

MINUTES

BOARD OR COMMISSION: Capital Improvements DATE: November 10, 2015

MEETING: Regular X Special _____ CALLED TO ORDER: 7:20 PM

QUORUM: Yes X No _____ ADJOURNED: 9:00 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Colliander, Commissioners Kumar, Lindquist, Pryde and Zucchero

OTHERS: Trustee Liaison pro tem Elliott, Public Works Director Hansen, Professional Engineer Minix

ABSENT: Commissioners Biggam, Burton, Lane and Ryne

CALL TO ORDER:

The November 10, 2015 meeting of the Capital Improvements Commission, held at the Glen Ellyn Civic Center, was called to order at 7:20 PM by Chairman Colliander. A quorum was not immediately present.

AUDIENCE PARTICIPATION:

Several students from Glenbard West enrolled in an Advanced Placement Government and Politics course were in attendance: Jessica Crane, Paige Dickson, Leanne Siewart, Megan Fawcett, Will Gibson and James Leonard. Chairman Colliander explained the functions and duties of the Capital Improvements Commission, the members of which are volunteers. Students asked about the Commission's involvement in the Memorial Field lights matter, which was minimal, and about the proposed development at the Giesche property in the downtown area. Agendas were distributed to the attendees.

TRUSTEE REPORT:

Trustee Elliott reported that the Village is considering two significant developments. The Giesche project has been through review by various Commissions. The new McChesney property proposed development was being unveiled that evening before the Architectural Review Commission, and will then be before the Plan Commission. Chairman Colliander noted that these developments will be considered by this Commission if they affect the public right-of-way, parking spaces or geometry and use. Trustee Elliott said, even with the review by various Commissions, it is possible that neither project will make it to consideration by the Village Board. Trustee Elliott also mentioned that the 2016 budget will receive a first reading in November, with passage required at least by mid-December.

Trustee Elliott told this Commission that the Board of Trustees looks forward to receiving the Commission's comments on review of the capital improvements expected to be installed at the new police station site.

APPROVAL OF MINUTES:

A quorum was present at 7:30 PM. Commissioner Lindquist moved, and Commissioner Pryde seconded, to approve the October 13, 2015 meeting minutes. The motion was approved unanimously.

NEW BUSINESS - OVERVIEW OF NEW GLEN ELLYN POLICE STATION AT PANFISH PARK AND THE POSSIBLE USE OF CAPITAL PROJECT/WATER/SANITARY SEWER FUNDS FOR CERTAIN SITE IMPROVEMENTS:

STAFF OVERVIEW

P.E. Minix provided a summary of the matter. The Village is planning to build a new police facility (the "Station Project") at Panfish Park on Village-owned land for a cost of \$12 million. A design-build team has been chosen and design work is proceeding. The process is being fast-tracked, with construction starting in 2016 and occupancy in 2017. The facility potentially could also serve as a satellite civic center. The matter before the Commission is to determine and recommend the possible use of monies from the Capital Project and Water/Sanitary Sewer funds for various Station Project site improvements. The questions are whether there are elements of the Station Project that could be eligible for such dollars and would that funding be in addition to, or included in, the \$12 million cost.

P.E. Minix presented the current site ideas. Current concept plans depict a main building and a shooting range housed in a separate structure. Much of the site is in flood plain, necessitating placing the building on the Park Boulevard side of the site. Current flood plain maps show the flood plain elevation being higher, adding a new challenge and further restricting the site. Sketches show increased parking for the park patrons. For pedestrians, there will connection to pathways through the park, as well as opportunities for crosswalks on Park. It also may be possible to create a second vehicle ingress/egress onto Taft Avenue to the north.

The infusion of additional funds would contribute to realigning Wilson, parking and path enhancements and some lighting. Also, the water main network and sanitary sewer sections could be improved near the building. A storm sewer requires relocation. Additionally, the storm water detention ponds in Panfish Park are in poor condition with erosion and silt, but remediation is not the responsibility of the Station Project. The Recreation Department is responsible for maintaining the park.

DISCUSSION

Commissioners had many questions concerning the potential scope of capital improvements or repairs at the site, including whether capital dollars might be used for improvements from the street to the building and parking. A small portion of the Panfish Park property along Harding is owned by the Park District, and the idea was broached about possible Park District

involvement. The inclusion of a pistol range on the site is not yet approved by the Board of Trustees, and Commissioners discussed the maintenance and environmental challenges of such a facility.

Commissioners reviewed the placement of the sanitary, water and storm sewers currently on the site, and what changes or upgrades would be appropriate. These matters would generally be the Commission's concern. Chairman Colliander commented that the parameters applied to the Village Links project could serve as a template for review of this project. He noted that the building will be pretty much where it is in current plans, regardless of whether or not the range is built. Commissioners then looked specifically at the sanitary service to contemplate what needs to be moved, replaced or improved by lining. P.E. Minix said that the design team is still considering the required compensatory storage and detention storage requirements. Bioswales are being considered as the most cost effective approach to meeting water quality site requirements as permeable pavers are considered too expensive.

P.E. Minix reviewed the state of current fund balances. The water and sewer funds have a fairly large current surpluses, to the point that there is consideration of reducing those rates next year. Although there are significant projects in the upcoming five year plan, some things, such as changing out water meters, can be deferred. The condition of the capital fund is not as positive. Additionally, the Capital Projects fund has already shouldered its part of the Police Station cost by reducing existing projects to meet the bond repayment requirements. It is possible that the infrastructure funds will be asked to provide \$500,000, including \$50,000 each for water and sanitary sewer upgrades and the balance for storm water and the potential purchase of the house and property on Wilson.

Chairman Colliander said that he would like to see a list from the Village Manager or Village Board as to exactly what items they are seeking payment for out of the Capital Projects budget. Others noted that the possible request outlined above equals an entire capital improvements project. The 20 year road improvements schedule has worked to get the Village's roads back in shape, and now there are attempts to pull apart the program. Several Commissioners noted that Capital Improvements has already stepped up to help fund the \$12 million cost of the Police Station, and now is being asked to contribute even more.

Commissioners felt that any request for capital improvement funds now may be premature as the design process is only 30% complete. The design of the Links project was essentially complete before this Commission was asked to recommend financial assistance. The infrastructure assistance given to the Links project was at a time when the Capital Projects budget was full. This time the capital budget has already been cut. Public Works Director Hansen noted that the new parking lot will already increase the maintenance responsibilities of his staff at the same time that his budget is being reduced. Additionally, the Board of Trustees has not determined whether any more assistance requested from this budget will be part of, or in addition to, the \$12 million established project threshold.

CONCLUSION

The discussion concluded with the consensus that this Commission needs more detailed Police Station information from the project team and a better defined list of projects from the Board or Village Manager for which assistance is sought from the Capital Projects budget in order for it to make an informed decision.

OTHER BUSINESS:

DECEMBER MEETING STATUS

P.E. Minix said that there are no pressing matters aside from the Police Station project issue. Should additional information on financial assistance from the capital budgets not be forthcoming soon, the December meeting can be canceled.

PUBLIC WORKS REPORT:

Director Hansen reported on the changes in the LED street light prototypes on Duane. He also said there will be a resident survey on the matter as there has been negative chatter on Facebook about any change. He also reported that the Duane-Lorraine parking lot is being patched, although the extent of the disrepair there warrants much more extensive work.

PROJECT REPORT:

CRESCENT BOULEVARD RECONSTRUCTION

P.E. Minix reported that the median wall has been stained, and there have been changes to the round-about signage. Consideration is being given to the type of holiday decorations that will be placed on the new circle as final landscaping will not be accomplished until next year. He also noted that the project has received an award from the American Consulting Engineers Council. Other awards and recognition for the project are also being sought.

At its next workshop, the Board will be hearing from the railroad overpass/underpass project consultant on the results of the feasibility study, including an updated alternative for a pedestrian overpass at the train station.

The Village will be closed Veterans Day and a green light has been installed in the cupola of the Civic Center in recognition of our Veterans' service.

ADJOURNMENT:

Commissioner Pryde moved, and Commissioner Lindquist seconded adjourning the meeting. With unanimous consent, the meeting was adjourned at 9:00 PM.

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