

MINUTES

BOARD OR COMMISSION: Capital Improvements DATE: July 10, 2012

MEETING: Regular X Special _____ CALLED TO ORDER: 7:33 PM

QUORUM: Yes X No _____ ADJOURNED: 10:53 PM

MEMBER ATTENDANCE:

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

OTHERS: Trustee Liaison Hartweg, Village Manager Mark Franz, Public Works Director Julius Hansen, Professional Engineer Bob Minix

ABSENT: Commissioner Popp

AUDIENCE: None

CALL TO ORDER:

The July 10, 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

APPROVAL OF MINUTES:

Commissioner Pryde moved to approve the June 12, 2012 regular meeting minutes. The motion was seconded by Commissioner Burton. The Motion carried unanimously.

VILLAGE LINKS CLUBHOUSE RENOVATION PROJECT:

P.E. Minix reviewed highlights of the June meeting. Recreation Director Pekarek attended to discuss the clubhouse renovation project. He noted that current estimated costs exceeded their budget. The Board encouraged the Recreation Department to come before the CIC to discuss the possible use of water, sewer and capital project funds to get the Links project done. This Commission asked for more budget information before additional consideration.

P.E. Minix then reviewed the Capital Project Fund, and particularly the Two-Year Look-Ahead that involves projects he is confident will be done in the next two years. Starting in 2015, there is no assurance on what will be done until the next iteration of the long-term plan is completed by the end of this year. Overall, while expenses are running slightly above budget estimates, there were no particular red flags against the use of capital project funds for the Links work.

There was discussion among the Commissioners concerning property taxes and reserves. The capital projects fund balance exceeds \$1 million, which allows ample cash reserves to pay bills throughout the year. There is now no outstanding debt and the capital fund is on a pay-as-you-go basis. The Corporate Reserve Fund will be tapped for the Taft Avenue extension, which the Village will pay for up front, but be reimbursed with sales tax revenue over time. P.E. Minix also called the Commissioners' attention to the Village-Wide Capital Improvements Program spreadsheet. It consolidates all capital programs throughout the Village, and includes all departments. This is a tool that has been requested by Village Manager Franz and the Finance Commission.

There was general discussion concerning future needs for sanitary sewer and water line work. There are also drainage related matters to address. The conclusion was that there are always things to be done with capital improvements dollars. It was also noted that there is a dispute concerning the GWA Valley View lift station that will require replacement in the near future. The Village feels it is a GWA responsibility as opposed to a Village responsibility.

There was discussion concerning the repair/painting of light poles on Roosevelt Road. They are only eight years old and are pitted and rusted on the side facing traffic. They can be repaired in place, or taken down and repaired off site. There were various opinions on the best way to handle the situation, and Director Hansen said they were still looking at options.

P.E. Minix noted that \$100,000 has been added to the Hawthorne project because of bad soils. He also reviewed how the base is being constructed using recycled asphalt and concrete. The project is otherwise tracking pretty much as anticipated. He concluded that the condition of the fund is such that assistance can be given to Recreation for the Links project.

Manager Franz said that the Links project financials have firmed up. Of the \$564,000 under consideration, \$125,000 is water/sewer related. The cost of the street lights is not firm. LED lights are being considered for long term maintenance benefits, although more expensive initially. He also noted that much of the capital work originally planned for Phase 2 has been incorporated into Phase 1. Commissioner Burton noted that streets and street lights are done generally at the end of a project. Commissioner Pryde said that most of the expenditure from the Capital Funds would be in the next fiscal year. From the viewpoint of aesthetics, marketing and staging, it makes more sense to do Winchell Way and the parking lot in Phase 1 to get a "wow" factor. Winchell Way and the parking lot are public property, dedicated in the early 1970s, although not recorded as right-of-way. The current clubhouse and amenities simply do not meet the current golf course industry needs and standards. The course itself is very much up-to-date as it was renovated in 2002.

Commissioner Ryne asked about the history of the Village assisting in public/private projects such as this. P.E. Minix listed the Pennsylvania Avenue parking lot, where capital funds supplemented the parking fund for underground work and public right-of-way improvements are made to assist schools. Also, Panfish Park and Lambert Lake are maintained by the Links even though they are on public property. The parking at the Links is public with no restrictions.

There was further discussion concerning the use of water/sewer capital funds for work done in connection with the Links project. P.E. Minix said that some of the work is designed to deal with the crossing of the water main as it goes under the ponds. For water, the goal is to do whatever is necessary to avoid very difficult and costly repairs in the future. Commissioner Thelen expressed concern for only the water and sewer costs. The balance is clearly capital work. P.E. Minix said that most of the \$125,000 is water related and that the work will help the Village because if breaks occur, Public Works would be involved in any repairs.

The discussion then turned to storm water management. The improvements on the Links are an integral part of the Village's drainage system. P.E. Minix said that the long term maintenance of the ponds and culverts by the Links staff is clearly a Village benefit, as the course handles approximately 30% of the Village's storm water. Although the Links has not asked for specific storm water assistance with this project, the Board of Trustees has asked that the Commission take this into consideration in making a decision on supplemental funding.

Because the Board has recommended adding cosmetic and utility work to be in Phase I, it has pressured the ability of the Links to pay for the improvements under their current cash flow projections. The Recreation Department was originally planning to fund the entire project through its user fees, but with the way the project has been restructured by the Village Board, it is not possible for Recreation to handle all of the projected Phase I work on its own.

After more discussion concerning the appropriateness of using Capital Fund dollars for improvements at the Links, and the benefits to the Village, Commissioner Thelen made the following motion:

“The Capital Improvements Commission recommends that Water, Sanitary Sewer and Capital Project Funds be used for the following items, not to exceed \$550,000, to be used in two equal increments over the next two fiscal years: water main rehabilitation; sanitary sewer replacement, Winchell Way and parking lot paving; Winchell Way street lights; parking lot lights; and Winchell Way sidewalk and bike path.”

Commissioner Burton asked whether the \$50,000 grant should be deducted from the \$564,000. Director Hansen said that no, without the grant, the number would be \$600,000.

The motion passed 6 yes, 0 no and one abstention as Commissioner Pryde excused himself due to his direct involvement in the Links project.

TRUSTEE'S REPORT:

Trustee Hartweg reported that the Board approved a waste hauler vendor for after long hours of discussion. Manager Franz noted that branch and brush costs are way up. A drainage easement was approved associated with the Lake Ellyn outlet channel streambank stabilization that involved negotiation and payment to a private property owner.

PUBLIC WORKS REPORT:

Director Hansen said that the Village will be picking up the balance of the brush from the July 1 storm without additional contract help. He said the something will be put on the Village website to encourage residents to keep storm drains clear and sweep the streets after the branches are picked up.

PROJECT STATUS REPORT:

P.E. Minix reported that the Hawthorne project was impacted by the July 1 storm. Utility poles, bad soils and the July 1 storm has put the project two weeks behind schedule. The underground work is nearly complete. Paving is expected to be a three week process, starting the last week of July. It will start at Main and go west, than from Main and go east. The Hadley school area will be a priority as there is no other way to get to the school.

The Lambert Road right-turn lane project is getting underway. By mid-August, pavement will be down and the right turn lane should be functional. Bidding will begin mid-July for the channel streambank stabilization project north of Lake Ellyn.

The Village of Lombard wants just a basic structure for the Hill Avenue bridge, and will not pay for the additional costs to add a bike path or pedestrian section. Director Hansen would like feedback from the Commission. There will need to be coordination with federal officials, and there are federal rules concerning accommodations for pedestrians. P.E. Minix said that the Village will eventually be putting sidewalks on Hill Avenue, and he would like to see sidewalks accommodated on the bridge. The question is whether the Village would want to pay the \$20,000-\$40,000 for the bridge sidewalk. The Capital Improvements Commission should have input, although it is a Board of Trustees decision. We also need direction from IDOT and FHWA. Director Hansen recommends bidding the work both ways because of time constraints.

OTHER BUSINESS:

P.E. Minix mentioned that he will be away for the September meeting, and that the Commission typically takes off a month in the summer. Chairman Colliander said that he would want the Commissioners updated on the status of the Hawthorne project before school starts.

ADJOURNMENT:

Commissioner Lindquist moved to adjourn the meeting. The motion was seconded by Commissioner Burton, and was carried unanimously. The July 10, 2012 meeting was adjourned at 10:05 PM.

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