

# MINUTES

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BOARD OR COMMISSION: Capital Improvements      DATE: December 8, 2015

MEETING: Regular   X        Special \_\_\_\_\_      CALLED TO ORDER: 7:07 PM

QUORUM: Yes   X        No \_\_\_\_\_      ADJOURNED: 8:45 PM

## MEMBER ATTENDANCE:

PRESENT: Chairman Colliander, Commissioners Biggam, Burton, Kumar, Lindquist, and Zucchero

OTHERS: Village Manager Franz, Director Hansen, Professional Engineer Minix, Deputy Police Chief Holmer

ABSENT: Commissioners Lane, Pryde and Ryne

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## **CALL TO ORDER:**

The December 8, 2015 meeting of the Capital Improvements Commission, held at the Glen Ellyn Civic Center, was called to order at 7:07 PM by Chairman Colliander. A quorum was present.

## **AUDIENCE PARTICIPATION:**

None

## **APPROVAL OF MINUTES:**

Commissioner Zucchero moved, and Commissioner Kumar seconded, to approve the November 10, 2015 meeting minutes. The motion was approved unanimously.

## **TRUSTEE REPORT:**

None – No Trustee Liaison present

## **CONTINUING BUSINESS – POSSIBLE USE OF CAPITAL PROJECT / WATER /SANITARY SEWER FUNDS FOR CERTAIN SITE IMPROVEMENTS ASSOCIATED WITH THE NEW POLICE STATION AT PANFISH PARK:**

### PROJECT REVIEW

Chairman Colliander recapped the discussion at the last Commission meeting on the matter. At that meeting, there was no decision on a recommendation from the Commission, and Commissioners asked for more detailed project information from the Design Team when it is

further along in its work, and a better defined list of project elements for which assistance is being sought from the Capital Projects budgets.

Village Manager Franz gave an overview of the changing nature of capital projects. The focal point in the past has been streets, sidewalks and sewer infrastructure. However, in the past couple of years, the view has shifted to include investing in facilities, and the capital plan has been expanded to involve all infrastructure including buildings and information technology. This has been evidenced by involvement with the Chamber of Commerce at Stacy's Corner, the Village Links Club House and the Civic Center usage study. He noted that there additional unmet needs, including the fire stations, train station and salt dome. The police station is a 50-75 year investment by the Village.

Deputy Chief Holmer reviewed the site plan and scope of the Police Station project. Commissioners looked at the conceptual drawing showing the building paralleling Park Boulevard. The building is two stories, resulting from the small available building footprint due to the site being 75% flood plain. There will be some project redesign as the Board has eliminated the auxiliary shooting range building. The exterior walls of the Station will be of cost-effective finishes with the use of glass to be inviting and reflect the nature of the park. The building will have two entrances, allowing for greater separation of prisoners from residents. The site plan shows increased parking for the park and connecting paths to Park Boulevard, as well as addressing flooding issues. There will be a community room for use by resident groups.

Chairman Colliander noted that Panfish Park is owned by the Village, with a very small portion held by the Park District. There will be space for a bus turnaround in the new parking lot.

Manager Franz stated that because of its location, the Station is a four-sided building with attractive features on all sides. The home at 81 South Park was purchased using Reserve funds to allow for the realignment of the intersection of Park and Wilson. Pedestrian access to and through Panfish Park will be improved with upgraded paths including path lights.

Manager Franz said that the budget is now \$13.5 million, with \$12 million coming from the sale of bonds. The plan is to make up the balance by using \$1.2 million in drug forfeiture dollars, and the remaining \$350,000 from additional capital funds. Capital fund-related improvements will include water and sewer upgrades, stormwater retention, burying/relocation of utility lines and various other site improvements.

#### QUESTIONS AND DISCUSSION

In response to Commissioners' questions, Deputy Chief Holmer said that the police department and the Village Board member have looked at other police stations built in the past few years, and the cost of this facility is consistent with others in the area. At the time the construction documents are prepared, there will be a guaranteed maximum price established that the contractor must stay within. The \$13.5 million level already excludes the shooting range. The original \$12 million budget turned out to be unrealistic.

Manager Franz said that the contract will have an incentive for cost savings, which will be shared between the Village and the contractor. Police personnel will be overseeing the day-to-day construction. The contractor has a good reputation, executives of which live in the Village, and the value engineering process, if any, will be conducted by the design team or internally.

P.E. Minix said of the additional \$350,000 to come from various capital funds, \$50,000 each can come from the water and sewer funds, both of which have large reserves, although without knowing at this point the exact work that needs to be done. However, the \$250,000 balance may require deferring or reducing the scope of a roadway project. The capital fund draws would be spread out over two budget years, 2016 and 2017.

Chairman Colliander expressed concern over the impact of this additional take of funds designated for the 20 year road plan. The infrastructure will start to suffer again after the painstaking effort to bring it up to an acceptable condition, costing much more in the future than adhering to the previously established plan. Commissioner Lindquist asked whether there will be additional requests for capital funds for this project. Manager Franz said that there was no such intention at this point, but the book of costs changes every day.

Commissioners discussed the cost of burying the ComEd lines. ComEd requires \$2,500 just to research the cost; however, Commissioner Biggam has the expertise to evaluate these sorts of costs and offered to vet the ComEd information if desired.

Commissioners contrasted this request for a recommendation with that from the Links project. That project had a specific list of items for which assistance was sought. Here, aside from the water and sewer, and perhaps \$100,000 for parking and paths, the use of the balance of the additional \$350,000 is not well defined at this point. Several expressed concern that this request at this time in the process is premature. Commissioners also expressed concern that, in addition to this project, there are other large capital projects under consideration that have the potential to syphon more funds out of the 20 year road plan. The point of not having sufficient funds to maintain roads and sewer infrastructure in a logical and systematic manner is getting close. The consequence will be more expensive work done at a later time with no funding source other than to issue bonds again.

## CONCLUSION AND RECOMMENDATION

Commissioner Lindquist moved, and Commissioner Biggam seconded the following motion:

**Motion to approve the provisional allowance of up to \$350,000 from public infrastructure improvement budgets to support the new Police Station Project as follows: \$50,000 each from the Water and Sanitary Sewer funds and up to \$250,000 from the Capital Projects Fund, with the disbursements spread out over two fiscal years: CY-2016 and -2017. However at the same time, the members of the Capital Improvements Commission wish to express their concern about the viability of the Village's Long-term Infrastructure Improvements Program, particularly if the Board of**

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**Trustees continues to look at the Program's funding sources for special projects support. The Capital Improvements Commission requests Village staff continue to actively seek and pursue grants for future Capital Program funding, and that Commissioners be apprised as data comes forward and specific costs are finalized for the Police Station Project.**

The motion was approved unanimously.

**OTHER BUSINESS:**

P.E. Minix said that in 2016, focus will be on the Elm-Oak-Kenilworth project. Senior Civil Engineer Rich Daubert will be heading up that project and will be present to discuss the project with the CIC early in the new year.

**PUBLIC WORKS REPORT:**

Director Hansen reported that the Village has adequate supplies of salt for the winter season.

**PROJECT REPORT:**

P.E. Minix reported that the active projects are wrapped up for the year. There are some punch list items that will be addressed in the spring. RFPs have been put together for several projects, and there will be a great deal of design work in 2016. Dirt will be added to the Crescent median during the school holiday break, either by the subcontractor or by the Village if necessary.

The Village Board will consider Phase II engineering at its next meeting for the Taylor Street pedestrian underpass project. The goal is to have it constructed in 2017.

Manager Franz said that the private development project that includes the McChesney's property near Crescent and Prospect may include the auto shop property at the corner of Prospect and Pennsylvania and a Village parking lot. It is a \$90 million project with enough retail space to attract larger tenants. It is anticipated the developer will ask the Village for some incentives, the precise nature of which are not known at this time. He also reported that there is good tenant turnover in the Central Business District; as store space becomes vacant, other tenants promptly move in.

**ADJOURNMENT:**

Commissioner Lindquist moved, and Commissioner Zucchero seconded adjourning the meeting. With unanimous consent, the meeting was adjourned at 8:45 PM.

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