Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, March 13, 2023
7:30 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:38 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Pro tem Thompson and Trustees Christiansen, Fasules, Kalinich, Payne, and Gould answered "Present." President Senak was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Village Engineer Daubert, Assistant Village Engineer Peebles, Police Chief Norton, Fire Chief Clark, and CIC Chairperson Szymanski.

D. Audience Participation

Sania Irwin, representing the Community Relations Commission, relative to divisive material distributed in the Village, read a statement prepared by the Commission condemning the material and their commitment against it. She encouraged the Board to follow in spirit.

President Pro tem Thompson echoed his sentiment and support for the statement. The Board agreed that they unanimously agreed with and support the statement. The Commission was thanked for their work on this issue.

President Pro tem Thompson recognized speakers from the DuPage Foundation, specifically Board Trustee representing Glen Ellyn, Tim Elliott, and CEO Mike Sitrick. They spoke about the Glen Ellyn Fund, which partners with the DuPage Foundation. They gave an overview of the partnership, its history, their vision to do more in the community, and why their endowment deserves support.

Trustee Kalinich asked for clarification for anyone who might be listening how to go about contributing to the Fund. Mr. Sitrick gave the website address DuPageFoundation.org.

Trustee Kalinich asked if the Glen Ellyn Fund would be on the Village website. Village Manager Franz replied that they would get the presentation out.

E. 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:

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen [Items 1 – 13]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling $3,345,315.16. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Christiansen)

1) Total Expenditures (Payroll and Vouchers) - $3,345,315.16
2) Village Board Workshop February 27, 2023 Minutes
3) Village Board Meeting February 27, 2023 Minutes

   Trustee Gould asked that there be amendments made to the minutes.

4) Village Board Closed Executive Session February 27, 2023 Minutes
5) Village Board Closed Executive Session January 9, 2023 Minutes
6) Village Board Meeting April 11, 2022 Minutes
7) Village Board Meeting March 14, 2022 Minutes
8) Village Board Workshop November 1, 2021 Minutes
9) Village Board Special Workshop October 25, 2021 Minutes
10) Resolution No. 23-02, A Resolution Concerning Village of Glen Ellyn Work in State Rights-of-Way Effective from January 1, 2023 to December 31, 2024 (Public Works Director Buckley)
11) Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois, for construction of the 2023 Sidewalk and Concrete Street Repair Program in the amount of $301,901.20 to be expensed to the Capital Projects and Water & Sanitary Sewer Funds (Public Works Director Buckley)
12) Motion to approve Ordinance Number 7022 granting a utility easement to Nicor Gas Company on property commonly known as 640 Taft Avenue (Professional Engineer Daubert)

13) Motion to Approve Ordinance 7023 Authorizing the Execution of an Intergovernmental Agreement between the Village of Glen Ellyn and DuPage County, Illinois, regarding 615 Ahlstrand Road, Glen Ellyn (Attorney Mathews)

   Trustee Payne asked if there was any more information on the plan itself as far as DuPage management. Attorney Mathews replied, adding that the project is almost complete and that County has kept all the fees.

F. Veto of Phase II Engineering Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project

RESULTS:	**APPROVED [4 to 2]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Payne**
AYES:	**Christiansen, Payne, Kalinich, Thompson**
NAYS:	**Fasules, Gould**

1) Motion to accept or override President Senak veto of the Agreement with CDM Smith of Chicago, Illinois, for Phase II Engineering Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in the Not-to-Exceed Amount of $1,625,000 to be Expensed to the Capital Project and Water and Sewer Funds (Village Attorney Mathews)

Attorney Mathews stated this is a reconsideration of the motion under the statute so it should be a "motion to reconsider and accept the override," and that it will take 4 Trustees to vote in favor of the motion in order to override the veto.

President Pro tem Thompson confirmed this is the $1,625,000 revised amount of the project, not the whole project amount.

Village Manager Franz had two points to include: one, at the previous Board meeting there had not been a chance to review the latest CIP, which has now been done in a Workshop; and two, that a Trustee asked how we are paying for the difference between what was budgeted and the cost of the first year, and that was also covered in a Workshop.

Attorney Mathews confirmed that the motion is to reconsider an override of the veto.

G. Central Business District (CBD) Streetscape and Utility Improvements Phase 2-3 Construction Contracts (Professional Engineer Daubert) (Trustee Payne)

RESULTS:	**APPROVED [4 to 2]**
MOVER:	**Trustee Payne [Item 1]**
SECONDER:	**Trustee Christiansen**
AYES:	**Payne, Christiansen, Kalinich, Thompson**
NAYS:	**Fasules, Gould**

1) Motion to authorize the Village Manager to execute a contract with A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, in the amount of $16,298,498.88 for construction of the CBD Streetscape and Utility Improvements - Phase 2-3.

Trustee Kalinich wanted to emphasize that there has been a lot of vetting of this over a long period of time and that she is very sensitive to the impact on the area businesses, but believes that the end result will benefit everybody, so she is in favor of this.

Trustee Christiansen agreed with Trustee Kalinich and added that she felt it is important to not stop mid-stream for a variety of reasons, one of them being price escalations.

Trustee Gould understands that the north side needs to be done but feels that the vote should be delayed until the next meeting to allow time to adequately review all of the information related to the project.

Trustee Payne stated that he has reviewed this as part of the Capital Improvements Commission and his belief is that the opportunity is good and that it needs to be acted on quickly in order to get it done before the end of the year. He added that his concern lies more with the details of the train station more than this project.

Trustee Fasules said he is not opposed to the project but would like to see some value engineering before he can approve it. He would also like to know what the funding is for projects because we can't keep issuing bonds for everything that the Board wants to do. He spoke about prioritizing projects.

Trustee Gould spoke about how the Village is going to pay for this and wants a better understanding of that, as well as the "big picture" priorities for the other Capital projects that are in the long-term plan.

Trustee Payne reminded the Board of the two scenarios that Village Engineer Daubert presented earlier and how waiting a week will make a difference in the vote. Trustee Fasules replied.

Trustee Kalinich agreed that priorities are important, but believes with this project that was done when the Board approved the budget. Trustee Fasules replied that he didn't disagree with her and felt that more discussion is needed.

Trustee Christiansen said that she agrees with Trustee Kalinich and does not disagree with Trustee Fasules. She felt that the project needs to more forward to fix the old infrastructure problem once and for all and stop putting band-aids on the issues.

President Pro tem Thompson agreed that the project needs to move forward and that getting more information in the next 7 days is not going to change a vote that can happen at this meeting. Trustee Fasules reiterated his concerns about bond issues and what projects they were to fund. Village Manager Franz clarified the current bond issue and how it's covered.

President Pro tem Thompson suggested that if any Board members have questions between now and next Monday, they should submit them to Village Manager Franz and the questions will be discussed at the next Village Board meeting. Trustee Fasules suggested that there should be another workshop to discuss the Capital Improvement Plan funding and priorities.

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne [Items 2 - 9]**
SECONDER:	**Trustee Kalinich**
AYES:	**Payne, Kalinich, Christiansen, Thompson, Fasules, Gould**
NAYS:	

2) Motion to authorize the Village Manager to execute a contract with BLA, Inc. of Itasca, Illinois, in the not-to-exceed amount of $931,850 for construction engineering services.

3) Motion to authorize the Village Manager to execute a contract with MUSE Community + Design of Chicago, Illinois, in the not-to-exceed amount of $24,800 for project communication and outreach services.

4) Motion to authorize the Village Manager to execute a contract with Huff & Huff Inc. of Oak Brook, Illinois, in the not-to-exceed amount of $20,000 for environmental engineering services.

5) Motion to authorize the Village Manager to execute a purchase of thirty (30) decorative, cast aluminum Canterbury Designs Model 102 Litter Receptacles from QCP Corp. of Norco, California, in the amount of $86,000.

6) Motion to authorize the Village Manager to execute a purchase of thirty-six (36) Classic Series Contoured Bench, 6 ft and 4ft in length, from Victor Stanley of Dunkirk, Maryland, in the amount of $72,000.

7) Motion to authorize the Village Manager to execute a purchase of forty (40) DuMor Model 290 Loop Bike Racks, from Nutoys Leisure Products of Westchester, Illinois, in the amount of $11,000.

8) Motion to authorize the Village Manager to execute a purchase of Holophane light pole accessories including 10 planter banner arms, 80 banner arms, 50 flagpole holders, and 400 TracNut sign mounting bolts from Graybar Electric of Glendale Heights, Illinois in the amount of $46,003.70.

9) Motion to authorize the Village Manager to execute a purchase of the following sign materials for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund:

- Aluminum sign blanks, signposts, and associated hardware from MD Solutions, Inc. of Plain City, Ohio in the amount of $32,595.80.
- Sign sheeting from 3M in the amount of $10,891.05.
- Sign transfer tape from the Sign Outlet Store of Lisle, IL in the amount of $1,295.50.

Since there was no time for the presentation in the earlier workshop, staff gave the presentation during the Board Meeting.
Village Engineer Daubert began the presentation to provide an overview of Phase 2-3 construction contracts. He reviewed the project completion to-date for Phase 1. He then reviewed the other phases as well as timing.

Village Engineer Daubert reviewed the scope of work, particularly the underground improvements, roadways, and landscaping.

Village Engineer Daubert reviewed the bid process for the project, with a breakdown by work category. This discussion included professional services.

Trustee Kalinich asked if the signage fee is for the materials to make the signs. Village Engineer Daubert conformed it was materials only.

Village Engineer Daubert reviewed the funding breakdown and the budget vs. cost.

Village Engineer Daubert confirmed that the Capital Improvement Commission approved. He then went over the next steps for the contracts. He also reviewed how communication to the businesses and residents will be handled.

Village Engineer Daubert introduced Assistant Village Engineer, Derek Peebles, who will be the public-facing representative from the Village for the project.

Trustee Payne asked when ground will be broken once approvals are granted. Village Engineer Daubert replied.

Trustee Kalinich wanted affirmation that Village Engineer Daubert is positive about working with the chosen contractors based on past experience. Village Engineer Daubert replied “yes” and added details as to why he believes this.

Trustee Kalinich asked if the “ramp up” might be swifter because of the experience with Phase I. Village Engineer Daubert replied “yes” and added details as to why he believes this.

Trustee Gould asked if the approach for paying for Phase II and III be reviewed for the benefit of the public. Finance Director Noller replied. Village Manager Franz added that this is part of a long-term plan to reinvest in the downtown area.

Trustee Gould asked if any maintenance of any other Capital projects were being deferred to get this done. Village Manager Franz replied “no.”

Trustee Gould asked about the cost of Phase I versus the total cost of Phases II and III: are they somewhat similar. Village Engineer Daubert replied.

Trustee Fasules asked about the businesses that will be impacted and what incentives are being offered to them. Village Manager Franz replied, specifically in regard to parking. He added that the Alliance and the Chamber are working on ideas to support the businesses as well and that extensive communication is part of the plan.

Trustee Fasules asked about the July 4th parade and other activities. Village Manager Franz replied that alternatives are being worked out. He added that there is not a parade route map yet.

Trustee Kalinich asked if it would be worth talking to the AT&T facility about a parking agreement during the construction. Village Manager Franz replied that the Village has been unsuccessful in getting cooperation from the AT&T facility in the past, but he would be glad to try again.

Trustee Fasules expressed his concern to the volume of bond commitments and feels the Board has not prioritized Capital Improvement project and that they have a responsibility to the community and future generations to be totally fiscal responsible, and that issue bonds is not fiscally responsible.

Julie Spiller, business owner, spoke about the sale of the building her business resides falling through because of pre-Streetscape work that was done. She also said that the business owners would like to know the results of an air-quality test that was done on the building. In addition, she wanted to know if they business owners are responsible for the gas tanks or anything else. She stated that the current owner will not talk to the renters.

President Pro tem Thompson asked Village Engineer Daubert to address how Huff & Huff will address environmental issues. Village Engineer Daubert replied. President Pro tem Thompson added that private versus public property will be treated differently. Village Engineer Daubert offered to talk with Ms. Spiller off-line to discuss.

Patrick Van Tem, resident, stated he was concerned about rising taxes in connection with Village projects. He then spoke about the train station underpass and asked if it is really needed or just a nice thing to do.

H. Revised Lease Agreement with the Forest Preserve District of DuPage County and License Agreement with the Midwest SOARRING Foundation (Village Manager Franz) (Trustee Christiansen)

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen [Item 1]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

1) Motion to approve a revised Lease Agreement between the Forest Preserve District of DuPage County and the Village of Glen Ellyn for certain properties at Churchill Woods Forest Preserve.

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen [Item 2]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

2) Motion to approve a License Agreement between the Midwest SOARRING Foundation and the Village of Glen Ellyn for 1017 St. Charles Road, property commonly known as the McKee House

Village Manager Franz gave some background on the lease agreement and that a quality partner has been found to update the McKee House. He spoke about the Midwest SOARRING Foundation and their plans for McKee House, as well as an overview of the revised lease agreement.

Village Manager Franz also gave an overview of the licensing agreement with the Midwest SOARRING Foundation. In summary, he gave the reasons why the Village believes this is a quality partnership that preserves the McKee House.

Trustee Kalinich stated that President Pro tem Thompson and Trustee Christiansen, as well as past Boards, have worked hard on this and she is optimistic and excited about fostering this Native American site.

Trustee Christiansen wanted to thank President Pro tem Thompson and Village Manager Franz for months and months of negotiation and coordination in an effort to make this a reality. She is delighted and excited and feels it is a perfect use of the McKee House.

Trustee Gould added that it is an exciting and interesting opportunity. She had a question about demoing it at the end of the extended lease period. Village Manager Franz confirmed that there is not requirement in the revised agreement to tear McKee House down.

Trustee Payne added his gratitude for the work put forth to reach this agreement.

Trustee Fasules added his appreciation of the revised agreement. He added that the Native American history of the area is part of the Village.

President Pro tem Thompson wrapped up by saying he is thrilled and there was a lot of work done over the last four years to reach this agreement. He added that there will be a signing ceremony at the McKee House. He thanked Zac and Christine Wilson for their support and help with this project.

Village Manager Franz added that the Forest Preserve District has been a really good partner and allowed the time needed for this agreement to be developed. President Pro tem Thompson agreed and said the Forest Preserve District is an important partner in making the project work.

I. Reminders

J. Adjourn – 9:34 PM

Mover: Trustee Christiansen; Second: Trustee Fasules. Unanimous vote to adjourn.