



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On May 14, 2024
Village Board Room
2200 Harnish Dr. Algonquin, IL

Trustee Spella, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees, Maggie Auger; Jerry Glogowski, John Spella, Laura Brehmer, Brian Dianis, Bob Smith, President, Debby Sosine and Clerk, Fred Martin.

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Nadim Badran, Public Works Director; Patrick Knapp, Community Development Director; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Public Comment

Pam Perrott, inquired about the installation of speed bumps on Souwanas, referred to Nadim Badran

AGENDA ITEM 3: Community Development

Mr. Knapp:

A. Consider Amendments to Chapter 21.3 Definitions, 21.12 Special Uses, and 21.15 Accessory Buildings and Uses of the Municipal Code

The Village of Algonquin, the "Petitioner", is requesting Text Amendments to the Zoning Code in Sections 21.3 Definitions, 21.12 Special Uses, and 21.15 Accessory Buildings and Uses. The Petitioner's Text Amendments will add Axe Throwing to the Arcade or Billiard/Pool Hall, or Game Room definition, will define a Vehicle Rental Facility, will add a Vehicle Rental Facility as a Special Use in the B-2 Business District, General Retail zoning district, and will allow exterior side yard fences to be as high as seventy-two inches (72") tall if the fence has a degree of openness of least sixty percent (60%), herein called the "Request".

The Planning and Zoning Commission held a Public Hearing for the Request at the April 8, 2024, Planning and Zoning Commission Meeting. No one from the public commented at the Public Hearing.

The Planning and Zoning Commission accepted staff's recommendation and the Planning and Zoning Commission recommended approval of an amendment to Section 21.3 Definitions, Section 21.12 Special Uses, and Section 21.15 Accessory Building and Uses as outlined in the staff report for PZ-2024-05. The Motion was approved 7-0.

Staff recommends approval of the Text Amendment to Section 21.3 Definitions, Section 21.12 Special Uses, and Section 21.15 Accessory Building and Uses as outlined in the staff report for PZ-2024-05.

It is the consensus of the Committee to move this on to the Village Board for approval.

AGENDA ITEM 4: General Administration

Mr. Schloneger:

A. Consider a Resolution Authorizing the Continuation of the Village of Algonquin's Membership with McHenry County Municipal Risk Agency (MCMRMA)

The Village has been a member of MCMRMA for the past 25+ years. MCMRMA serves as a municipal pool that provides our workers compensation, property coverage, general liability and safety training. MCMRMA's normal 5-year term is set to expire June 30. The resolution is designed to seek approval and extend the term, but does not commit any individual member to more than what is already provided in the by-laws and by State Statute.

Following discussing, it is the consensus of the Committee to move this on to the Village Board for approval, noting the term within the Resolution.

B. Consider an Agreement with EOSullivan Consulting for Legislation Representation

Tryon Governmental Consulting previously assisted the Village with capital development project funding and legislative activities, but has since partnered with EOSullivan Consulting.

Services include but are not limited to working with State of Illinois Officials to review the Capitol Plan of the Village and its financial impact on Village constituencies: briefing the Governor's office and Senate and House

Members; representation at legislative hearings; advocacy to certain legislators, regulators and their staffs on the Village Capitol Plan; giving timely reports to the Village on the progress of a statewide capitol bill and its impact on the Village.

This agreement is effective through 04/30/25 and may be automatically renewed annually on May 1st. The annual contract cost is \$48,000.

It is the consensus of the Committee to move this on to the Village Board for approval.

AGENDA ITEM 5: Public Works & Safety

Mr. Badran:

A. Consider an Agreement with Christopher Burke Engineering for the Design Engineering Services for the Brittany Hills Subdivision Improvements Project

Presented is a proposal from Christopher B. Burke Engineering, LTD (CBBEL) to provide design engineering services for the Brittany Hills Subdivision Improvements Project along with a map outlining the project limits. Public Works staff have identified the streets in this subdivision to be in need of repair, with the project scope including full-depth reclamation (FDR), selective sidewalk and curb and gutter replacement, ADA ramp upgrades, utility structure adjustments, and selective driveway replacements. The current pavement conditions of the 1.7 miles of roadway in the Brittany Hills subdivision are poor, with significant cracking and other signs of distress. The Pavement Condition Index from three years ago for the streets ranges from 24-45, which indicates serious deficiency and base failure for some locations. As a result, staff recommend 12-inch FDR on the streets that take on higher traffic volumes and have the worst current conditions. The streets in fairer condition that have lower traffic volumes will receive resurfacing at a depth of two inches.

Village staff anticipate design to begin in June and the final set of plans and specifications to be ready for bid in late January 2025. Construction is expected to begin in April 2025.

The services from CBBEL will include a topographic survey, a geotechnical investigation, preliminary engineering, and the preparation of plans and specifications. The not-to-exceed fee for these services is \$201,975. The estimated construction costs for this project are approximately \$2.7 million, which puts the design services below the typical 10-12% range for engineering fees on roadway projects. The Village will utilize the amount budgeted in the Street Improvement Fund for FY2024-25 to cover the design fees.

1. This agreement will allow CBBEL to provide engineering services for the Brittany Hills Subdivision Improvements Project.
2. The work will address the poor condition of the streets in this subdivision.
3. Sufficient funds are available in the FY2024-25 Street Fund.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the agreement with CBBEL to provide design engineering services for the Brittany Hills Subdivision Improvements Project in the amount of \$201,975.

It is the consensus of the Committee to move this on to the Village Board for approval.

B. Consider an Agreement with Christopher B. Burke Engineering, LTD (CBBEL) to provide Design Engineering Services for the Willoughby Farms Subdivision Section 2 Improvements

Presented is a proposal from Christopher B. Burke Engineering, LTD (CBBEL) to provide design engineering services for the Willoughby Farms Subdivision Section 2 Improvements, along with a map outlining the project limits. Public Works staff have identified the streets in this subdivision that need repair. The project scope including full depth reclamation (FDR), roadway resurfacing, selective sidewalk and curb and gutter replacement, ADA ramp upgrades, utility structure adjustments, and selective driveway replacements.

The current pavement conditions of the 2.1 miles of roadway in this section of Willoughby Farms are poor to very poor, with significant cracking and other signs of distress. The Pavement Condition Index from 2021 for the streets ranges from 19-35, which indicates base failure in many areas. As a result, staff recommend 12-inch FDR on collector streets and 10-inch FDR on lower volume streets. The streets in fairer condition or cul-de-sacs that have lower traffic volumes will receive resurfacing at a depth of two inches. Village staff anticipate design to begin in June and the final set of plans and specifications to be ready for bid in late March 2025. Construction is expected to begin in May 2025.

The services from CBBEL will include a topographic survey, a geotechnical investigation, preliminary engineering, and the preparation of plans and specifications. The not-to-exceed fee for these services is \$293,740. While this proposed amount is \$18,740 over the budget, it is important to note that staff has diligently included an investigation for hydrant relocation and realignment of the path crossing at Notting Hill to the scope, thereby increasing the proposal amount.

We propose to utilize the amount budgeted in the Street Improvement Fund for FY2024-25 to cover the design fees. Additional funds from the Brittany Hills Subdivision design proposal and unused funds from Souwanas

Trail construction project will be used to cover the difference in the budget for this project, ensuring its financial feasibility.

1. This agreement will allow CBBEL to provide engineering services for the Willoughby Farms Subdivision Section 2 Improvements
2. The work will address the poor condition of the streets, non-compliant ADA sidewalks and ramps, and investigate hydrant relocations susceptible to being hit by vehicles.
3. Sufficient funds are available in the FY2024-25 Street Fund with a transfer from the Brittany Hills Subdivision engineering design and Souwanas construction budget.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the agreement with CBBEL to provide design engineering services for the Willoughby Farms Subdivision Section 2 Improvements in the amount of \$293,740.

It is the consensus of the Committee to move this on to the Village Board for approval.

C. Consider an Agreement with H&H Electric Co. for the 2024 Street Light Maintenance Program

On December 14, 2022, bids were opened for the Village's Street Light Maintenance Program. H&H Electric Company (H&H) was the low bidder and they were awarded the contract for 2023. The contract included the option for the Village to renew the program for 2024 (July 1, 2024 – June 30, 2025), using the same contractor and unit prices. This contract provides maintenance of 42 controller cabinets and 16 rapid flashing beacons (RFBs), including any non-routine or emergency repairs needed on those appurtenances. The attached schedule of prices shows the 42 controller cabinets and 16 RFBs which require routine monthly maintenance as specified in the bid. The Village will get charged \$310.19 per cabinet each month and \$243.15 per RFB each month which results in a yearly maintenance cost of \$203,020.56 – see below.

- $\$310.19 \times 12 = \$3,722.28$ per year for each cabinet
- $\$243.15 \times 12 = \$2,917.80$ per year for each RFB
- $\$3,722.28 \times 42$ cabinets = \$156,335.76 per year
- $\$2,917.80 \times 16$ RFB's = \$46,684.80 per year TOTAL \$203,020.56 yearly cost

The entire yearly cost to the Village is \$203,020.56 if there are no issues or non-routine repairs needed to the system. If unforeseen circumstances occur and repairs need to be made to the street lights and their appurtenances, the Village will be charged the unit prices as listed in the contract with a total not to exceed \$313,274.22.

H&H currently holds the contract for our street light maintenance and the existing contract. We have found their service to be satisfactory and have had no issues with the company. Money has been budgeted in the Motor Fuel Tax Fund to pay for this service.

1. The Street Light Maintenance contract requires renewal for work to commence.
2. Village-owned controller cabinets and rapid flashing beacons will receive monthly maintenance, plus additional maintenance to other assets as needed.
3. Monies from the Motor Fuel Tax Fund will be utilized to cover the cost of the work.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval to renew the Street Light Maintenance contract with H&H Electric Co. in the amount of \$313,274.22.

It is the consensus of the Committee to move this on to the Village Board for approval.

D. Consider an Agreement with Schroeder & Schroeder, Inc. for the 2024 MFT Concrete Replacement Program

The Village opened bids for the 2024 MFT Concrete Replacement Program on Tuesday, May 6, 2024 at 10:00 A.M. The program consists of removing and replacing concrete sidewalk, curb and gutter, and driveway aprons. Public Works staff have aggressively pursued sidewalk inspections, repairs, and replacement to improve walkability and correct hazards throughout the Village. The Village was split into five sidewalk zones to organize the concrete replacement program. This year will focus on Zone B. The subdivisions included will be Arbor Hills, Falcon Ridge of Stonegate, Fieldcrest Farms, and High Hill Farms.

Five (5) bids were received and are summarized in the attached bid tabulation. Village staff have reviewed the bids, and the low bidder is Schroeder & Schroeder, Inc., in the amount of \$437,875.00. The approved budget of \$350,000 in the MFT Capital Fund is under the proposed bid amount. Upon analysis of the bids, an increase in cost of concrete items led to higher proposals from contractors. Staff will decrease the quantity of work done, so the contract value will equal the budgeted amount of \$350,000 with the unit prices provided by Schroeder & Schroeder. Per page two of the contract, "The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided." Schroeder & Schroeder has successfully completed multiple concrete replacement programs for the Village.

The contract contains the option for the Village to use the same contractor in the following year, provided the awarded contractor accepts the offer. An alternative bid was included for 2025, along with the base bid for 2024.

1. This annual program utilizes MFT funds to replace damaged sidewalk, curb & gutter, and driveway aprons.
2. The low bidder is higher than the budgeted amount, but adjustments to the plan quantities will be made to equate the contract value to \$350,000.
3. Schroeder & Schroeder has provided satisfactory performance on previous concrete programs for the Village.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board to award the 2024 MFT Concrete Replacement Program to Schroeder & Schroeder, Inc. in the amount of \$350,000.00.

It is the consensus of the Committee to move this on to the Village Board for approval.

E. Consider an Agreement with M.E. Simpson Co., Inc. for the Water Distribution Leak Detection Program

This presentation serves to announce the launch of a Leak Detection Program targeted at inspecting and securing approximately 160 miles of watermain within the Village of Algonquin water distribution system. This proactive initiative is aimed at enhancing system efficiency, minimizing water loss, and ensuring reliable water service to all residents. In line with our ongoing efforts to maintain the integrity and functionality of our water distribution infrastructure, there is a pressing need to address potential and existing leaks that can compromise the quality and availability of our water supply. A systematic approach to detecting and repairing leaks is essential for conserving water and reducing unnecessary expenditure on water production. The survey will encompass all residential and commercial areas within the Village, focusing on:

- Main lines
- Service connections
- Valves and hydrants
- Storage facilities

Currently, the Water and Sewer Operating Fund (Professional Services) has allocated \$36,800.00 specifically for the Water Distribution Leak Detection Program. Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the Leak Detection Program in the amount of \$36,800.00 to the Villages preferred contractor M.E. Simpson Co., Inc.

It is the consensus of the Committee to move this on to the Village Board for approval.

F. Consider an Agreement with Trojan Technologies for the Fecal Coliform Disinfection System UV System Lamp Replacement

This presentation serves to inform you about the upcoming scheduled replacement of all UV lamps in the fecal coliform disinfection system at our Wastewater Treatment Facility. At this our UV system is into its fourth year of operation, totaling 30,000 hours, which surpasses the manufacturer's warranty period by 18,000 hours. The replacement is critical to maintain the efficacy of our disinfection process before the treated water is discharged into the river. The UV disinfection system is a crucial component of our treatment process, ensuring that the water released into the natural waterways meets environmental safety standards by effectively reducing fecal coliform levels. Regular maintenance and timely replacement of UV lamps are necessary to ensure the system operates at optimal efficiency. Post-replacement, we anticipate:

- Restored and enhanced disinfection capabilities.
- Extended lifespan and reduced maintenance needs for the UV system.
- Continued compliance with environmental standards for water discharge.

Currently, the Water and Sewer Operating Fund (Treatment Facility) has allocated \$65,000.00 specifically for the UV System Full Lamp Replacement. Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the UV System Full Lamp Replacement in the amount of \$54,903.00 to Trojan Technologies.

It is the consensus of the Committee to move this on to the Village Board for approval.

G. Consider an Agreement with HR Green for the Woods Creek Reach 6&7 Construction

Reaches 6 and 7 of Woods Creek are directly downstream from the project that completed in 2022 between Woods Creek Lane and just north of Bunker Hill Drive. The project is also part of a larger initiative in the Village of Algonquin to restore our creeks to healthy functioning stormwater systems. Over the last several years, the Village has concentrated on restoration in the Woods Creek Watershed. This project is surrounded by over 100

acres of native restoration projects undertaken by the Village. This signifies the importance of continuing to restore this riparian corridor ecologically.

The plans were completed by HR Green and the project was publicly advertised for bid in April. Six contractors submitted bids for this project with RES Environmental Operating Company, LLC. (RES) submitting the low bid of \$1,044,569.40. The low bid is not only a testament to the quality of work RES can provide, but also a smart financial decision, being approximately \$200,000 under the Engineer's Estimate and well within the amount budgeted in the Natural and Drainage fund for FY 2024/25.

RES (previously Applied Ecological Services) completed the Souwanas, Reach 1 restoration (2014) and more recently the Reach 2 restoration (2019). They have also been the Village's main natural area maintenance contractor for the past 10+ years for our restored green infrastructure parcels which include brushing, natural area maintenance, and prescribed burning activities. Staff is confident in their abilities to complete the scope of this project to our standards. Due to the size and scale of this project, staff has asked for a construction oversight proposal from HR Green. HR Green most recently completed oversight of the Dixie Creek Reach 3 Restoration project and has the expertise on staff to manage this restoration project successfully. With the added benefit of completing the design, staff expects a seamless transition to construction along with assistance for clarifications as needed during construction.

It is the consensus of the Committee to move this on to the Village Board for approval.

H. Consider an Agreement with RES for the Woods Creek Reach 6&7 Construction Oversight

Presented is HR Green's not to exceed proposal for construction oversight for \$110,778. Due to the complexity and attention to detail required, HR Green will utilize Baxter & Woodman to assist with the in-stream construction. As such, the proposal is slightly over the budgeted amount of \$100,000 for construction oversight but is necessary to complete proper oversight. Money is available in the Natural Area & Drainage Fund in FY2024/25 due to the bid for this project coming in lower than anticipated.

Staff recommends that the Committee of the Whole recommend the low bid for construction of Woods Creek Reach 6 & 7 Restoration to RES Environmental Operating Company, LLC., and move the proposal for construction oversight with HR Green, Inc. to the Village Board for approval.

1. The low bid is within the budgeted amount for FY 2024/25 and is a precursor to the downstream Reach 8 project currently in design and eligible for 319 grant funding.
2. RES is capable and knowledgeable about Algonquin restoration expectations.
3. HR Green completed the design and has considerable oversight experience on stream restoration projects.

It is the consensus of the Committee to move this on to the Village Board for approval.

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

1. President Sosine asked Mr. Badran when Towne Park construction would begin, June is when it is scheduled to start.
2. Trustee Smith inquired again about naming open space or a nature preserve as a memorial to former Village President Schmitt, no action was taken.

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Spella adjourned the meeting at 8:00 p.m.

Submitted:

Fred Martin, Village Clerk