



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

October 17, 2022

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Canty, Bertucci, LaBedz, Schwingbeck, Grasse, Tinaglia, and Scaletta. Trustee Baldino was absent.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Charles Perkins, Cris Papierniak and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 10/03/2022 Approved

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Absent: Baldino

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/15/2022 Approved

Trustee James Bertucci moved to approve in the amount of \$3,732,879.57.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Absent: Baldino

VI. RECOGNITIONS AND PRESENTATIONS

- A. Presentation of the 2022 Disability Employment Award to Church Creek by the Commission for Citizens with Disabilities

The Village's Commission for Citizen's with Disabilities honored Church Creek with the 2022 Disability Employment Award for promoting employment opportunities for those with disabilities. It is hoped the presentation of this annual award will encourage other Village employers to provide employment opportunities for disabled staff members. This is the 14th year the Commission has presented this award. Church Creek collaborates with Little City to provide opportunities. Cheryl Letwat, Chair of the Commission, presented the award.

- B. Police Department Commendation - Officer Treston Schoeny

President Hayes presented the Commendation Award on behalf of the Board to Treston Shoeny. Officer Shoeny saved Colin Connolly from choking on a piece of candy at National Night Out this past August. US Customs and Border Patrol Acting Area Port Director Kemisha Sherell expressed their organization's thanks for Officer Shoeny's life saving response and presented him with a letter from the Director of the Board or Customs.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Peg Lane asked what the effects will be on the neighborhoods near the proposed stadium. Will they be using our condo parking lot for games during the season? President Hayes said it is very premature. There is a preliminary plan, but not a lot of details. A lot of the questions will be answered down the road. There will be designated parking spaces, but there will also be entrepreneurs. Ms. Lane asked if there was a timeline. President Hayes said the first phase is for the purchaser to close on the property. The Village is anticipating that occurring early next year or end of this year. Then phase two can happen where formal plans may be introduced.

Roberta Fisher asked if the Bears vote to come here, will our taxpayer money be involved. How will residents be involved? President Hayes said the Board will have say. The public will have a full and fair opportunity

before any votes are taken to weigh in. Now, we are trying to assist them on closing their purchase agreement. They don't own the property yet. The Village has quite a bit of say in terms of what will go there and how it will be built. It is possible the Board could reject it. Mr. Recklaus explained the Pre-Development Agreement will be voted upon at the November 7th Board meeting. The Village could say no to what they propose. The Agreement is a roadmap for how the decisions moving forward will be made. The Village has to say yes to this piece for the project to move forward.

Melissa Cayer said the Board should abolish taxpayer financing districts.

IX. OLD BUSINESS

A. Report of Committee of the Whole Meeting of October 10, 2022

Discussion of Pre-Development Agreement with Chicago Bears

No action was taken. The motion was presented and will be voted upon at the November 7th, 2022 meeting.

Brian Costin said there are a lot of taxpayer incentives for this project. He noted that schools were not addressed. There is a lot of density in the housing. He counted 18-20 stacked flat buildings including 10-12 stories tall. There were also 25-30 buildings that could be condos, and possibly 50-100 townhomes. With all this residential impact, where will the children go? The Bears aren't mentioning it or if any land will be used for that. How many units and what kind of mix? 90% of the tax revenue would go to the school districts.

President Hayes said the Village does not have final plans.

Mr. Recklaus explained that the drawings are extremely preliminary. The Board is not approving a plan. Staff has not been able to review the plan nor does it have sufficient information to review a plan. It is also not suggesting or approving any incentive. All we are doing is indicating the types of incentives that might be pursued and the conditions on which we would discuss the issues. The school districts have been part of stakeholder meetings. Any rules regarding school funding would come under State law. The districts will be involved as they always are. The process will be the same as it would be with any other developer. The Predevelopment Agreement does not provide preliminary approval of any project.

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Absent: Baldino

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| A. | Water Meters Purchase | Approved |
| B. | Manhole Rehabilitation Contract Extension | Approved |
| C. | Crack Sealing Program Contract Extension | Approved |

CONSENT LEGAL

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| A. | An Ordinance Granting a Variation from Chapter 30, Sign Regulations of the Arlington Heights Municipal Code for the Property at 155 East Algonquin Road | Approved |
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Trustee Robin LaBedz moved to approve 2022-057. Trustee Tom
Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Absent: Baldino

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

- | | | |
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| A. | EV Charging Infrastructure Request for Proposals Award of Consultant, Purchase of Charging Units | Approved |
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Mr. Recklaus said one of the Board's Strategic Priorities was to bring electric charging stations to the Vail parking garage. Funding comes from the Green Aggregation revenue. Mr. Perkins said staff recommends hiring the consultant SemaConnect which covers installation costs, electric

upgrades for the second floor, electric upgrades for the first floor, and ongoing costs for support services. The intent is to purchase charging stations and install them on 2 levels. Each station has 4 ports.

Mr. Perkins said 375 Electric vehicles were registered in AH last year. It's estimated there will be 26.4 million EV's on the road by 2030. Payment can be received through the Plugshare app, by phone, or credit card. The Village can set its own rates and can charge by KWh or by duration. Rates can be adjusted based on the time of day. Mr. Perkins said the Village will probably not recoup our costs on this. For EV's that stay beyond charging time, fees equal to parking ticket can be charged. Dashboard tracking is part of the program. SemaConnect will install the network and provide maintenance. Sourcewell is the company recommended to source the units. The implementation cost is \$37,845, and ongoing costs will run between \$1,920 and \$3,520 per year.

Trustee Scaletta asked if any car brands would not be supported by these chargers. The answer was no. He asked how long will it take to charge a vehicle and are if we will be able to limit the amount of time a vehicle is in a space. Mr. Perkins said we could set hour limits and we could allow a longer amount of time under a permit. Most will charge for an hour or hour and a half. For a long road trip, users would go to super chargers. Most people will charge at home. The plan is to set a limit of 2 hours for the first-floor units. There is a three-hour limit in parking there already. If there is more demand, we could adjust the times.

The original intent was for second floor chargers to be for residents of the apartments. Mr. Recklaus said people who currently live in a downtown unit, don't have the opportunity to purchase an EV. This installation might change their buying decision in the future. Trustee Scaletta said he didn't want the stations to be where they are not needed, it seemed having two stations in one garage might be overkill. Mr. Recklaus explained there are economies of scale. It's cheaper to put them in the same garage. Staff recommends that we do the electrical service on the second floor as it's the most cost-effective approach. The next closest charging station to downtown is a ComEd Station. There are two at Town & Country and some at local schools. The first-floor chargers are for downtown business customers, the second-floor chargers are intended for downtown residents.

Trustee Scaletta said he was not opposed to the installation. If there is large demand on the first floor, can we move people to the second floor? The answer was yes. Trustee Scaletta asked what the life span was on the equipment. Jake Schmidt, Village Assistant Planner, said there was no lifespan in the quote, but there is a warranty plan so the units are protected. Mr. Perkins said he could look at the warranty and report back. He noted this kind of infrastructure will need replacement eventually. Mr. Recklaus said this is a pilot program. The program and technology will evolve with it. Trustee Scaletta asked staff to reach out to someone who has done this. It makes sense to understand the estimated life of the equipment. Trustee Scaletta asked if different vehicles charge faster or

slower. Mr. Perkins said some charge at a super charger rate, some do not. Most can be charged at a level 1 or 2. This is not a supercharger.

Trustee Scaletta asked about the costs. The Village will pay for the electricity and get reimbursed, but we might lose a transaction fee. Mr. Recklaus said that would be a choice we would make. The goal would be to charge enough to recoup our costs, but it could be market dependent. Mr. Perkins said it is likely we would recoup the energy cost, but a lot depends on the usage and how many stations are in the area. Staff doesn't want to promise. Some stations charge per \$.50 per KWh, some \$.50 per hour. Mr. Recklaus said the Village would try to be priced in the middle, not high, not low. People will use it out of convenience. Trustee Scaletta asked where the money will come from to cover the costs. Mr. Recklaus said it would come out of the Green Aggregation fund which has \$500,000 in it. There are no other projects identified for this fund. Trustee Scaletta said to designate a percentage of this fund to cover costs just in case. He doesn't want residents paying for other people charging their vehicles. Mr. Perkins said the intent is to recover the energy charge. If others are undercutting the market, then we may not. It's a growing segment of the market, so good for the Village to get ahead. Mr. Recklaus noted that because it is a pilot program, there is a certain amount of risk, but we are not the first folks to do this. In 10-15 years, charging stations will be much more ubiquitous in the community, this is our first step. We can modify the program based on our experience.

Mr. Papierniak clarified that SemaConnect will offer area wide pricing so we can recoup our costs and be competitive. Other charging entities are eligible for tax incentives to install the chargers but because we are a government body, we cannot receive these incentives. No one is giving away the electricity for free, they are just offsetting the equipment costs. Mr. Papierniak did not have any concern we would not recoup the energy costs. The Green Aggregation fund is intended to be used for these kinds of initial infrastructure expenses.

Trustee Scaletta said this explanation helped. He doesn't want to be the leader to the deep end of the pool. He asked if SemaConnect was consulting other entities in the area, it would make him nervous if they were consulting all the communities around us. Mr. Perkins said they may be in the area, but they do not have a monopoly.

Trustee Bertucci noted this is a pilot program, so it is understood there will be adjustments. He asked if we would need to put something on the engineering assessments for the equipment. Mr. Papierniak said it would fall under Capital Improvements. Trustee Bertucci asked if we should we contact our insurer. There might be some liability for having these stations in a garage. Mr. Papierniak explained the chargers won't work unless there is communication with a vehicle. If a cord is cut, if it rains, there will not be a shock. That's why we want consultants to help with the software problems.

Trustee Schwingbeck asked for an explanation regarding the costs of putting the upgrades on the second floor. Mr. Papierniak said we do not have an electrical floor on the second-floor so we need to add wire, conduit and electricity. It is cheaper to put the first-floor units in. Trustee Schwingbeck said he assumes people that own electric cars will have a system in their garage. Are we are putting them in on the first floor for residents or customers of our downtown? He wondered if users on the first floor will be just looking to park, but don't need a charge per se. The spots may just be sitting open. He wasn't sure the average resident would plug in for 20 miles of charge. Mr. Recklaus said that may be, the Board indicated they wanted to develop a plan to experiment. We don't have all the answers, nor is there is not a standard model yet. This would be our test. It gives opportunity for those who live here and those who shop here to charge. Trustee Schwingbeck said the concept is wonderful, but he would not be too sharp on residents picking up the cost of charges.

Trustee LaBedz asked if the electricity cuts off at a certain time, she wants to ensure we have the ability to get people to move along. Mr. Perkins said if it gets to the maximum charge it will stop, or we can program the software to cut the charge after a certain amount of time. If they don't unplug, we can charge an extra fee. They would get notified, charged, ticketed just like any other parking enforcement issue. Trustee LaBedz noted the supplier is holding a price for the Village. Mr. Perkins said pricing went up October 1, and they said they would hold it for us.

Trustee Grasse said she was excited about a pilot program to help support more non fossil fuel vehicles. She talked about the evolution of cell phones to what they are now and related it to this process. In a few years there will be a completely different understanding of EV's. She expressed gratitude for the lower pricing on the chargers.

Trustee Scaletta asked about the timeline. Mr. Schmidt said they could be installed in February, it depends on how quickly they can get the units to us. There is a subcontractor to do the electrical work.

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Absent: Baldino

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 8:52 p.m. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Absent: Baldino