



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On December 17, 2024
Village Board Room
2200 Harnish Dr. Algonquin, IL**

President Sosine, Acting Chairperson, called the Committee of the Whole meeting to order at 7:44 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Trustee Bob Smith

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Nadim Badran, Public Works Director; Ryan Markham, Deputy Police Chief; Patrick Knapp, Community Development Director; Jacob Uhlmann, Management Intern; and Kelly Cahill, Village Attorney

AGENDA ITEM 2: Public Comment

None

AGENDA ITEM 3: Community Development

None

AGENDA ITEM 4: General Administration

Mr. Schloneger:

A. Consider a Resolution Withdrawing from the Intergovernmental Agreement for the Longmeadow Parkway/Huntley-Dundee Road/Kreutzer Road Corridor and Establishing a Working Group for a New IGA

In 2005 an intergovernmental agreement for the Longmeadow/Huntley Rd/Kreutzer Corridor was entered into by McHenry County, Kane County, Carpentersville, Huntley, Gilberts and Algonquin. The purpose was to regionally plan for the safe and efficient flow of traffic along the corridors as the land was developed across jurisdictions.

It was determined by the municipalities that the current IGA should be terminated, and a new working group should be established to create a new agreement that reflects current conditions and plans.

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

B. Consider Amending Chapter 33, Liquor Control and Liquor Licensing, by Increasing the Number of Available Class A-1 Liquor Licenses by One

In accordance with an ordinance passed in 2013 limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the proposed ordinance amending the number of available Class A-1 liquor licenses.

This change is the result of requests from:

Delic Gourmet House, Inc. an established restaurant located 1740 E. Algonquin Road, Algonquin has applied for a class A-1 liquor license, which will patrons to consume alcoholic liquor only on premise as well as purchase packaged alcohol to go. Staff recommends increasing the number of available Class A-1 by one to accommodate the request from Delic Gourmet House, Inc.

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 the Second Amendment to the Agreement for the Eastgate Drive Roadway and Water Main Improvements Design with Christopher B. Burke Engineering, Ltd

The Public Works Department has been working on the design improvements for Eastgate Drive, initially focusing on roadway and on-street parking enhancements. Subsequent directives from the Village have

necessitated two amendments to the original design contract, both justified and essential for project completion. This memo outlines these amendments and the rationale for their inclusion.

- **Original Contract: \$70,191** – Roadway & parking design only (Approved 2022-R-92)
- **Amendment #1: \$31,650** – Added water main removal and replacement, including residential service connections, hydrants, valve vaults, and sanitary sewer lining. (Approved 2024-R-05)
- **Amendment #2: \$28,100** – To address drainage, erosion, and safety improvements at the Algonquin Middle School property, coordination with ComEd for pole bracing during excavation, sidewalk connection to the St. Margaret Mary’s School, design to resurface the library’s parking lot (reimbursable expense), and additional survey and easement exhibits requested by the church’s legal team. (Current request)
- **Final Design Total: \$129,941**

The total design cost is approximately 7.6% of the estimated \$1.7 million in construction costs, well below the industry standard of 10-12%.

Village staff identified a safety hazard as a result of erosion at the south limits of the project, where the bank adjacent to the existing sidewalk had eroded, undermining the sidewalk. In order to re-establish the bank and improve safety for pedestrians, the existing culvert will be extended, the bank will be re-shaped and stabilized, and the sidewalk will be replaced. Coordination is also required with ComEd to brace the nearby poles adjacent to the excavation. A sidewalk connection from IL-62 (Algonquin Road) to St. Margaret Mary School has been added to the design. Additional survey and design are required to meet ADA standards. Complete design plans and specifications to resurface the Library’s East Branch parking lot at the request of the AAPL. The library will cover the design and construction costs for the parking lot improvements through reimbursement.

Finally, additional easement and legal documents are required to complete the work on the District 300 and Arch Diocese properties.

1. The design amendment addresses critical drainage, safety, coordination, and pedestrian improvements.
2. Additional costs are justified and remain well below standard design-to-construction cost ratios.
3. Approval is recommended to maintain project timelines and quality standards.
4. Unused funds budgeted this fiscal year in the Street Fund will be utilized to cover this amendment.

The Public Works Department recommends that the Committee of the Whole take the necessary action to approve this amendment with Christopher B. Burke Engineering, Ltd. For Eastgate Drive in the amount of \$28,100.00 and submit to the Village Board for final approval. This amendment ensures the project meets the Village’s standards while incorporating critical safety and design improvements directed by the Village.

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

B. Consider an Agreement with Fowler Enterprises, LLC to Demolish the Existing Building at 7 S. Main Street

In preparation for the redevelopment of the former Creekside Tap site at 7 S. Main Street, Public Works staff contacted prospective contractors to demolish the existing building and apartments. The scope of the demolition was to demolish the building and restore the area to turf grass while preserving the existing parking lot and natural area adjacent to Crystal Creek.

In October, staff posted on the Village website the proposal documents and also contacted known demolition contractors to provide a cost proposal. Several interested contractors contacted the Village for more information and ultimately the Village received five bids, which are listed below.

- Milburn Demolition – \$210,915
- Martam Construction, Inc. – \$94,500
- Northwest Paving – \$92,000
- Omega III, LLC – \$89,650
- Fowler Enterprises LLC – \$31,450

Staff contacted the provided list of references from Fowler Enterprises LLC. The demolition and restoration projects that were referenced ranged from a small house to commercial sized buildings. All the references backed the work performed by Fowler Enterprises LLC and would work with them again if they were the low bidder. Funds for this project have been transferred from the Crystal Creek Bridge Replacement, which is an IDOT carryover and will be unused this fiscal year, to the Land Acquisition category of the Street Improvement fund. A project has been created for this project. Therefore, the Public Works Department recommends that the Committee of the Whole take the necessary action to move the proposal with Fowler Enterprises LLC to the Village Board in the amount of \$31,450 for approval.

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

C. Consider an Amendment to the Agreement with HR Green for the Design of Surrey Lane Creek Restoration

The Public Works Department has been working on the design improvements for the upstream channel of Surrey Lane Preserve, initially focusing on streambank enhancements. Subsequent directives from the Village have necessitated an amendment to the original design contract, both justified and essential for project completion. This memo outlines these amendments and the rationale for their inclusion.

- **Original Contract: \$101,231** – Streambank restoration design (Approved 2023-R-62)
- **Amendment #1: \$10,400** (Current request)
 - o Added drainage improvements and pavement patching just west of the creek limits
 - o Added two permanent easements for future maintenance
 - o Added offsite grading at drainage outfalls between residential properties
- **Final Design Total: \$111,631**

Village staff identified the location just west of the creek limits as an opportunity to improve the street's drainage based on the Stormwater Master Plan. This area has received some flooding complaints from residents in the past. This work will require a pavement patch. Two permanent easements are being incorporated into this project to allow for future maintenance of the streambank. Additional survey and legal descriptions are needed to obtain these easements. Finally, offsite grading was added to the project to address the drainage outlets between residential properties. This is to ensure proper drainage towards the stream.

1. The design amendment addresses critical drainage, maintenance, and resident concerns.
2. Additional costs are justified and remain well below standard design-to-construction cost ratios.
3. Approval is recommended to maintain project timelines and quality standards.
4. Available funds from design for Ratt Creek Reach 3 Restoration will be utilized to cover this amendment.

The Public Works Department recommends that the Committee of the Whole take the necessary action to approve this amendment with HR Green, Inc. for Surrey Lane Streambank Restoration in the amount of \$10,400 and submit to the Village Board for final approval. This amendment ensures the project meets the Village's standards while incorporating critical design improvements directed by the Village.

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

D. Consider an Agreement with Chastain & Associates for Phase II Design of Boyer Road Improvements

Presented is Chastain & Associates, LLC's proposal to provide Phase II Design Engineering and services for the Boyer Road corridor from County Line Road to Longmeadow Parkway. Boyer Road is a critical thoroughfare within the Village of Algonquin, and the proposed improvements will provide a critical water main route on the west side of the Village as identified in the 2012 Water System Master Plan, improve longevity and rideability on the roadway, and provide pedestrian accommodations with path connections to local and regional trails. Chastain completed the preliminary engineering and has begun coordination with property owners and utility companies to kick-start the final design. The scope of improvements includes:

- Reconstruction of Boyer Road within the Village Corporate Limits.
- Resurfacing of Boyer Road within Dundee Township.
- A multi-use path along the west side of Boyer Road from County Line Road to Longmeadow Parkway.
- Installation of a new 12-inch water main along the west side of Boyer Road.
- Addition of storm sewers and stormwater management facilities.
- Traffic signal modifications at the Longmeadow Parkway crossing.
- Plat preparation and land acquisition services for Right of Way

The design proposal will begin in January and be completed by December 2025. The design engineering and land acquisition costs will be funded through the Street Improvement Fund. Sufficient funds are available for FY2025; the remainder will be recommended for the FY2026 budget this winter. Additionally, construction for this project will be partially funded through the Surface Transportation Program - Local (STP-L) in 2026, with \$1.5 million allocated to the project. These funds must be appropriated by September 2026. Therefore, the final design timeline is critical, given the coordination efforts with outside agencies. The proposal amount is for \$175,349.65 which is approximately six percent (6%) of the estimated construction costs, well under the typical eight percent (8%) for final design of federally funded projects.

1. This project is critical to vehicular, pedestrian, and water distribution on the west side of the Village.
2. The road is in extremely poor condition and the base has been compromised.
3. Sufficient funds are available in the Street Improvement Fund this fiscal year.
4. Chastain completed preliminary engineering and will provide a smooth transition into final engineering.

Therefore, it is our recommendation that the Committee of the Whole move this matter forward to the Village Board for approval of the agreement with Chastain & Associates, LLC for Phase II Design Engineering Services for Boyer Road Improvements, in the amount of \$175,349.65.

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

E. Consider an Agreement with Dahme Mechanical Industries, Inc. for the Braewood Pump Station Rehabilitation Construction

The Braewood Lift Station is the Village’s largest lift station, serving nearly 20% of the Village, and is currently undersized to accommodate future development based on the 2022 assessment of the facility. Earlier this year, phase one was completed by replacing the 10-inch pressurized main with a 16-inch pressurized main to accommodate the lift station upgrade. Staff has developed a two-phase construction to upgrade the lift station and force main to avoid halting development. This presentation highlights phase two, which includes rehabilitation of the lift station. Major improvements to the lift station include

- Full replacement of the three existing sewage pumps (40 HP to 60 HP)
- Replacement of grinder equipment
- Replacement of interior and exterior piping, valves, & flow meter
- Replacement of odor control system
- Bypass pumping, HVAC, and electrical upgrades

Bids were advertised for Phase Two to rehabilitate the lift station last month and were opened on December 10th, 2024. The project received three bidders, with Dahme Mechanical Industries, Inc. (DMI) out of Arlington Heights providing the lowest bid, in the amount of \$1,338,888. The bid amount is within two percent of the engineer’s estimate and is acceptable to Village staff. This project will span two fiscal years. Funds are available and budgeted to start the project this fiscal year, and the remaining amount will be recommended for next year’s water and sewer budget.

DMI most recently worked on the Phase 6 Improvements to the Wastewater Treatment Plant over 15 years ago, but has over 50 years of professional contracting experience. Trotter & Associates has worked with DMI on several projects and finds their work of very high quality with the proper experience to handle the upgrade to the lift station.

Additionally, DMI is rated with an “A-plus” rating by the Better Business Bureau and is praised for professionalism, quick response times, and customer satisfaction. To provide proper oversight of construction activities, staff recommends Trotter & Associates, Inc (TAI) for managing the construction of this project. TAI completed the design and has previously completed construction oversight on the Braewood Force Main Replacement (2024), Woods Creek Lift Station Upgrade (2022), and WWTP Phase 6B Improvements (2021). TAI’s proposal for construction oversight is a not-to-exceed amount of \$119,680, about 8.9% of the bid amount. This project will span two fiscal years. Sufficient funds are available this fiscal year out of the Water & Sewer Fund, and staff will recommend an appropriate amount next fiscal year to cover the remaining construction engineering costs.

1. Expansion of the lift station is required to accommodate future development along the Randall Road corridor and western expansion.
2. DMI is a reputable contractor, and sufficient funds are available this fiscal year and will be recommended next fiscal year to complete the project.
3. Trotter & Associates completed the design and is being proposed for construction oversight. The proposal is within the budgeted amount for FY 2024/25.
4. Staff is confident in TAI’s ability to manage the construction of this project and provide adequate oversight up to the Village’s standards on this project.

Therefore, the Public Works Department recommends that the Committee of the Whole take the necessary action to award the bid of this project to Dahme Mechanical Industries, Inc. in the amount of \$1,338,888.00 for construction and move forward with the proposal with Trotter & Associates, Inc. in the amount of \$119,680 to the Village Board for approval.

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

F. Consider an Agreement with Trotter & Associates for the Construction Oversight of the Braewood Pump Station Rehabilitation Project

Trotter & Associates completed the design and is being proposed for construction oversight. The proposal is within the budgeted amount for FY 2024/25.

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

G. Consider an Agreement with Stanton Mechanical for the Heating Control Software at Ganek Municipal Center

The control system and software for the control of the HVAC system at the GMC, Public Works and Water Plant#3 are obsolete and experiencing issues that make it very difficult to control temperatures in the buildings. Staff is recommending the replacement of the control systems hardware and software to an updateable system.

Staff requested quotes from multiple companies that do this type of work. Staff requested quotes for three buildings GMC, Public Works and, Water Treatment Plant #3 that will include supervisory software the allows remote access to all 3 building. This will allow for a single login to access to any of the three buildings and allow for adjustments remotely. To accomplish the seamless automation one company will have to be awarded all three buildings. Two companies responded with quotes. Building Automation Systems and Stanton Mechanical. Both are reputable companies with good recommendations.

- Building Automation price for all three buildings \$377,720
- Stanton Mechanical price for all three buildings \$358,790

Staff recommends moving forward with Stanton Mechanical to complete this project. Staff also recommends moving forward with the controls at the GMC this fiscal year. The total to upgrade the GMC is \$146,500. The current year project will be funded by cash reserves from the General Fund (line-item #01900100-45590). The other two buildings will be budgeted and completed in Fiscal Year 25/26.

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

None

AGENDA ITEM 8: Adjournment:

There being no further business, Acting Chairperson Sosine adjourned the meeting at 7:58 p.m.

Submitted:

Fred Martin, Village Clerk