

MINUTES

BOARD OR COMMISSION: Capital Improvements DATE: 11/8/2011

MEETING: Regular X Special _____ CALLED TO ORDER: 7:35* PM

QUORUM: Yes* X No _____ ADJOURNED: 9:50 PM
(at 8:15 PM)

MEMBER ATTENDANCE: PRESENT: Commissioners Brugh, Colliander, Lindquist, O'Carroll
(at 8:15 PM), and Pryde

OTHERS: Trustee Liaison Hartweg, Professional Engineer Bob Minix

ABSENT: Commissioners Popp, Ryne and Thelen

AUDIENCE: Several residents attending to provide input on the Proposed Long-Term Program
of Street improvements

CALL TO ORDER:

The November 8, 2011 meeting of the Capital Improvements Commission was started prior to a quorum being present by Acting Chairman Pryde at 7:35 PM. A quorum was not present at that time.

Until a quorum was present, P.E. Minix gave an overview of the roadway improvement projects going on in the Village. The Village is currently using a plan established in the early 2000's. The Hawthorne reconstruction will comprise the entire program in 2012, with a cost of approximately \$4 million. In 2013, there will be more of a variety of projects, and 2014 will complete the roads that need substantial repair to improve their functionality and appearance. The roads in the core central business district will be addressed in 2015; however there are many things that may take place that will impact the CBD street work.

Resident Tom Waters of 740 Grand asked how the potential of lights at Memorial Field would impact the plans, and the cost of those plans, for Crescent. During the ensuing discussion, P.E. Minix noted that the Village received input in 2010 from the high school on a variety of issues and that Crescent is already a highly used road. Commissioner Pryde noted that a reconstruction means taking everything out of the roadway down to the dirt, including utilities, and working back up to a final surface. This takes place within the right-of-way. Some modifications or needs that may arise now could still be addressed as the project proceeds forward. P.E. Minix said that the current cost estimate has some flexibility, as the design is currently at the planning level. The scope of the project, cost of materials and labor costs likely give the Village some wiggle room on the current cost estimate.

P.E. Minix said that the Village is more than one-half of the way through the original program, and the Capital Improvements Commission has had significant input on the projects and the program. The majority of streets (70 miles of a total 83 miles) have been designated to be resurfaced or reconstructed within the current long term program. About 45 miles of roadway have already been worked on due to front-loading of the program with projects that featured storm sewer work as well as a lot of associated pavement rehabilitation. Reconstructions have a design life of at least 40 years, with 20 years for asphalt resurfacings. PCI (pavement condition index) values – typically assessed every four years – will be obtained in 2012, again using a digital imagery method as done previously in 2004 and 2008. Within the next couple of years, all streets with a PCI of less than 50 will have been addressed.

In response to a request from the audience, P.E. Minix reviewed the sources of revenue used to fund the program. Five million dollars is targeted each year for reinvestment in the roadway system. There are currently three sources of funding: (1) the real estate transfer tax, which has dropped off since 2005; (2) 65% of the 5% utility tax on electric, gas and telecommunications bills is earmarked for street rehabilitation; and (3) property taxes, which are a fairly recent source of funding. The amount of property tax infused into the roadway program is based on repurposing dollars previously earmarked to pay off general obligation bonds. As the 1987 and 2001-2003 bonds were – or will be – paid off, the Village Board agreed to transfer those dollars to the capital improvements fund. Commissioner Pryde noted that the Village Board decided in 2008 to place the tax dollars previously used to pay off the bonds into the capital improvement fund, rather than to get more bonds and have to pay interest on them. P.E. Minix expressed confidence that the plan as currently formulated for the next three years (2012 – 2014) will be carried out. There are significant unknowns after that, particularly involving implementation of the comprehensive Downtown plan that may involve parking structures and upgraded streetscapes, that likely will be worked out over the next two years or so.

(At this point, Commissioner O'Carroll joined the meeting at 8:15 PM, making a quorum)

P.E. Minix said that many factors will have to be reconsidered going forward, including construction costs, priorities and competing needs in the Village. What is the appropriate repair cycle? Twenty years may be too long for some streets and repair strategies may change. Funding availability will be very important. Some improvements in 2010 were done with federal stimulus money. It is possible that alleys will be added to the plan along with parking lots and structures. It will be up to the Commission to advise the Village Board on these and other matters. It is likely that a significant overhaul to the current long-term roadway program master plan should be done before 2015.

AUDIENCE PARTICIPATION:

The meeting was formally convened at 8:27 PM by Acting Chairman Pryde, who opened up the meeting for audience questions at the completion of P.E. Minix's presentation.

Tom Waters of 740 Grand commented that the Village did a good job of tree preservation during the Riford Road improvements. He expressed concern over the possibility of sidewalks installed on Chidester and asked about the process to exempt sidewalks from the plan. P.E. Minix used the Hawthorn process as an example. There will be a preliminary design one year before construction to review the costs and to be used as a basis for discussion. At that time an exception should be identified to the staff, after which this Commission will seek input from residents. The Commission will send a recommendation to the Village Board, which will make the final decision on the matter. Commissioner Pryde recommended that the similar public meeting in December 2012 would be the appropriate time and place to register an exception to the sidewalks. The Commission has been sensitive to going into an area that does not have certain improvements, such as sidewalks. Residents will be notified and given time to be part of the discussion.

Coley Perry of 777 Western Avenue and Mike Koleno of 731 Western Avenue expressed concern over the alley in the rear of their properties. There is a problem with standing water, which has become worse over the years due to redevelopment in the area. They asked what the standards are for alleys and when will they be addressed. P.E. Minix said that alleys are currently not a formal part of any plan. Commissioner Pryde said that when the village-wide plan was created, alleys were not on the radar. When there is resurfacing on the adjoining streets, that will be the time to review the situation. Commissioner Colliander noted that they were not the first residents to express concern about other properties that have created drainage issues. The Village is trying to address the matter, although it must stay on public property. Commissioner Pryde suggested that a study of the situation be done when doing the engineering for the upcoming resurfacing of Oak and/or Elm; a design solution could be developed as well as costs. P.E. Minix said it is not a problem to review when done in conjunction with other improvements; however, there is a question of the appropriate level of rehabilitation work in alleys and there has not yet been an active conversation with the Village administration. Is it appropriate to invest significant dollars into re-grading and drainage or simply maintenance? Commissioner Pryde said that although the matter has not been at the forefront of this Commission, it will be after this meeting.

Richard Hayden of 959 Crescent Boulevard asked for clarification of how many miles of streets are in the plan. P.E. Minix said that 70 miles of streets were identified as needing work twelve years ago. Six miles per year were done in earlier years of the bonds, now about three miles per year is the average. Mr. Hayden also asked about sidewalks at Crescent and Cumnor. P.E. Minix said that new sidewalk should be installed in 2012 east of Roger, with the limits of the work still to be determined. Work in 2011 was deferred due to cash flow concerns and staff availability, but the project should move ahead next year.

John Huston of 588 N. Ellyn asked when the sidewalks on Hawthorn and Ellyn will be discussed. P.E. Minix said that he wants to have a working meeting in December, with a more formal hearing in January and go to the Village Board with a recommendation in late January or

February. Within the next two months, he is hoping to get back to the school and be able to share its position on the matter. Mr. Huston suggested that perhaps a professional count of current pedestrian traffic would be helpful before any decisions are made. Tom Waters asked if he could be notified the next time sidewalks are discussed. It was suggested that he attend the December, January and maybe February Commission meetings.

James Page of 206 Hill expressed concern that Hill is supposed to last 40 years, but has some current repair needs. P.E. Minix stated that 40 years is the minimum expected life of concrete. The condition of Hill will be reviewed next year. Commissioner Pryde said that there will be work done over the next 20 years to maintain it in a good working condition, i.e., saw cutting and patching at intervals.

Commissioner Colliander asked that the audience remember that the Commission is trying to work on a pay-as-you-go basis and not continue to bond the Village.

The attendees were thanked for their participation and the public forum was concluded.

APPROVAL OF MINUTES:

Commissioner Colliander moved to approve the October 11, 2011 meeting minutes. The motion was seconded by Commissioner Brugh. The Motion carried unanimously.

TRUSTEE'S REPORT:

Trustee Hartweg reported several pieces of good news: (1) the Village accounting office received an award for appropriate practices; (2) Julius Hansen has been hired as the new Public Works Director starting November 29; (3) businesses are interested in the TIF district. There are down sides to it, but the new Village staffers are experienced with TIFs; (4) a report on the viability of the Village Links proposal is due shortly. The consultants were impressed that the Links is self-sustaining. More year-round income is desired; (5) the judge ruled in favor of the Village in the COD case. Jurisdiction is with the Village as it is a home rule entity and COD is not a unit of local government. COD will have to pay past-due fees on occupancy permits. It is expected that the parties will return to court to resolve these issues. Trustee Hartweg recommended providing the Village Board with a summary of tonight's meeting, with an emphasis that the program of street improvements is a long term process.

Commissioner Colliander asked about the Chicago water rate increase. P.E. Minix said that it is fully expected to come about. He also noted that the Village's agreement is with the DuPage Water Commission, not the City of Chicago, and that the quality of the well water is not good.

Commissioner Pryde asked what is being discussed at the Board level pertaining to downtown redevelopment. Trustee Hartweg said that it may be possible to obtain funds from Metra for a parking facility that would be commuter based at certain times of the day. Commissioner Pryde expressed concern about getting the roadway improvements done in the downtown area in 2015. It will require leadership and forethought that the CIC can help provide. He used the

current experience with the Treasure House improvements as an example. There was general discussion concerning the role of the Commission in looking at the bigger picture as the Village considers downtown redevelopment plans. This Commission is a good place to start as it addresses all the underground infrastructure that no one else sees, as well as deals with the additional surface water caused by more development.

OTHER BUSINESS:

Commissioner Pryde announced that he will have to recuse himself from any discussion by the Commission of the Village Links project, as he is the architect for the plan.

PUBLIC WORKS / PROJECT STATUS REPORT:

P.E. Minix noted that the Village will have some capability of using anti-icing applications prior to the start of winter storms. The snow will not adhere to the roads as well. They will be looking to pretreat curves and hills on a trial basis.

The ELOG project is being finalized. Essex Court is being rebuilt up to binder, with surface to be done in 2012. All other 2011 scheduled improvements are in place with the exception of the Essex Court sanitary sewer main, now slated for construction in 2012 once easement issues are fully resolved. The Braeside lighting project is complete. The environmental report for Lambert at Roosevelt will need to be updated, thus impacting the bidding schedule for the right-turn lane for northbound Lambert project.

In response to questions, P.E. Minix said that no one has been designated yet to replace Jim Piszczek on the Commission – Village President Pfefferman is still considering how to fill this position, as well as the chairperson role.

ADJOURNMENT:

Commissioner Brugh moved to adjourn the meeting. The motion was seconded by Commissioner Lindquist, and was carried unanimously. The November 8, 2011 meeting was adjourned at 10:10 PM.

Submitted by Karen Blake, Recording Secretary
Reviewed by R. Minix, Village of Glen Ellyn Public Works