ready to move forward, which increased the deferral amount. Trustee Senak stated he thinks it is good to defer more as the future is unknown.

Trustee Senak asked what the reserve requirement is for the Capital Projects Fund. Finance Director Coyle stated there is not a reserve requirement for the Capital Projects Fund. Finance Director Coyle stated each year projects are determined by the 5-Year Capital Plan.

Trustee Senak asked if the Village could move forward with water and sewer projects as there is enough money in the Water & Sewer Fund. Finance Director Coyle stated the Village does have the money in the Water & Sewer Fund to move forward with some projects, but stated it is important to remember most of these projects would need to use money from the Capital Projects Fund as well.

Trustee Senak noted the Village also has a surplus in the Capital Projects Fund, and stated these funds can be used to move forward with important Village projects. Finance Director Coyle stated the \$7 Million in the Capital Projects Fund is from bond issuance, which will be used for the parking garage, streetscape and train station projects.

Trustee Senak stated at some point all the projects on the list will be funded, and the Village needs to prioritize those projects with the funds we do currently have.

Trustee Senak asked Professional Engineer Daubert to identify the top five projects based on which are most critical. Village Manager Franz stated while that is a fair question, Village staff has been prioritizing projects since April. Village Manager Franz stated only 30% of projects are being brought forward, so all the projects being discussed are critical.

Trustee Senak and Trustee Fasules stated they would like to see the list further prioritized. Professional Engineer Daubert stated all the projects that are on the list help keep Village infrastructure manageable, and staff would not defer a project if it would have a negative effect on residents. Professional Engineer Daubert stated each resident would have a different opinion on which project is most critical. Professional Engineer Daubert stated all these projects are important.

Finance Director Coyle discussed revenue projections for the Capital Projects Fund. Finance Director Coyle also stated the Village has received \$1.8 Million in grants from the state that will be applied to the Village's General Fund. Finance Director Coyle stated cash flow issues would mostly be seen in the General Fund.

President McGinley stated the Village Board will discuss the near term projects presented by Professional Engineer Daubert, and the Village Board will provide staff their recommendation on whether to move forward with the project or not.

2020 Utility and Roadway Improvement Project #20002

Trustee Enright stated he supports this project and would also be in support of adding back the \$25,000 that was previously cut from roadway treatments.

Trustee Pryde commended Professional Engineer Daubert and staff on cutting back on the project list. Trustee Pryde stated he is a lot more comfortable that the Village has received the \$1.8 Million grant. Trustee Pryde stated he has faith in the Public Works team to manage these projects, and is in favor of moving forward with the projects that Professional Engineer Daubert presented.

Trustee Senak asked where the additional \$25,000 for roadway treatment would come from. Professional Engineer Daubert stated it would be funded from the Capital Projects Fund.

Trustee Fasules stated the Village needs to look into the cash flow more closely.

President McGinley stated the majority of the Village Board supports this project, and directed staff to move forward with it.

CBD Parking Garage

Assistant Village Manager Holmer provided an update on the parking garage project. Assistant Village Manager Holmer stated the demolition of the properties at 423 and 425 N. Main Street is complete and foundation work is continuing at 427 N. Main Street. Assistant Village Manager Holmer stated utility work in the Civic Center lot is expected to begin this week.

Assistant Village Manager Holmer stated there is a June 1 deadline to make a commitment on material costs of \$350,000 and an end of June deadline to make a commitment to precast material

costs of \$3.7 Million.

Assistant Village Manager Holmer stated the Village currently has \$365,000 in buyout savings, which may be lost if the Village defers the project.

Assistant Village Manager Holmer stated there is a projected \$185,00 increase in cost if the project gets deferred until August 2020, a projected \$300,000 increase in costs if deferred until December 2020 and there is a projected \$300,000 increase in costs and if the project is deferred until 2021.

Assistant Village Manager Holmer stated staff will also apply for grant funds, but he is unsure if this project would receive funds.

Trustee Enright asked if the Civic Center lot could be restored to be temporarily used as a parking lot if the project is delayed. Assistant Village Manager Holmer stated it can be restored for temporary use.

President McGinley stated this Board approved the parking garage, and would like to see the Board support moving forward on this project.

Village Manager Franz asked how delaying the parking garage could impact building permits. Community Development Director Springer stated once a permit is issued it is valid for 18 months. Finance Director Coyle stated the Finance Commission is in overall support of the parking garage project, but are somewhat nervous about the June 1 committal date.

Professional Engineer Daubert stated the Capital Improvements Commission is in overall support of the parking garage project. Two Capital Improvements Commissioners stated they support moving forward with the parking garage now, while the other Commissioners supported deferring the project. Trustee Thompson thanked staff for all their work on this project, and all of the work during the COVID-19 outbreak. Trustee Thompson stated he is in support of moving forward as soon as possible with this project. Trustee Thompson stated this is a very important project to the south side of Downtown, and the parking garage is vital to the revival of the Downtown area.

Trustee Christiansen thanked staff for all of their work. Trustee Christiansen stated she is in support of moving the parking garage forward. Trustee Christiansen stated many businesses in the CBD are taking a big hit due to COVID-19, and would like the parking garage finished to support the business. Trustee Christiansen also stated she would like to see the parking garage finished before Friday 2021.

Trustee Enright stated it is important to take care of the Village's existing assets, rather than building a parking garage at this time.

Trustee Senak suggested the project be deferred, as recommended by staff in the April 13, 2020 memo. Trustee Senak stated he has always been in support of the parking garage, but not in favor of funding it now.

Village Manager Franz stated staff stood by the recommendation noted by Trustee Senak at the time the memo was written. Village Manager Franz stated now staff knows more about the bond

market, Capital Projects Fund, and additional grant money for the General Fund. Village Manager Franz stated the Village also had a TIF analysis completed. Village Manager Franz stated because of the updated and additional information, staff is ready to move forward with the project, if directed to.

Trustee Pryde stated he is in support of moving the project forward now. Trustee Pryde stated the garage needs to be ready to support our downtown businesses and restaurants. Trustee Pryde stated if the project begins now, the Village will be able to save money.

Trustee Fasules stated it is not proven all restaurants will be able to stay open or run a full capacity. Trustee Fasules stated there is no need for a parking garage at this time, and thinks the Village should wait.

Trustee Thompson stated he believes it is the most logical project to complete next, and it is the best timing for the project to be completed.

President McGinley stated there is a strong lobby effort to get restaurants open for outdoor dining. President McGinley stated restaurants can't survive on curbside pickup only, so the state is working to help restaurants. President McGinley stated she believes in a safe re-opening, and that we can't predict what will happen when we do re-open. President McGinley stated the Village Board needs to look at revenues and make recommendations moving forward.

Trustee Enright stated he is not in support of moving forward with the parking garage at this time. Trustee Enright would also like to thank all Glen Ellyn businesses, restaurants, and residents for everything they have done during this time.

President McGinley stated at this time there are three trustees who support moving forward with the project, and three trustees in support of delaying the project to some extent.

President McGinley stated he is in support of moving this project forward. President McGinley stated the parking garage has been a top priority project addressed by previous Village Boards, and it has been in the works for a long time. President McGinley stated the parking garage will help support businesses and support Frida 2021. President McGinley stated she would like staff to continuity provide financial reports for this and other projects.

President McGinley stated the majority of the Village Board supports moving forward with the project.

CBD Streetscape and Utility Improvement Project

President McGinley stated the majority of the Village Board supports moving forward with the project. President McGinley also stated staff is preparing for a Workshop discussion in June/July to discuss further details of the project. President McGinley noted staff is being considerate on closing streets and the impacts that may have towards our businesses.

Cumnor Avenue Sewer and Water Utility Improvements

Trustee Senak asked which fund pays for this project. Professional Engineer Daubert stated this project is funded by the Capital and Water & Sewer Fund.

Trustee Senak stated he is in support of this project.

Trustee Christiansen asked why certain portions of the project are set to proceed with reserves while others are set to proceed as planned. Professional Engineer Daubert stated staff has prepared to proceed with the project with caution.

President McGinley stated the majority of the Village Board supports this project.

Hill Avenue Sewer and Water Utility Improvements

President McGinley stated the majority of the Village Board supports this project.

Continued Design and Construction Engineering Services for Projects

President McGinley stated the majority of the Village Board supports this project.

Metra Train Station and Multimodal Access Improvements Project

Village Manager Franz stated these fees will be paid for through the Capital Projects Fund, and there are certain fees that cannot be paid by grant money.

*Professional Engineer Daubert stated Village staff is also working on obtaining additional grants that could be used for trees and streetscape improvements in relation to this project. Professional Engineer Daubert stated these grants would not be available without this project.
President McGinley stated the majority of the Village Board supports this project.*

Other Various Projects

*President McGinley stated the majority of the Village Board supports these projects.
Trustee Thompson stated he would like to be kept informed on these projects on at least a monthly basis.*

RESULT:	DISCUSSION ONLY
----------------	------------------------

F. 2019 Financial Scorecard (Presented by Finance Director Coyle) (Discussion Only)

1. Finance Director Christina Coyle will present the 2019 Financial Scorecard.

Finance Director Coyle gave an overview of the 2019 Financial Scorecard.

RESULT:	DISCUSSION ONLY
----------------	------------------------

G. Other Items

H. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin Village Clerk