

MINUTES OF WORKSHOP MEETING

DOWNERS GROVE, ILLINOIS

APRIL 23, 2007

Mayor Krajewski called the Workshop meeting of the Village Council of the Village of Downers Grove to order at 6:30 p.m. in the Council Chambers of the Village Hall.

Present: Mayor Brian Krajewski; Commissioners Marilyn Schnell, Martin Tully, Ron Sandack, Stan Urban, William Waldack; Village Manager Cara Pavlicek; Village Attorney Enza Petrarca; Village Clerk April Holden

Absent: Commissioner Sean P. Durkin

Visitors: **Residents:** John Schofield, 1125 Jefferson Avenue; Dan Gilmartin, 1124 Barneswood; Graham Harwood and Ed Disler, Owner Services Group; Joseph S. Rubel, Jr., Jim Rubel, and Joe Papanicholas, Nicholas and Associates; Christine Fregeau, 1918 Elmore Avenue; Fran Kubes, 5538 Lyman Avenue; Geoff Neustadt, 4633 Saratoga; Pat Furey; Mickie and Bruce Beckman, 4629 Middaugh Avenue; Steve L. Leach, 6841 Springside; Red Brownson, 5904 Downers Drive

Staff: Liangfu Wu, Director, Information Services; Bob Porter, Police Chief; Tom Dabareiner, Director, Community Development; Mike Millette, Assistant Director, Public Works; Andy Matejcak, Director, Counseling & Social Services; Mary Scalzetti, Director, Community Events; Judy Buttny, Acting Director, Finance; Dave Fieldman, Deputy Village Manager; Mike Baker, Assistant Village Manager; Phil Ruscetti, Fire Chief; Wes Morgan, Director, Human Resources; Jeff O'Brien, Senior Planner, Community Development; Doug Kozlowski, Director, Communications

Mayor Krajewski explained that Council Workshop meetings are held the second and fourth Tuesdays at 6:30 p.m. The meetings are video taped live and for later cable-cast over cable channel 6.

The Workshop meeting is intended to provide Council and the public with an appropriate forum for informal discussion of any items intended for future Council consideration or just for general information. No formal action is taken at Workshop meetings.

The public is invited to attend and encouraged to comment or ask questions in an informal manner on any of the items being discussed or on any other subject. The agenda is created to provide a guideline for discussion.

MANAGER

1. Consent Agenda Items

a. Bid: Hydraulic Mobile Column Lifts and Accessories.

No questions.

b. Extension of Prosecution Agreement - Ordinance Violation.

Commissioner Sandack asked if this was bid.

Enza Petrarca, Village Attorney, said it was.

Commissioner Waldack said he would like information on the amounts paid out.

Attorney Petrarca said anything covered in Wheaton court is at the rate of \$115 per hour. Anything covered in the Downers Grove Field Court is at the flat rate. She noted that the 4500 Bryan case was handled in Wheaton.

c. 2007 Motor Fuel Tax Resolution.

No questions.

d. Bid: 2007 Roadway Rehabilitation Program.

No questions.

e. Bid: 2007 Preventive Seal Program.

Commissioner Schnell asked if this is slurry seal.

Mike Millette, Assistant Director, Public Works, said it is very similar; however, in response to Commissioner Schnell, he said the technology has changed.

f. Contract Extension-Geotechnical & Material.

g. Long-Term Disability Insurance.

Commissioner Tully asked if this is the first or second extension.

Attorney Petrarca said it is the second extension. This will go out for bid in January.

2. Active Agenda and Informational Items

- a. **68th Street and Main Street – Greenbriar Planned Unit Development.** The Manager said Jeff O’Brien, Sr. Planner, would address this item.

Jeff O’Brien, Sr. Planner, said this is a new development of a medical building of 36,000 square feet at 68th Street, south of Greenbriar. It is adjacent to an existing building. It complies with existing regulations. The Plan Commission reviewed this matter at their meeting of March 12, 2007 and unanimously recommended approval. Some residents spoke regarding parking issues. A neighborhood meeting was held to address this matter.

Commissioner Tully asked about the original proposal.

Mr. O’Brien said there have been several proposals over the years. The second building of the original plan was never completed.

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Commissioner Tully said this is consistent with what was approved in the past. The petitioner is not requesting variances. He noted the discussion regarding the parking issue and said the residents have initiated a request with the Parking & Traffic Commission.

Mayor Krajewski said this is a safety issue and noted that the Manager can issue temporary parking restrictions.

Commissioner Schnell said this will be on the agenda at the next Parking & Traffic Commission meeting.

Cara Pavlicek, Village Manager, said she will work with the Public Works Director.

Commissioner Waldack said this will go to the Parking & Traffic Commission on May 9, 2007. Traffic has picked up in the area. He referenced McCollum Park. He said he would like to review the Parking & Traffic minutes before this is approved by Council. He is concerned about traffic in the area.

The Manager said this will be placed on the May 1 agenda. Council could vote to remove it from the agenda.

b. **Award of Fire Station 2 Contract.** The Manager asked Dave Fieldman, Deputy Village Manager to address this item.

Dave Fieldman, Deputy Village Manager, noted that the bid specs and drawings have been approved and five contractors were earlier pre-qualified. All submitted bids. The low bid was submitted by Nicholas and Associates of Mt. Prospect. Based on the bid, the current cost estimate is \$9.5 million. He noted that the contractor has completed several contracts on time and on budget. The budget for this project was \$10.5 million.

Commissioner Schnell asked if the expanded basement option was included.

Mr. Fieldman confirmed that it was.

Commissioner Waldack asked if the bidder has worked with our architects and owners' representative.

Mr. Fieldman confirmed that they have.

Commissioner Tully noted that the bid is below budget.

Commissioner Sandack said he is concerned that the Village's representative be aggressive to prohibit change orders and to keep them at a minimum.

Commissioner Schnell asked if the Council would receive monthly updates on the progress of the construction.

Mr. Fieldman said Council would receive regular updates.

Commissioner Tully suggested the updates be on a bi-weekly basis. He noted that the updates worked well during construction of the parking deck. It was useful to both Council and the community.

John Schofield, 1125 Jefferson, said in the close-out phase of this project he would like to be sure that there is flexibility in the contract to get the firefighters back in the building as soon as possible.

- c. **Issue of GO Bonds for Fire Station 2.** The Manager asked Mr. Fieldman to address this item.

Mr. Fieldman said an ordinance has been prepared for the issuance of \$9,250,000 of General Obligation Bonds for the construction of Fire Station 2. He said the adopted FY 07 budget includes \$10 million in revenue in the Municipal Buildings Fund from the issuance of general Obligation Bonds. The adopted FY 007 budget also includes \$723,000 in annual expenses in the Debt Service Fund beginning in FY 08. The principal amount of the bonds would be \$9,250,000.00. Mr. Fieldman said that with the funds on hand there should be sufficient funds to cover the cost of this contract.

Manager Pavlicek said the debt payment will come from a portion of the Home Rule Sales Tax.

- d. **Budget Amendment FY 2007.** The Manager asked Mr. Fieldman to address this item.

Mr. Fieldman said the Village entered into a redevelopment agreement with Acadia on the Green in December 2005 for the development of the Acadia on the Green projected located at the southeast corner of Main Street and Burlington Avenue. The agreement states that the Village is required to bury the existing overhead utilities located on the site. The current cost is estimated to be \$750,000. This is significantly higher than the 2005 estimate of \$205,000. Staff is requesting that the FY 07 budget be amended to provide for \$750,000 in expenses in the Downtown Redevelopment TIF Fund. Approval allows the Village to adhere to the terms of the agreement.

Commissioner Schnell asked if this work is for the complete block.

Mr. Fieldman said it is the majority of the block.

The Manager said staff will confirm the area the work will cover.

Commissioner Tully said there is a large difference in the initial estimate and this one. He asked for information as to the increased estimate.

- e. **Acadia on the Green/ComEd Agreement.** The Manager said this is the first step in completing the work to bury the existing overhead utilities.

In response to Mayor Krajewski, Attorney Petrarca said the ComEd contracts are standard contracts although staff can ask to modify the contract.

MANAGER'S AND DIRECTORS' REPORTS

Manager Pavlicek introduced Tom Dabareiner, Director, Community Development. Mr. Dabareiner said he has 24 years experience in the community development field. He said he is excited to be here and is ready to get started. He provided information regarding his experience

and educational background. The Manager said there will be a public reception scheduled in the future.

Business Registration Certificate Ordinance

Mike Baker, Assistant Village Manager, said this item was presented at the March 13, 2007 Village Council Workshop. At that time staff recommended that the draft ordinance be referred to the Chamber and EDC for formal comment and subsequent presentation to the Village Council prior to May 1, 2007 Council meeting. Staff met with the Chamber and EDC and based on that meeting, Mr. Baker suggested it may be appropriate to study this matter further with these groups.

Commissioner Schnell asked about Chapter 8, Licenses, of the Downers Grove Municipal Code.

Mr. Baker said Chapter 8 of the Municipal Code refers to business licenses currently in place such as scavenger, taxi, electrical, etc. The general licensing language in Chapter 8 applies to the specific license types contained in Chapter 8.

Commissioner Schnell said that at present the Village does not have an ordinance that provides for licensing all businesses. Mr. Baker said that was correct.

ATTORNEY'S REPORT

Village Attorney Enza Petrarca said she was presenting 13 items to the Council: 1) A resolution authorizing execution of an addendum to an agreement for legal services with Smith, Rickert & Smith; 2) A resolution for input by municipality under the Illinois Highway Code; 3) A resolution authorizing execution of an addendum to an agreement between the Village of Downers Grove and ECS Illinois, LLC, for geotechnical and material testing services; 4) A resolution authorizing execution of amendment #2 to an agreement between the Village of Downers Grove and National Insurance Services of Wisconsin, Inc.; 5) An ordinance approving a planned development amendment to Planned Development #7 to permit construction of a two-story outpatient medical facility; 6) A resolution abrogating a certain portion of a public utility easement in the Village of Downers Grove; 7) A resolution abrogating a certain portion of a public Stormwater detention easement in the Village of Downers Grove; 8) A resolution authorizing the final plat of subdivision for the Resubdivision of Lot 1 of Greenbriar; 9) A resolution authorizing execution of an agreement between the Village of Downers Grove and Nicholas & Associates; 10) An ordinance providing for the issuance of general obligation bonds, series 2007, of the Village of Downers Grove, DuPage County, Illinois, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds; 11) A resolution authorizing execution of an agreement between the Village of Downers Grove and ComEd; 12) An ordinance providing for an amendment to Ordinance #4820 and the Village of Downers Grove budget for Fiscal Year 2007; and 13) A resolution authorizing execution of an agreement with the Downers Grove Professional Firefighters Union, Local No. 3235 of the International Association of Firefighters AFL-CIO, CLC.

With respect to including the Executive Session minutes on the website, Ms. Petrarca said this matter will not be workshopped and the minutes will be included with other minutes on the website. She will speak to the Information Services Director regarding the timing and schedule for putting these minutes on the website.

COUNCIL MEMBERS

Commissioner Schnell said she attended a reception Saturday evening for the DuPage Children's Museum. She said it was a wonderful evening.

Commissioner Tully said the Educational Foundation of District 58 fundraiser at the Tivoli was a great event for an outstanding cause.

ADJOURNMENT

Commissioner Tully moved to adjourn to Executive Session pursuant to Section 2(c)(2) of the Open Meetings Act to discuss collective negotiation matters. Commissioner Urban seconded.

VOTE: YEA – Commissioners Tully, Urban, Waldack, Sandack, Schnell, Mayor Krajewski

Mayor Krajewski declared the motion carried and the Council convened into Executive Session at 7:07 p.m.

April K. Holden
Village Clerk

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