

Staff Responses to Council Questions December 11, 2018

Item. 5-C. Removed from Consent Agenda *At the request of Commissioner Earl, C. Resolution: Authorize Acceptance of Public Improvements for Nelson Meadow Subdivision has been removed from the Consent Agenda.*

7. First Reading

A. Motion: Authorize Approval of Key Terms for a Redevelopment Agreement with Location Finders International (LFI) and Direct Staff to Take Necessary Actions to Comply with the Key Terms

Please provide a cost estimate for the Village actions to be taken prior to the approval of a Redevelopment Agreement.

Provided the Village Council approves the key term and directs staff to proceed on December 18, 2018, the following represents estimated contractual costs expected to be incurred by the Village through the end of June 2019. Village Council consideration of the redevelopment agreement is scheduled to occur in May or June.

- Design services (paid to architect)
 - Programming and schematic design \$ 550,000
 - Design development \$ 450,000
 - Construction documents \$ 85,000
 - Construction administration \$ 100,000
- Construction administration (paid to construction management firm) \$ 100,000
- Civil engineering, landscape and other design (paid to engineering and design firms) \$ 75,000
- Preparation of TIF qualification report (paid to TIF consultant) \$ 40,000
- **Total** **\$1,400,000**

Attachments

rEmarks are attached



rRemarks Data for December 11, 2018 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
Active Agenda	G. ORD 2018-7993 An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #8 (Nelson Meadow Subdivision)	Has the required Homeowners Association been created as a legal entity?	John Schofield
Consent Agenda	C. RES 2018-8007 A resolution authorizing acceptance of public improvements for Nelson Meadow Subdivision	<p>Dear Mayor, Council and Staff,</p> <p>I am unable to attend tonight's meeting and want to share remarks on the Nelson Meadow Subdivision. In October, I assessed the retention pond as per a request from resident John Schofield. It is my professional opinion as a landscape architect that overall the plant installation is successful, but there are a few critical issues of concern as this passes ownership and responsibility. The plants to be installed in the emergent area are not present, and instead invasive cattails are taking over this area. If this is not addressed, the entire stormwater retention pond area will soon consist primarily of non-native cattails. These need to be removed and the specified plants reinstalled as plugs. There are also some shrubs (Rose of Sharon) installed that are not a native species, but instead a non-native species that has invasive tendencies. These should be removed and replaced with native shrubs. I have provided detailed recommendations to Mr. Schofield, which he sent over to Public Works. I do want to stress that this is a critical time for these issues to be addressed and will determine if the stormwater detention basin plantings will be a success or failure.</p> <p>Sincerely yours, Irene Hogstrom</p>	Irene Hogstrom, 1232 Gilbert Avenue, Downers Grove