

MINUTES

BOARD OR COMMISSION: Capital Improvements DATE: June 12, 2012
MEETING: Regular X Special _____ CALLED TO ORDER: 7:35 PM
QUORUM: Yes X No _____ ADJOURNED: 10:53 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Colliander, Commissioners Burton, Lindquist, Pryde, Ryne and Thelen

OTHERS: Trustee Liaison Hartweg, Public Works Director Julius Hansen, Professional Engineer Bob Minix

ABSENT: Commissioners Brugh, O'Carroll and Popp

PARTICIPANTS: Matt Pekarek and Chris Pekarek from the Village Recreation Department; Mike Young and Carol Giokas from RJN Group. Inc.

AUDIENCE: None

CALL TO ORDER:

The June 12, 2012 meeting of the Capital Improvements Commission was called to order at 7:35 PM by Chairman Colliander, with a quorum being present.

AUDIENCE PARTICIPATION:

None

NEW BUSINESS – VILLAGE LINKS CLUBHOUSE RENOVATION PROJECT:

Recreation Director Matt Pekarek presented an overview of the scope of the Links clubhouse renovation project. The current level of available funds will cause deferral of some planned improvements. Some items have aesthetic value, and will enhance how visitors view the golf course. He has been asked by the Village Board to explore sources of funds in addition to those provided by the Links itself. The Board wants an opinion from the Capital Improvements Commission on if it makes sense for the Village to spend money on the following six items: (1) water main lining; (2) sanitary sewer replacement; (3) Winchell Way and parking lot paving; (4) Winchell Way street lights; (5) parking lot lights; and (6) Winchell way sidewalk / bike path.

Director Pekarek reviewed the overall plan, noting that Winchell Way is a publicly dedicated street, and includes the main parking lot. In that way, ComEd can install and maintain the street lights. The plan is to eventually light the parking lot in a more expansive manner, but that item is currently planned for deferral because of funding. The smaller, new west lot will be

paid for by the Links as it is clearly beyond the right-of-way area. Approximately 50% of the total cost of the project is to expand and remodel the clubhouse. The driving range will also be expanded.

There was discussion concerning the state of the underground utilities. The existing water line has failed in the past. The positioning of some pipes is problematic. In response to a question, Director Pekarek said that the amount of water for the clubhouse will be adequate; however, the electrical service will be upgraded. There was discussion concerning the possibility of piggy-backing the required utility work with any other infrastructure work going on in the area.

P.E. Minix said that the main line sanitary pipes running through the course are in good shape. However, Chris Pekarek said that the clubhouse service line has roots and gravel in it, and the plan is to replace it from the clubhouse to the main. Director Hansen suggested that the entire line be televised. Director Pekarek said that the proposed expansion of the driving range puts it directly on top of the existing sanitary, with manholes over the driving range tee. Therefore, the plan is to move it, instead of just relining it. About 1,000 feet will be replaced.

The street lights on Winchell have been priced at \$12,000 per light. The bike path the Links has been asked by the Village President to consider has an estimated cost of \$50,000.

Director Pekarek said that he is looking for an opinion from the Commission concerning the work to be done on the storm water detention system during the Links renovation project. There are not specific storm water items per se identified in the current cost breakdown, although detention capacity will be increased to meet storm water ordinance requirements. The Commission is being asked to consider whether or not it would be appropriate for the Village to pay for storm water capacity upgrades. It was noted that the Links / Panfish Park / Lambert Lake system handles 30% of all the storm water flows in the Village.

There was discussion concerning several portions of the improvements. The sidewalk / bike path request is for the path to go from Park to the golf course, and would tie into the on-street bike path system discussed at the last meeting. It would start on the south side of Winchell Way and cross to the north side because of space constraints. The Village may have a \$50,000 grant that can be used for some improvements. Additionally, the Village could put in the sidewalk as a separate project without most of the storm water considerations required if the sidewalk were incorporated into the main Links project.

The project's construction schedule was reviewed. Director Pekarek noted that some Board members would like to see the six items mentioned above completed sooner rather than later. The Board would also like to see the approach to the clubhouse have great curb appeal. The sidewalk is not currently funded by the Links project. If the Village Board ultimately decides to add it in, the sidewalk can be a separate project and done at any time. Commissioner Pryde noted that the time to construct the sidewalk and/or bike path is after the major construction activity is completed and patching and landscaping is being done.

The policy of the Village doing work on non-Village property was discussed. P.E. Minix said that it is considered on a case-by-case basis. Sometimes work done in a public right-of-way benefits private entities. He also pointed out that Winchell Way, including the existing parking lot, is a public right-of-way. It is private in the sense that Public Works does not maintain it, but the road is Village owned. The idea of combining this work with other scheduled improvements in the area was considered. However, P.E. Minix said that nothing appropriate was scheduled until 2015. Commissioner Pryde asked that staff have the PCI evaluated on Winchell Way.

Chairman Colliander said that the Commission was not ready to make a recommendation at this meeting. The improvements such as the sidewalk and better lighting would benefit all residents, not just golfers. He recommended that Director Pekarek tighten up the costs and discuss with the Board of Trustees. Then come back to this Commission. Director Pekarek said that he would be before the Board again on June 25. Commissioner Colliander suggested making a recommendation in August. The Commission should review and conduct its own due diligence on items east of the two ponds. P.E. Minix said that the Commission can meet in July and that the Board of Trustees would appreciate an opinion by July 23 when considering the special use.

The Commission reviewed the reasons for the renovation. Director Pekarek said that the clubhouse building has deficiencies that need to be addressed, but he does not want to do them without an overall plan. The driving range is bordering on obsolescence. Modernizing the clubhouse and range affects storm water management, and it now becomes a larger and more involved project. ADA restrooms are now a basic business need. It is time to move forward.

The consensus is for the Commission to meet in July with the Links as the main agenda item. Recommendations will be made on what items may fall under the Village's general jurisdiction, the costs and the sources of funds. P.E. Minix summarized that improvements totaling \$300,000 can be managed, and anything over \$500,000 would certainly be a challenge.

NEW BUSINESS – CLEAR WATER AND I/I REDUCTION EFFORTS IN GLEN ELLYN:

Karol Giokas and Mike Young of RJN Group gave a presentation to the Commissioners on the problem of clear water entering the Village sanitary sewer system, particularly during storm events. Ms. Giokas noted that Glen Ellyn's storm and sanitary systems are separated, but that the sanitary sewer system has high clear water (non-sewage) flows. The results of previous studies and methods were outlined. The Board of Trustees has authorized an additional study for a plan to eliminate some of the bottle necks and capacity issues with the sewer system. The goals are to eliminate sanitary backups and overflows, to extend the life of the system and reduce emergency repairs.

Chairman Colliander said that this work needs to be part of the next three years' plans. Commissioners discussed how to proceed. It is important to not fix a road, and then have to tear it up to fix the sewer. The studies will allow the Village to make firm plans. Some issues remaining after a road is paved are complicated. Not all sewer lines are in the roadway, and

solving some problems will cause others. The conclusion is that flow needs to be reduced by controlling clean water sources. There is work ready to begin as soon as it is approved and a program established. There will continue to be coordination with the Village road program.

Mike Young reported that repairs and lining of pipes and manhole rehabilitation in the public sector would cost approximately \$5-7 million for the entire Village. In the private sector, the goal is to eliminate the backups. Actions include reviewing Village ordinances, considering cost sharing opportunities, documentation of backups and enforcing penalties for illegal connections. Currently, when properties are sold there is a sump pump program to identify illegal connections through mandated inspections.

Director Hansen stated that the first goal is elimination of clear water from the sanitary system. The low areas, i.e., marshes and lakes, can be mapped and overlay the sanitary system to see the likely places for water to seep in. Ms. Giokas mentioned that not just a few things can be done in a few places as that just pushes the water down to other points of entry. The approach needs to be structural and programmatic.

P.E. Minix noted that there is some inflow and infiltration funding has been set aside and the Village is doing some sewer pipe lining. Also, some of the recent work on the storm water system will help the problem. Approximately \$500,000 per year is being set aside. There will be more discussion by the Commission on this matter going forward.

APPROVAL OF MINUTES:

Commissioner Lindquist moved to approve the May 8, 2012 regular meeting minutes. The motion was seconded by Commissioner Burton. The Motion carried unanimously.

TRUSTEE'S REPORT:

Trustee Hartweg reported that the Board discussed the forestry consultant contract; however it requires more study as it is more expensive than the last contract. The Board is also reviewing a new solid waste contract. More discussion is required as well because the new contract could increase each household bill by approximately \$6-9 per month. The Chamber of Commerce is moving into Village-owned property at 810 N. Main Street under a license agreement.

PUBLIC WORKS REPORT:

Director Hansen said that the fueling system infrastructure is being replaced at the Public Works yard. The outer shell of one of the existing tanks has apparently been compromised, so the diesel and unleaded gasoline tanks need to be replaced. It will be done in August by the low bidder for \$419,000 with some help from the State (\$50,000).

PROJECT STATUS REPORT:

P.E. Minix reported that the Village Board approved the funds for the Village's share of the Lambert right turn lane project cost and construction engineers have been hired. The preconstruction meeting is scheduled for June 27 at the Illinois Department of Transportation

offices, with work to start in July and be substantially completed by mid-August before College of DuPage starts its fall semester.

The Hawthorne project is ahead of schedule, and has expanded into all areas of the corridor now that school is out. Paving is scheduled to commence in July and the key to timely completion is the performance of the concrete paving contractor. The roadway is now ready for paving in some areas, but required utility pole relocations are still not complete.

OTHER BUSINESS:

Chairman Colliander said that the Commission will probably meet in July.

Commissioner Lindquist asked about the timing for sidewalk on Crescent; P. E. Minix said that a letter requesting a quote from the Hawthorne contractor is needed, that pervious concrete likely would be used, and the walk would be constructed in the fall. Commissioner Thelen noted that Commissioners Pryde and Colliander made an excellent presentation to the Board of Trustees concerning the Hawthorne sidewalks. There was agreement that the Commissioners should make these types of presentations concerning Commission matters before the Board in the future.

In response to a question from Commissioner Ryne, Director Hansen brought the Commission up to date on the proposed bike path system discussed in May. An initial start has been made, with detailed plans to come at a later.

ADJOURNMENT:

Commissioner Lindquist moved to adjourn the meeting. The motion was seconded by Commissioner Thelen, and was carried unanimously. The June 12, 2012 meeting was adjourned at 10:53 PM.

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