



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
July 12, 2022
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements

Date: July 12, 2022

Meeting: Regular

Called to Order: 7:03 p.m.

Quorum: Yes

Adjourned: 9:00 p.m.

Member Attendance:

Steve Szymanski	Chairman	Present
Joel Baldin	Commissioner	Absent
Adam Biggam	Commissioner	Present
Joshua Cattero	Commissioner	Absent
Arthur Foerster	Commissioner	Present
Michael Lindquist	Commissioner	Present
Adil Saeed	Commissioner	Present
Jill Ziegler	Commissioner	Present
Rocco Zuccherro	Commissioner	Present
Bill Payne	Trustee Liaison	Present
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Dave Buckley	Public Works Director
Elisa Pollina	Recording Secretary
Steve Pasinski	CDM Smith

A. CALL TO ORDER

The July 12, 2022 Meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:03 PM at the Glen Ellyn Civic Center.

Engineer Daubert introduces new Commissioner Adil Saeed to the CIC. Commissioner Saeed states he was born and raised in Glen Ellyn. He has been involved with the Fourth of July planning committee and wanted to get more involved in the community so he applied for the commissioner position. The CIC members introduce themselves and welcome Commissioner Saeed.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES

**APPROVAL OF MAY 10, 2022 CAPITAL IMPROVEMENTS COMMISSION
MEETING MINUTES**

**MOTION TO APPROVE MINUTES FROM MAY 10, 2022 CAPITAL IMPROVEMENTS
COMMISSION MEETING**

MOTION BY: Commissioner Lindquist

SECOND BY: Commissioner Ziegler

RESULT: UNANIMOUS APPROVAL

D. CURRENT BUSINESS

1. Glen Ellyn Metra Station and Multimodal Access Improvements Projects Amendment No. 6 to Outgoing Architectural and Phase 1 Engineering Agreement – Engineer Daubert reports in order to keep this project moving forward from a Phase I Engineering Standpoint as well as from a Land Acquisition Standpoint, a sixth amendment to the Village’s Agreement with CDM Smith is necessary. This amendment includes additional services and costs. Steve Pasinski from CDM Smith will go through the amendment tasks. Steve Pasinski reviews the 7 tasks as follows:

Task 1 (12 hours/\$2,408) – Development of Right-of-Way Exhibits

Task 2 (142 hours/\$47,031) – Evaluation/Summary of the Pros/Cons/and Costs of different land acquisition alternatives – Pasinski adds, this allows us to prepare for all options and arms us to be better negotiators.

Task 3 (Hours TBD/\$TBD) – Negotiations and Contracting - Reserved for future amendment

Task 4 (Hours TBD/\$TBD) – Relocation Services - Reserved for future amendment

Task 5 (116 Hours/\$39,648) – Development of current project cost estimates to facilitate most up to date capital planning and pursuit of further project granting funding. Engineer Daubert adds, we felt this was important to do as it will position us for securing additional funding for the project given that project costs have gone up.

Task 6 (89 Hours/\$23,790) – Meetings with IDOT, Village Staff, and Village Commissions and Board – Pasinski adds, we have gained momentum here with the State.

Task 7 (151 Hours/\$40,170) – Continued Support of Ongoing Phase I Engineering including additional Section 106/4(f) services, Administrative Support of Amendment 6 services and

overall project. Pasinski adds, we have added significant hours here to support ongoing Phase 1 Engineering.

Daubert summarizes that in total, Amendment Number 6 involves approximately 510 hours of services by CDM Smith at a cost of approximately \$153,047. This would increase the existing professional services agreement with CDM Smith from \$609,706 to \$762,753.

Pasinski states we to study the project sub-areas and what acquisition options are available. We want an estimate of costs for each of these areas. For the appraisal of property, we discussed doing a benefit cost analysis to see what strategy would best suit the Village. The Village Board needs to know a net present value of the property.

Commissioner Foerster asks, why spend on cost benefit analysis if we have to pay what it appraises at. Engineer Daubert states the Board wants to be informed to identify the preferred approach (purchase, lease, or combination thereof).

Commissioner Zuccherro asks if there is someone on the CDM Smith team that looks at what the property is worth from a developer's standpoint. Pasinski replies, yes.

Engineer Daubert asks the CIC if they have any questions. He adds we are looking for support from the CIC and a motion to approve Amendment Number 6. Chairman Szymanski asks the CIC for their feedback on Amendment Number 6. Commissioners Lindquist, Zuccherro, Foerster, Ziegler, Biggam, Saeed and Chairman Szymanski are in favor of Amendment Number 6. Commissioner Zuccherro motions to recommend approval of Amendment Number 6 by the Village Board as presented; Commissioner Foerster seconds the motion. It is unanimously approved.

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- E. TRUSTEE'S REPORT** – Trustee Payne reports we had a meeting in June and we continue to move forward on the hotel property on Roosevelt Road. There have been a series of meetings with the Ad Hoc committee to look at alternatives for the site. The last meeting will be held later this month and then we will ask each member of the Ad Hoc committee what they would like to see done with the property.
- F. OTHER BUSINESS** – Engineer Daubert reports Senior Civil Engineer Topor will be leaving Glen Ellyn. He has accepted a position with the Village of Plainfield. This is a great opportunity for him and a big loss to Glen Ellyn. We are happy for him and wish him much success.

- G. PUBLIC WORKS REPORT** – Public Works Director Buckley reports we continue to do our summer work on street sweeping, trees and street repairs. We hired 9 summer seasonal employees which has been a big help. We had 3 employees retire – one in May, one in June and one in July with a total of 90 years of experience in administration, maintenance and forestry. We will also have a part-time engineer retiring very soon. We are looking at restructuring some of the work in the department. An internal staffing study will be conducted to determine what staffing size we should be at and what the workload should look like.
- H. PROJECT REPORT** – Engineer Daubert reports the Local 150 Operating Engineers working at quarries which provide materials for our projects have been on strike. This has caused some challenges with our projects. The CBD Streetscape Project has been able to move forward. However, we did have to use an alternative non-IDOT approved mix design for asphalt pavement. The Contractor completed paving of the asphalt base course on Main Street and on the south side of Duane Street. They are now focusing on the construction of the elements in the furniture zone including street lighting foundations. Main Street will remain closed to traffic until work in the furniture zone is substantially complete. Replacement of the sidewalks in front of the businesses are the next major step in the project. We are about 2 weeks behind opening up Main Street to traffic. We continue to stay on top of A Lamp to make up the time on the overall duration of the project. The Park Blvd and Sheehan Avenue traffic signal improvements project is complete. Traffic cameras will be installed again in the fall to see how well the improvements are accommodating pedestrians. The police department is happy to see the improvements have been made. The Park Blvd water main replacement project is now underway. The street reconstruction project in the western central area of the Village (Windsor/Sawyer/Chesterfield) is also under construction.
- I. ADJOURNMENT** – Commissioner Biggam motions and Commissioner Foerster seconds to adjourn the meeting. The motion is unanimously approved, and meeting adjourned at 9:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert, Professional Engineer