



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

July 17, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Tinaglia, Blackwood, Rosenberg, LaBedz, Sidor and Glasgow.

Trustees Baldino and Scaletta were absent.

Also in attendance were Randy Recklaus, Charles Perkins, Tom Kuehne, Mark Burkland, Jeff Musinski and Becky Hume.

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/15/2017

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 7/15/17 in the amount of \$2,155,991.30. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

A. 2017 Substantial Amendments to the Consolidated Plan & Annual Action Plan Approved

Mr. Recklaus said this is the second of two public hearings to the 2017 Substantial Amendments to the Consolidated Plan and the 2017-2018 Annual Action Plan.

Mr. Perkins said the Substantial Amendments change the public infrastructure to a high priority need area for CDBG funding, increase the estimated average amount of program income to be received from Single Family Rehab Loan program repayments for \$50,000 per year to \$100,000 per year and make adjustments in the 5-year estimated expenditures for priority need areas.

President Hayes said no comments have been received during the public comment period. Mr. Perkins explained the Village received additional funding mostly in the construction component so it increased the Single-Family line item. Because the Village is trying to increase participation in the Overhead Sewer Rebate Program, interested parties who qualify for the Single Family Loan Rehabilitation Program can apply for these funds to pay for overhead sewers.

Trustee Rosenberg asked if there were other things that could be done at the Senior Center. Mr. Perkins said some physical improvements can be made. Increased security is being looked at. Staff can look at other potential projects now that the annual debt service payment is gone. A new roof could be eligible for CDBG funds, but perhaps not a parking lot. Trustee Rosenberg asked to keep the Center in mind for future allocation of funds when looking to replace equipment.

Trustee Thomas Glasgow moved to open the Public Hearing. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

Trustee Thomas Glasgow moved to close the Public Hearing. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

VIII. CITIZENS TO BE HEARD

Panorea Bakutis of Robert Morris University, said the School of

Management was offering a 50% cost break in tuition at the Schaumburg campus for Arlington Heights residents. Call 708-226-5353 for more information. She asked to spread the word through the Village's communication avenues.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. A Resolution Approving a Final Plat of Subdivision Approved
(Hogreve Subdivision, 2214 E. Palatine Road)

Trustee Robin LaBedz moved to approve R17-044. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

- B. A Resolution Approving a Final Plat of Subdivision Approved
(Lexington Heritage, 3216-3240 N. Old Arlington Heights Road)

Trustee Robin LaBedz moved to approve R17-045. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Sidor, Tinaglia

Nays: Rosenberg

Absent: Baldino, Scaletta

- C. An Ordinance Granting Final Approval of a Planned Unit Development Approved
(Lexington Heritage Townhomes, 3216-3240 N. Old Arlington Heights Road)

Trustee Robin LaBedz moved to approve 17-030. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Sidor, Tinaglia

Nays: Rosenberg

Absent: Baldino, Scaletta

- D. A Resolution Approving Renewal of Industrial Real Estate Tax Incentive for Certain Real Estate in the Village of Arlington Heights, Cook County, Illinois (Cabot IV-IL1W08, LLC, 3602 N. Kennicott Avenue) Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

- A. MWRD I/I Smoke Testing Separate Sewered Areas Approved

Trustee Rosenberg removed this item from the Consent Agenda. He asked if the \$50,000 was a not to exceed amount. Mr. Musinski said yes it is not to exceed \$50,000 for each year. This is work that needs to be complete by 2019 per the MWRD requirement and a report will be submitted to MWRD after the work is complete. The testing will occur in the most susceptible areas. The Village has used Burns & McDonald before with good results and their bid was substantially lower than the other bidders were. Trustee Rosenberg asked what the manhole inspection entails. Mr. Musinski said there is a protocol where varieties of things are evaluated such as: depth, direction of flow, condition of flow and leaks. A comprehensive report will be generated.

Trustee Bert Rosenberg moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

- B. Police Station GMP Award Approved

Mr. Recklaus said the Board is reviewing a guaranteed maximum price for the new Police Station. The budgeted amount for the station is \$27,985,000. Costs came in slightly below the estimated cost by \$42,000. It is recommended that an Alternate Bid #5 be accepted for \$29,376. There is \$3.2 million in contingency funds in case there are overruns or

unforeseen occurrences.

Mr. Perkins said the early bid packages have been approved in the amount of \$5.7 million. Demolition and abatement has started, and steel has been ordered. The Guaranteed Maximum Price (GMP) includes contingencies and a winter allowance of \$150,000 in case the structure needs to be tarped and heated. The GMP includes General Liability insurance and construction fees. The next step is to prioritize the alternates. Staff is recommending alternate #5, an ice and water shield, over the pitched roof areas. Public Works submitted for a grant with MWRD for permeable pavers in lieu of asphalt paving. If the grant is received, the project will move forward with this alternate. A total of 72 value engineering items were evaluated which reduced the overall construction budget by \$1,812,920. The team is recommending the Board approve the previously approved early bid awards of \$5,703,483.00.

Mr. Perkins said due to the nature of construction where decisions need to be made promptly, it is recommended that the Board authorize staff to approve change orders up to \$40,000 with the approval of the Village Manager and Finance Director. This will prevent work slow downs.

Trustee LaBedz asked what the ice and water shield would do. Mr. Perkins said the material is placed on the roof before the finished shingles are put on and it helps prevent water penetration. Chris Siefert of Riley Construction said it does not change the look. It is a peel an stick product that has some self-sealing characteristics.

President Hayes asked if this is normally done in this area. Mr. Mr. Seifert said they have used this product in other projects and it has been around for many years. It doesn't extend the life of the roof, but helps prevent water from leaking in.

Trustee Tinaglia said it used especially around the perimeters, valleys or edges, where extra ice or water can build up. When the nails go through, it seals them a little better and prevents headaches down the road.

Trustee Glasgow asked if the roof will get sealed up before the weather comes in. Mr. Perkins said there is \$150,000 budgeted for potential weather commitments. Mr. Siefert said they are trying to be under roof by January 3. They may need some additional protection over doors and windows and can't guarantee this date, but are taking steps to reach it. Trustee Glasgow said he did not want to lose two months of work during January/February. He also asked for periodic cost and progress updates. He said to try to get it sealed before bad weather so it does not cost the Village more. He asked how the maximum price compared to the original cost after it was adjusted for inflation.

Mr. Recklaus said the new price compared to the 2010 price is 10-15% lower after being adjusted for inflation. Trustee Glasgow said the project is

coming below what was originally thought. Mr. Recklaus said the reduced cost was achieved by reducing the size, using the police annex, and using space in Village Hall. Trustee Glasgow asked if the \$40,000 Change Order approval threshold violated Code. Mr. Burkland said no, it was within Home Rule powers.

Trustee Rosenberg asked if the risk insurance/general liability insurance could be through IRMA. Mr. Kuehne said IRMA told him these insurances are typically taken out by the contractor, as they have the workers there, they should be responsible. Mr. Siefert said these costs were included in the RFP bid. Mr. Perkins said the construction management fees and Performance Bond/GOB insurances were required as part of the RFP response. Riley was at, or better than, the competitors. IRMA said the cost was reasonable. Trustee Rosenberg asked if the Village's insurance covered the construction phase. Mr. Kuehne said yes, it covers a percentage amount based on the GMP and covers the full amount when the building is complete. Trustee Rosenberg asked if the contingencies were reasonable. Mr. Siefert said yes, and they will adhere to them. Trustee Rosenberg said he had no objection to the limit, but he would like a contingency approval report. Mr. Recklaus said they will be reported regularly and feedback will be sought in advance if feasible.

President Hayes asked if the Board will have an opportunity to ask questions about the excluded alternates. Mr. Recklaus said yes, as the process gets further along, a prioritization will occur. The Board will get this list and provide feedback. President Hayes asked for as much information (including photos if available) as possible so informed decisions can be made.

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

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| A. | Draft 2017 Substantial Amendments to the Consolidated Plan | Approved |
| B. | Draft 2017-2018 Annual Action Plan | Approved |

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 8:43 p.m. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Baldino, Scaletta