

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
May 7, 2015
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, May 7, 2015 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Charles Huffman, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Chief John Perkins, Deputy Chief Mike Klunk, Village Engineer Tim Farrell and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

SPECIAL PRESENTATIONS:

Mayor Sass reported that Mr. Abdullai was not yet in attendance so he would begin with the Historic Preservation Month Proclamation.

a) Historic Preservation Month Proclamation

Mayor Sass read the following proclamation:

National Historic Preservation Month

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, May is National Historic Preservation Month aimed at encouraging local preservation partners to develop themes and produce logos which foster their ownership for preservation month; and

WHEREAS, “*Look at Local History*” is the theme throughout McHenry County, Illinois, being held in conjunction with National Historic Preservation Month;

NOW, THEREFORE, I, Charles H. Sass, Mayor of the Village of Huntley, do proclaim May 2015, as National Historic Preservation Month, and call upon the people of the Village to join their fellow citizens across McHenry County in recognizing and participating in this special observance.

Mayor Sass invited Gerri Rizzo representing the Historic Preservation Commission (HPC) to come forward and accept the proclamation. Mayor Sass asked Ms. Rizzo if she would like to say a few words. Ms. Rizzo thanked the Board and stated that the HPC was very pleased with the revitalization of the Hackett House. Mayor Sass asked Ms. Rizzo how she liked the new building; Ms. Rizzo said it was nice but they miss the mill.

b) Special Recognition to the Abdullai Family for 26 Years in Business in Huntley

Mayor Sass thanked the Abdullai family for their service to the Village of Huntley and read the following Certificate of Recognition:

The Village of Huntley Board of Trustees
extend their sincere congratulations to
LOUIE & GINA ABDULLAI

In Celebrating 26 Years of Business in Huntley

The Huntley Board of Trustees recognize the Abdullai family and staff at Luigi's Pizzeria for their 26 years of business in Huntley. Luigi's has been a staple in the downtown serving our residents, businesses, and community since 1989. Luigi's provided outstanding personalized customer relations, a relaxing atmosphere and delicious food. Luigi's 26 years in Huntley is a tribute to Louie, Gina and the entire Abdullai family for their commitment to the Huntley community. Thank you and best of luck in your future endeavors.

The Abdullai family stepped forward to accept their recognition and thanked the Village Board and the residents for their support.

PUBLIC COMMENTS:

Jillian Zimmerman, 11302 Grove Street, requested a three-way stop sign at the intersection of Grove Street and Myrtle Street and presented the Board with a petition from local residents. Mayor Sass stated that warrants need to be met to install stop signs. He stated that Staff would follow up with her.

ITEMS FOR DISCUSSION:

- a) Discussion – Approval of April 16, 2015 Liquor Commission, April 16, 2015 Committee of the Whole and April 23, 2015 Village Board Meeting Minutes

Mayor Sass asked if the Committee had any comments or changes to the Minutes; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the April 16, 2015 Liquor Commission, April 16, 2015 Committee of the Whole and April 23, 2015 Village Board Meeting Minutes.

- b) Discussion – Approval of the May 14, 2015 Bill List in the Amount of \$718,023.77

Mayor Sass asked if the Committee had any comments or questions regarding the Bill List; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the May 14, 2015 Bill List in the Amount of \$718,023.77.

- c) Discussion – Consideration of an Ordinance Approving a Special Use Permit to allow a Minor Automotive Repair facility within the “B-3” Shopping Center Business District zoned property at 10369 Vine Street pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the petitioners are requesting a Special Use Permit for minor automotive repair within the subject lot to accommodate a proposed automotive repair business. The existing building, which includes a small second story apartment, was constructed on the site prior to the annexation of the A. W. Garlieb’s Subdivision in November of 1995. The annexation included the subject property and several other lots along the west side of Vine Street. An auto repair shop has operated at the location since the early 1980’s up until last year.

The property is zoned “B-3” Shopping Center Business which requires a Special Use Permit for minor automotive repair. The property was an automotive repair facility prior to annexation; therefore, a Special Use Permit had not been approved for the use in the past.

Earlier this year the petitioners contacted the property owner about leasing the facility for automotive repair and the property owners contacted the Village’s Development Services Department regarding the steps required to re-establish the minor automotive repair use on the site. Staff advised the property owner that in addition to the Certificate of Occupancy requirements, a Special Use Permit for minor automotive repair is also required to re-establish the use within the existing building.

Business Plan

The proposed minor automotive service and repair facility would operate Monday through Friday between 7:30 a.m. and 7:00 p.m. and Saturday between 8:00 a.m. and 3:00 p.m. and offer the following services:

- Factory Recommended Service/Maintenance
- A/C Service
- Brake Service
- Exhaust Systems
- Factory Scheduled Maintenance
- Oil Changes
- Tire Repair and Replacement
- 30/60/90K Mileage Maintenance
- Battery Service and Replacement
- Emission Repairs
- Extended Warranty Service
- Headlight & Bulb Replacement
- Suspension Work
- Transmission Service

The petitioner will not be performing any body work or painting services. The space meets building code requirements to accommodate minor automotive repairs.

Parking

The approximately 3,420 square foot automotive garage and office require fourteen (14) parking spaces (the second story apartment requires two (2) parking stalls) and the existing site has twenty-one (21) parking stalls including the requisite single accessible parking space. The petitioners are not proposing any changes to the property that would change the layout of the site.

Plan Commission Recommendation

The Plan Commission reviewed the petition at a public hearing on April 13, 2015. No one offered

testimony in opposition to the request. The Plan Commission unanimously recommended approval by a vote of 7-0, subject to the following conditions:

1. All repair work must be performed inside the structure.
2. Vehicles shall not be stored outside for longer than 24 hours.
3. No building plans or permits are approved as part of this submittal.
4. No sign plans or permits are approved as part of this submittal.

Director Nordman reported that representatives petition were in attendance to answer questions.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval an Ordinance for a Special Use Permit to allow a Minor Automotive Repair facility within the “B-3” Shopping Center Business District zoned property at 10369 Vine Street.

- d) Discussion – Consideration of an Ordinance Approving Off-Premise Signage for the Huntley Lions Club

Mayor Sass reported that the Village is in receipt of a request from the Huntley Lions Club for the installation of new signage at four locations along Village roadways. The Lions Club currently has signage on West Main Street (at Bonnie Brae Street) and along Route 47 (the sign is located on the fence at Rush Truck Center). Both signs are heavily worn and in need of being replaced.

The Lions Club is proposing to remove the two existing signs and install new signage at the following four (4) locations:

1. West Main Street - to be located on Village-owned property on the south side of Main Street, east of the Village’s entrance sign
2. East Main Street - to be located on private property on the north side of Main Street, west of Ruth Road
3. Route 47 (north) – to be located on private property on the west side of Route 47, south of Reed Road
4. Route 47 (south) – to be located on private property on the east side of Route 47, north of Kreutzer Road

The proposed signage consists of a 30” diameter Lions Club logo and an 8“x 20” sign that will provide the Club’s meeting date and location.

The Village’s Sign Regulations allow off-premise signs provided they receive Village Board approval and adherence to certain standards and criteria. The below table details the criteria and the proposed sign:

Criteria	Proposed
Sign adjacent to and intended to be viewed from Route 47 Only	Two of the four signs will be viewed from Route 47. The other two signs will be viewed from Main Street.
Prohibited within a residentially zoned property	The properties are zoned “M” Manufacturing, “RE-1 (PUD)” Residential Estate Planned Unit Development (Village’s west wastewater treatment plant & water tower property) and “B-3” Shopping

	Center Business
Maximum area of a sign face, whether a single sign face, two back-to-back, or a V-shaped type sign is 100 square feet	The logo and informational sign total 6.2 square feet.
Maximum height is 15 feet above grade	The signs are approximately 6 feet in height.
The location shall not obscure or interfere with an official traffic control device or railroad safety signal or sign, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic for a distance of 500 feet	The proposed locations for the signs will meet this requirement.

Staff Analysis

Staff recommends the following conditions be applied should the Village Board approve the requested signage:

1. The signs shall be maintained in good condition at all times.
2. The Lions Club shall obtain the written approval of the private property owners prior to installing the signs.

Financial Impact

Per the Village's Sign Regulations, the Lions Club would be exempt from permit fees as a non-profit organization.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board an Ordinance Approving Off-Premise Signage for the Huntley Lions Club.

- e) Discussion – Consideration of a Resolution Authorizing the Village of Huntley to enter into a Fireworks Display Agreement with the Huntley Park District for the 2015 Independence Day Fireworks Show

Village Manager David Johnson reported that in preparation for the annual Independence Day Fireworks Display on July 4, 2015, the Mayor and Staff have been in discussions with the Huntley Park District to hold the event in Deicke Park and Warrington Park.

Staff Analysis

Parking and Traffic

As outlined in the agreement, the Village is responsible to get permission from the owner of the old North school parcel for off-site parking. Staff has contacted the bank which owns the property and has received that authorization. Village Staff will set up the parking lanes on the old North school site in a manner comparable to the parking program used for Huntley Fall Fest. With the assistance of CPA Volunteers and staff, the Village will coordinate safe and efficient parking in the designated parking areas.

Old School Site: 1,200 spaces

Park District Parking: 606 spaces

Total: 1,806 spaces (this is the exact number of parking spaces available at the Outlet Mall.

The Police Department will conduct traffic control before and after the event and, to accommodate additional parking, the east side of Kreuzer Road from Princeton Drive to Main Street will be an

optimal viewing area for the public.

Event Set Up / Clean Up

Village Staff will assist District staff with the installation of snow fencing and/or barriers, around the required, closed area designated as the area where the display will be conducted.

The Village will work with the District to ensure that sufficient Port-o-Lets and trash receptacles are placed throughout Deicke Park and Warrington Park.

As it is done each year, Mad Bomber will get the appropriate approvals from the Huntley Fire Protection District for the display. Mad Bomber will also name the Huntley Park District and the Village of Huntley as an additional insured on the Certificate of Liability Insurance obtained for the event.

As done each year, the Village will be responsible for clean up after the event.

Financial Impact

Expenses for the Independence Day Fireworks Display come from line item 01-10-2-6351. \$10,000 is budgeted for Mad Bomber and because this is the final year of the three-year contract, Mad Bomber includes an additional \$1,000 of fireworks in the show. The other expenses such as port-o-lets, trash receptacles and other supplies needed for the event are included in the FY2015 Budget, as they are incurred yearly.

Legal Analysis

The Village Attorney and the Park District Attorney have reviewed the agreement and it has been approved by the Park District Board.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval a Resolution authorizing the Fireworks Display Agreement with the Huntley Park District.

- f) Discussion – Consideration of a Resolution to Adopt an Intergovernmental Agreement for the McHenry County Major Investigation Assistance Team (M.I.A.T.)

Deputy Chief Todd Fulton reported that the McHenry County Major Investigation Assistance Team (M.I.A.T.) is a specially trained investigative task force consisting of experienced investigators from McHenry County Police Agencies. In certain situations, the use of police personnel and equipment for execution of police duties outside of the boundaries of the units of local government in which such personnel are legally employed is desirable and necessary in order to adequately preserve and protect the public health, safety and welfare of the residents of the communities. When communities are tasked with investigating serious or major crimes it typically requires many resources very quickly that may not be available to those agencies. M.I.A.T. assists by providing a team of experienced investigators and some equipment as additional resources. M.I.A.T is specially trained to investigate crimes such as Homicides, Officer Involved Shootings, Serial or Complex Arsons, Serial Rape Cases, Non-parental Kidnapping Cases, Complex violent Crimes against people and other Heinous Crimes committed. M.I.A.T. is a very valuable resource to all member agencies in McHenry County.

Staff Analysis

The Huntley Police Department has been a member agency of M.I.A.T. since 1996. While the Huntley

Police Department has not had the opportunity to activate M.I.A.T. for an investigation, the investigators assigned from the Huntley Police Department have participated in many high profile major cases from agencies around McHenry County which have included Homicide and Missing Person cases. Investigators have also attended numerous valuable training opportunities which are afforded to all M.I.A.T. members. Currently the Huntley Police Department has two members assigned to M.I.A.T. Deputy Chief Todd Fulton acts as Assistant Commander of M.I.A.T. Detective Kevin Keane participates as an assigned investigator with M.I.A.T.

The current agreement that M.I.A.T. has been acting under is a 1980 countywide Mutual Aid Agreement which has become outdated. It has become necessary to create a new Intergovernmental Agreement which is more relevant for M.I.A.T and the services they provide and the agencies for which the services are provided.

Financial Impact

Annual dues to be an active member of McHenry County M.I.A.T. are \$1,000.00. Funding is included in the Dues and Publications Line Item (01-50-2-6475) for the Police Department.

Legal Analysis

The Village Attorney has reviewed the agreement.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Leopold asked if the Village has been paying the \$1,000 yearly dues; Deputy Chief Fulton replied that the Village has been paying the dues.

Trustee Goldman asked about an agreement with Kane County; Deputy Chief reported that the Village is also part of the Kane County Major Crimes Task Force. Chief Perkins reported that the Kane County Chiefs of Police take financial responsibility for those dues.

There were no other comments or questions.

It was the consensus of the Committee of the Whole to forward on to the Village Board a Resolution Approving an Intergovernmental Agreement for the McHenry County Major Investigative Assistance Team (M.I.A.T.).

- g) Discussion – Approval of the Village of Huntley 2015 Street Improvement Program:
 - i. Approval of a Resolution to Appropriate \$915,000 in Motor Fuel Tax Funds for Maintenance of Streets and Highways for the 2015 Street Improvement Program
 - ii. Approval of a Resolution Executing the Construction Contract to Plote Construction, Inc., in the amount of \$816,350.81 for the 2015 Street Improvement Program

Village Engineer Tim Farrell reported that on April 9, 2015 the Village received bids from six (6) contractors for the 2015 Street Improvement Program. The results are summarized in the bid tabulation summary table below. Plote Construction, Inc. was the lowest responsible bidder in the amount of \$816,350.81. The 2015 program will consist of the partial reconstruction of 3rd Street between Woodstock Street and Church Street, grind and overlay of North Street east of IL Rt. 47 to Woodstock Street, grind and overlay the western portion of Wing Pointe Subdivision, and a sidewalk extension on 05.07.15 COW Minutes

Sun City Boulevard. The location of work is generally identified in the attached exhibits. The total length of the roadway improvement is approximately 2.36 miles. The rehabilitation will generally consist of spot curb and gutter removal and replacement, ADA curb ramp upgrades, Class D HMA patching, base repair and HMA resurfacing. The estimated cost for the base bid was \$836,593.50. CBBEL's not-to-exceed figure for design and construction engineering, approved earlier this year was \$90,000.00, bringing the total project cost based on the low bid to \$906,350.81. Work is anticipated to begin in June, with the project completion date of August 14, 2015.

Bid Tabulation Summary:

COMPANY	BASE BID
<i>Engineer's Estimate</i>	<i>\$836,593.50</i>
PLOTE CONSTRUCTION, INC.	\$816,350.81
SCHROEDER ASHPALT SERVICES, INC.	\$825,723.30
J.A. JOHNSON PAVING CO.	\$836,638.00
LORIG CONSTRUCTION	\$861,743.80
PETER BAKER & SON CO.	\$864,684.57
GESKE & SONS INC.	\$888,982.15

Staff Analysis

It is recommended that the Plote Construction, Inc., bid in the amount of \$816,350.81 be approved by the Village Board contingent upon IDOT approval of the Motor Fuel Tax (MFT) resolution for the appropriation of funds. The IDOT MFT appropriation is a procedural requirement for the use of MFT funds. By appropriating \$915,000 in MFT funds, any potential Board-approved change orders would be covered by the resolution and does not necessarily imply that the appropriated amount will be expended.

Financial Impact

The FY2015 Budget includes \$915,000 in the MFT Fund line item 42-05-3-6750 and \$90,000 in the Street Improvement Fund line item 04-10-2-6320 for the 2015 Street Improvement Program.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval:

- i. Approval of a Resolution to appropriate \$915,000 in Motor Fuel Tax Funds for Contract Construction for the 2015 Street Improvement Program.***
- ii. Approval of a Resolution Executing the Construction Contract to the lowest responsible bidder, Plote Construction, Inc. in the amount of \$816,350.81 for the 2015 Street Improvement Program.***

- h) Discussion – Consideration of a Resolution Approving an Amendment to a Professional Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) for Construction Documents for Downtown Huntley Streetscape Improvements and

Approval of Payment to CBBEL for Passenger Rail Station Engineering

Village Manager David Johnson reported that the FY2015 Budget for the Downtown TIF Fund includes \$500,000 for Professional Services (engineering design) in line item 16-10-2-6320. Expenditures were allocated in the amounts of \$100,000 for the Downtown Streetscape (the Village Board approved a professional services agreement with CBBEL in November, 2014, in the amount of \$151,200 and a portion of those funds were spent in FY2014, with the remainder to be spent in FY2015) and \$400,000 for the Passenger Rail Station and Platform Improvements.

Staff Analysis

The Village Board approved the Intergovernmental Agreement (IGA) with the Illinois Department of Transportation (IDOT) for the passenger rail station on November 6, 2014. The IGA provided for a reimbursement to the Village of \$2.95 million out of a total estimated budget of \$3.55 million. Per IDOT's direction at the time the new passenger service through Huntley was announced in April 2014, the station and platform were to be available for service by November 2015. To meet IDOT's aggressive timeline, the Village proceeded with preliminary engineering work with CBBEL to begin the necessary surveying and engineering for the train station, parking lot and platform improvements. This work included determining existing ownership, performing boundary surveys, preparing plats, completing environmental studies, and developing preliminary plans. A portion of this work was also required to accommodate the SKM redevelopment parking and other downtown off-street parking associated with the downtown streetscape improvements. However, newly-elected Governor Rauner issued Executive Order 15-08 on January 12th putting a hold on all state contracts or grants entered into after November 1, 2014, which included the Passenger Rail project. The cost to date for the work completed by CBBEL is \$70,000. The Village has received no formal confirmation yet from IDOT as to whether the project will proceed.

With the Passenger Rail project on hold, it was necessary to incorporate some of the parking lot and lighting improvements planned for that project into the Downtown Streetscape plans. These improvements, along with expanded project limits for the Downtown Streetscape per Village Board direction resulted in additional engineering and design work by CBBEL in the amount of \$78,000. The professional services agreement for the Downtown Streetscape Plan approved by the Village Board in November, 2014, requires an amended scope of services to reflect the tasks associated with the additional \$78,000 in engineering and design fees. This will bring the total amount of the contract for the Downtown Streetscape Plans to \$229,200.

Financial Impact

The FY2015 Budget includes \$500,000 for Professional Services for Downtown Streetscape Engineering and Passenger Rail Station Engineering in the Downtown TIF Fund, Line Item 16-10-2-6320.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board a Resolution Approving an Amendment to a Professional Services Agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) for Construction Documents for Downtown Huntley Streetscape Improvements and Approval of Payment to CBBEL for Passenger Rail Station Engineering and Design.

i) Discussion – Consideration of a Resolution Approving the Bid Award to Alliance
05.07.15 COW Minutes

Contractors, Inc. for the Downtown Streetscape Improvement Project

Village Manager David Johnson reported that on April 30, 2015 the Village received two (2) sealed bids for the Downtown Streetscape Improvement project. The project scope includes the installation of curb and gutter, construction of roadway bump-outs, milling and resurfacing, storm sewer, sidewalk, unit pavers, site lighting and landscaping. The Base Bid project limits are generally described as Main Street and Coral Street from Dwyer Street to Church Street; 1st Street and 2nd Street from Woodstock Street to Church Street; and Woodstock Street and Church Street from Main Street to Second Street. The Alternate Bid project limits consist of the Base Bid limits plus the alley between Woodstock Street and Church Street and also the parking lot south of the alley, which was originally planned in the FY15 budget to be constructed with State funds as a part of the Passenger Rail project. An exhibit is attached to generally define the project limits for the Base Bid and Alternate Bid Streetscape Improvements project. The bids were opened, read aloud and Alliance Contractors, Inc. was the low bidder for both the Base Bid and the Alternate Bid.

The Bid results are summarized as follows:

COMPANY	BASE BID	ALTERNATE BID
<i>Engineer's Estimate</i>	\$2,103,737.00	\$2,570,519.50
Alliance Contractors, Inc.	\$2,397,217.58	\$2,857,772.58 ⁽¹⁾
Landmark Contractors, Inc.	\$2,678,887.64	\$3,164,629.13

(1) Value corrected from as-submitted bid amount of \$2,859,572.58 to account for a discrepancy in the product of a unit price multiplied by the quantity.

Staff Analysis

The bids have been reviewed and evaluated by Staff and Christopher B. Burke Engineering, LTD. A value engineering analysis has identified a potential reduction in project cost of approximately \$220,000.00 by eliminating certain provisional and redundant pay items from the contract through a change order. Provisional pay items are used to establish a unit price in the event that one of the items is needed. Redundant pay items are included to allow post-bid decision of item selection between two types of the same item based on the bid amount. The attached table summarizes the provisional and redundant items and associated bid costs for potential elimination from the project scope.

Financial Impact

The FY15 budget includes \$4,000,000 for Streetscape Improvements in the Downtown TIF Fund 16-10-4-7712. Should the Village Board elect to proceed with the Alternate Bid for the project, two budget amendments are proposed to fund the increase in the project caused by the delay in the Passenger Rail project. The two amendments are described as follows:

Budget Amendment No. 1 – Transfer of \$250,000 from the Water Capital Fund to the Downtown TIF Fund for water main replacement costs. This proposed amendment would move the water main projects on Giordano Court and behind the Bakley Shopping Center as approved in the FY15 Budget to FY16.

Budget Amendment No. 2 – Transfer of \$140,000 from the Street Improvement Fund to the Downtown TIF Fund for the added roadway improvements north of Coral Street as requested by the Village Board during the Downtown Streetscape review and approval process.

These budget amendments and any others related to projects budgeted in FY14 but not completed until FY15, such as the parking lot improvements for the Sawyer-Kelley Mill project (\$285,000) and the Hackett House renovation (\$250,000) would be formalized at a future Village Board meeting.

Mayor Sass asked if the Committee had any questions; there were none.

Mayor Sass asked if the Committee would like to move forward with the Base Bid or Alternate Bid and which Budget Amendment the Board would like to proceed with to move forward; each Trustee stated that they would like to proceed with the Alternate Bid and associated budget amendment.

It was the consensus of the Committee of the Whole to forward on to the Village Board a Resolution approving the Alternate Bid Award to Alliance Contractors, Inc. of Woodstock, IL

- j) Discussion - Consideration of a Resolution Approving a Proposal for Construction Observation Services for the Downtown Streetscape Improvements

Village Manager David Johnson reported that a Proposal for Construction Observation Services for the Downtown Streetscape Improvements has been received from Christopher B. Burke Engineering, Ltd. (CBBEL).

Staff Analysis

Tasks to be performed include construction observation and coordination of work among various contractors completing the different components of the Downtown Streetscape Improvements. CBBEL's not-to-exceed figure for construction observation services is \$150,000.00.

Financial Impact

The FY2015 Budget includes \$500,000 for Professional Services for Downtown Streetscape Engineering and Passenger Rail Station Engineering in the Downtown TIF Fund, Line Item 16-10-2-6320.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board a Resolution Approving a Proposal for Construction Observation Services for the Downtown Streetscape Improvements in the amount of \$150,000.00.

- k) Discussion – Approval of Payout Request No. 1 in the amount of \$208,146.91 to Curran Contracting for Freeman Road Widening Project

Mayor Sass reported that on September 25, 2014 the Village Board of Trustees awarded a contract for the Freeman Road Widening project to Curran Contracting. The contract amount was \$984,999.00. The project is being completed in association with the location of Weber-Stephen Products new global distribution facility in the Duke Realty Huntley DC Subdivision.

Curran Contracting started work on October 27, 2014. Due to unseasonably cold fall temperatures, the work was suspended through the winter. Curran Contracting remobilized on April 15, 2015 and has submitted the first payout request for the Freeman Road Widening project. Village staff and the Village's project engineer, Jacob & Hefner Associates have reviewed the request and recommend

approval of the payout.

Staff Analysis

<u>Pay Request</u>	<u>Total Completed Work</u>	<u>Retention</u>	<u>Previous Payments</u>	<u>Amount Requested</u>
#1	\$219,102.03	\$10,955.12	\$0.00	\$208,146.91

Financial Impact

The Village has entered into a joint agreement with IDOT for EDP funding in the amount of \$518,494.00. The EDP agreement with IDOT required the Village to bid the project and provide for construction observation. However, there is no financial impact to the Village. Project expenses over \$518,494.00 will be borne by Duke Realty, the developer of the Huntley DC Subdivision.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Payout Request No. 1 in the amount of \$208,146.91 to Curran Contracting for the Freeman Road Widening project.

- 1) Discussion – Approval of Payout Request No. 1 (Final) to Shales McNutt Construction for the Hackett House Interior Renovation

Mayor Sass reported that on January 22, 2015, the Village received awarded the bid for the interior renovation of the Hackett House to Shales McNutt Construction (SMC) in the amount of \$136,282. The work included electrical, plumbing and HVAC, painting, carpentry, and trim work to create the office space required to accommodate Visit McHenry County, the McHenry County Convention and Visitors Bureau. The Village Board approved a lease with Visit McHenry County for this space on November 6, 2014. Visit McHenry County is now occupying the space and conducting operations from the site.

Staff Analysis

Village staff has reviewed the request and recommends approval of the payout. During the course of construction, there were various adjustments made during the course of the work that resulted in credits (\$3,515) and extras (\$5,743.29), for a net increase of \$2,228.29 (1.6%) above the original contract amount of \$136,282.00. The final cost was \$138,510.29.

Financial Impact

Funding of \$250,000 for the renovation of the Hackett House, both interior and exterior, was included in the Downtown TIF Fund in the FY15 Budget.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Payout Request No. 1 (Final) in the amount of \$138,510.29 to Shales McNutt Construction.

VILLAGE ATTORNEY’S REPORT: None

VILLAGE MANAGER’S REPORT:

Trustee Kanakarlis asked if it was still possible to add a couple 10-minute parking spaces on Main Street
05.07.15 COW Minutes

at Woodstock Street as the businesses need those spaces.

Trustees Piwko and Goldman stated that it was decided not to have parking spaces there.

Trustee Kanakaris stated that the business owners say they need those spaces.

Trustee Leopold stated that the Board had already discussed this item and voted not to have those parking spaces and that the decision should remain.

Mayor Sass asked which Trustees were in favor of not having two (2) parking spaces at the corner of Main Street at Woodstock Street; Trustees Goldman, Leopold and Piwko replied.

Trustee Huffman stated that if he were a business owner that he would be concerned about not having parking spaces there.

Mayor Sass stated that he would want 10-minute drop off parking spaces.

Trustee Leopold stated that he was opposed to the bump out and parking on Main Street and that the businesses can use the parking on Coral Street and the new public parking lot. Trustee Leopold stated that this was discussed openly and voted on and he objected to this being brought up again.

Trustee Westberg stated that he spoke with the owner of Shampooch & Kitty and the owner stated that they will move at the end of their lease if there is no parking on Main Street at the business. Trustee Westberg stated that he supported the 10-15 minute parking spaces.

Trustee Piwko stated that there is a problem now with Main Street traffic bottle-necking at that intersection.

Trustee Goldman stated that she agreed with Trustee Piwko.

Trustee Leopold stated that the Village should hire an objective traffic engineer to research that traffic flow.

Mayor Sass stated that the Village will revisit the two (2) parking spaces on Main Street at Woodstock Street.

Trustee Leopold stated that he objected to being blind-sided by this as it was already discussed and voted on.

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported that the May 14th Village Board Meeting will include the swearing in of the trustees and recognizing outgoing Trustee Huffman. Mayor Sass reminded the Board that a new group picture will be taken after the meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION:

05.07.15 COW Minutes

- a) Probable or Imminent Litigation and Pending Litigation
- b) Contractual
- c) Property Acquisition, Purchase, Sale or Lease of Real Estate
- d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
- e) Collective Bargaining
- f) Appointment, Discipline or Removal of Public Officers
- g) Appointment of a Public Officer
- h) Review of Closed Session Minutes
- i) Other

A MOTION was made at 7:46 p.m. to enter into Executive Session for b) Contractual.

MOTION: Trustee Piwko

SECOND: Trustee Goldman

The Voice Vote noted all ayes and the motion carried.

A MOTION was made exit Executive Session at 7:58 p.m.

MOTION: Trustee Kanakaris

SECOND: Trustee Leopold

The Voice Vote noted all ayes and the motion carried.

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:59 p.m.

MOTION: Trustee Westberg

SECOND: Trustee Huffman

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary