

MINUTES

VILLAGE OF LA GRANGE
BOARD OF TRUSTEES REGULAR MEETING
Village Hall Auditorium
53 South La Grange Road
La Grange, IL 60525

Monday, June 13, 2005 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange regular meeting was called to order at 7:30 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf with President Asperger presiding.

ABSENT: None

OTHERS: Village Manager Robert Pilipiszyn
Assistant Village Manager Sharon Peterson
Village Attorney Mark Burkland
Community Development Director Patrick Benjamin
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Police Chief Michael Holub
Fire Chief David Fleege
Utilities Superintendent Mike Bojovic
Suburban Life Staff Writer Sara Luneburg

2. PRESIDENT'S REPORT

President Asperger announced there would be a workshop to discuss the public plaza and fountain area design immediately following the regular Village Board meeting this evening.

President Asperger extended an invitation from La Grange Memorial Hospital to join them on June 26 from 3:00 p.m. to 7:00 p.m. to celebrate their 50th year serving the community.

The Plan Commission will hold its regular meeting tomorrow evening in the Village Hall Auditorium to discuss the Special Use Permit for construction of the new La Grange Public Library.

The La Grange Police Department will conduct a Bike Rodeo on Saturday, June 18 from 9:00 a.m. to Noon at Cossitt School whereby bike inspections and safety measures will be given.

The La Grange Business Association will encourage residents to "Shop Under the Stars" by once again having retailers remain open until 9:00 p.m. on Thursday evenings during summer months.

Giving an update on the parking structure, President Asperger noted that time sensitive construction activities and sequencing may require work to be performed on Saturdays and Sundays.

Lastly, President Asperger commented on a meeting with local residents regarding their concerns with truck traffic on La Grange Road. The issues raised are being investigated and a follow-up meeting will be held the latter part of July or first part of August to address the concerns of these residents.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Kathy Deane, 110 S. Ashland questioned agenda item 5A. Professional Services Agreement for the Central Business District Parking Structure – Project Management and where would funds be derived to pay for hiring a project manager. President Asperger stated this would be addressed during discussion of this item and Ms. Deane would be invited to re-state her question if she did not believe it was answered.

Jim Palermo, 216 S. Ashland also questioned item 5A asking why in March or April the Village Board did not consider the hiring of a project manager for the parking structure. Again President Asperger noted this would be addressed during discussion of this item.

4. OMNIBUS AGENDA AND VOTE

- A. Quotes – Public Works Department / Pick-Up Truck Replacement (Freeway Ford of Lyons, Illinois for a 2005 Ford F-350 \$15,937.96)
- B. Ordinance (O-05-17) – Prevailing Wages
- C. Ordinance (O-05-18) – Disposal of Unclaimed Property and Surplus Property
- D. Consolidated Voucher 050613 - \$672,677.33

- E. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, May 23, 2005

It was moved by Trustee Langan to approve items A, B, C, D, and E of the Omnibus, seconded by Trustee Cremieux. Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann, Wolf and President Asperger
Nays: None
Absent: None

5. CURRENT BUSINESS

- A. Professional Services Agreement – CBD Parking Structure / Project Management: Referred to Trustee Livingston (Budget Amendment Resolution #R-05-10)

Trustee Livingston explained that the Village Board is a Board which demands accountability and timeliness. During the beginning stages of construction of the parking structure there were disputes and inconsistencies discovered by the Village Engineer which made it apparent that it would be in the Village's best interests to hire a project manager.

Trustee Livingston noted that the agreement with architect Loeb Schlossman and Hackl in the amount of \$46,000 for owners representation, was limited to inspectional services and the need for a project manager to critically evaluate; recommend improvements to construction activity; and issue directives to the general contractor was needed.

The Village solicited project management proposals for the parking structure and Matocha Associates of Oak Brook Terrace, Illinois has submitted an agreement in the amount of \$174,080. Trustee Livingston indicated the balance of \$42,100 earmarked for owners representation services along with \$132,000 in reserves from the TIF Fund are available.

It was noted that under the Village Manager's authority, Matocha Associates has been providing the Village with project management services since May 16, 2005 on a hourly basis and their performance, to date, has been exceptional

It was moved by Trustee Livingston to approve the proposal from Matocha Associates in an amount not to exceed \$175,000 and the resolution for a budget amendment to transfer \$132,000 from the TIF Fund, seconded by Trustee Langan.

President Asperger inquired if Trustee Cremieux, having served on the Parking Structure Task Force, had any further comments.

Trustee Cremieux indicated that the idea of hiring a construction manager was considered at the same time that the Village was soliciting proposals for architectural / engineering services, however it was determined that a construction manager would be cost-prohibitive. As construction progressed and problems arose, it became apparent that a project manager would be a valuable asset.

Trustee Cremieux noted some revisions to the wording of the agreement and the Village Attorney indicated that revisions have been discussed with the Village Manager and Matocha and Associates. He also noted that the Village Board deliberately decided not to create a contingency for this project so that the Village Board could closely review and approve extra expenditures as they arose.

Trustee Horvath believes having a project manager is a good idea but inquired if the \$132,000 was budgeted for. Finance Director Lou Cipparrone indicated that it is part of TIF reserve funds and not part of the bond financing.

It had been moved by Trustee Livingston and seconded by Trustee Langan to approve the revised form of the proposal from Matocha Associates in an amount not to exceed \$175,000 and the resolution for a budget amendment to transfer \$132,000 from TIF reserve funds. Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf
Nays: None
Absent: None

B. Engineering Agreement – CBD Parking Structure: Referred to Trustee Livingston (Budget Amendment Resolution #R-05-11)

Trustee Livingston presented information relating to the services being provided by Village Engineer Heuer and Associates regarding the integration of design and construction of the parking structure to the Village's existing infrastructure. Trustee Livingston noted that Heuer and Associates proposes to provide engineering services related to the parking structure in an amount not to exceed \$39,854.10 for the period of January 1, 2005 through October 30, 2005. In addition Heuer and Associates will provide as a subcontract service, construction material testing services required to inspect and test soil, concrete, steel and other materials identified by the architect in the construction of the parking

structure. This work to be completed by ECS of Buffalo Grove, Illinois in an amount not to exceed \$55,802.62. Both agreements have been reviewed by the Village Attorney and there are sufficient reserves in the TIF Fund to finance the cost of these professional services.

It was moved by Trustee Livingston to approve the engineering agreement for the Central Business District parking structure as submitted by Heuer and Associates in an amount not to exceed \$95,656.72 and the resolution for a budget amendment to transfer \$95,656.72 from TIF reserves for FY 2005-06, seconded by Trustee Langan.

Trustee Horvath inquired how costs, for extras such as weekend work, would be handled and was told by Village Engineer Heuer that it is hoped to stay within the budgeted amount, however if additional testing became necessary additional amounts would require Board approval.

Trustee Wolf inquired if costs go beyond the not to exceed amount approved this evening, what steps are taken and Trustee Cremieux indicated that any additional funds would have to be brought before the Board for consideration.

Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf
Nays: None
Absent: None

C. Engineering Agreement – Utility System Relocation Project: Referred to Trustee Livingston (Budget Amendment Resolution #R-05-12)

Trustee Livingston explained that Village Engineer Heuer and Associates has been providing services and coordinating with the utility companies to complete the necessary relocation of overhead utility lines for the construction of the parking structure. It is anticipated the project to be completed by July 1, 2005, subject to ComEd's construction and service installation schedule.

It was moved by Trustee Livingston to approve the engineering agreement for the Utility System Relocation project as submitted by Heuer and Associates in an amount not to exceed \$80,825 and the resolution for a budget amendment to transfer \$80,825 from the Capital Projects Fund for FY 2005-06, seconded by Trustee Cremieux.

Trustee Horvath requested clarification on how this engineering agreement differs from the previous one approved. Village Engineer Tom Heuer

explained these are two separate items. One dealing with the construction of the new parking structure and the other dealing with the burial of overhead utilities.

Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf
Nays: None
Absent: None

D. Professional Services Agreement – CBD Parking Structure / Bond Counsel: Referred to Trustee Wolf

Trustee Wolf explained that the Village budget provides for the issuance of TIF bonds to partially fund the construction of the parking structure. Trustee Wolf added that Village staff has been working with financial consultant Phil McKenna from Kane, McKenna Capital, Inc. to establish a term sheet and timetable to coordinate the bond issue process. In order to proceed with the issuance of the bonds, the Village has requested an engagement letter from Holland & Knight LLC to be retained as bond counsel to oversee and review all relevant Illinois statutory and constitutional provisions and render legal preparation of the necessary documents and ordinances.

It was moved by Trustee Wolf to retain Holland & Knight to serve as bond counsel on behalf of the Village for the parking structure bond issue in an amount of \$30,000, seconded by Trustee Langan. Approved by roll call vote.

Ayes: Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf
Nays: None
Absent: None

E. Award of Contract – Replacement of Police and Fire Dispatch Equipment: Referred to Trustee Cremieux (Budget Amendment Resolution #R-05-13)

Trustee Cremieux explained that the Emergency Telephone Systems Board (ETSB) and the Equipment Replacement Fund (ERF) budgets provide funds for the replacement and upgrade of the Village's radio console and communications equipment. Earlier this year Board approval was given to purchase dispatch and records management software. The next step is to purchase dispatch equipment and contract a firm for implementation and on-site assistance. Trustee Cremieux noted that the Police Department issued Requests for Proposals with extensive criteria

and of the three companies who responded it is believed that Miner Electronics of Joliet, Illinois would best meet the needs of the department. Trustee Cremieux requested Police Chief Holub to elaborate.

Police Chief Holub noted that a dedicated Project Manager would be assigned as part of the contract price in order to coordinate all aspects of the project from initial stages to final acceptance. The critical aspect being that during installation the dispatch center would never go off-line.

It was moved by Trustee Cremieux that the Village Board waive the competitive bidding process and authorize staff to enter into an agreement with Miner Electronics of Joliet, Illinois for the purchase of replacement police and fire dispatch equipment in an amount not to exceed \$165,578 and the resolution for a budget amendment to transfer \$165,000 using a combination of reserve funds from the ETSB and ERF budgets for expenditure in FY 2005-06, seconded by Trustee Pann.

Trustee Horvath inquired about annual maintenance costs after the warranty expires and Chief Holub indicated that they are projected to be about the same as they are now. Trustee Cremieux noted the maintenance should not drive the decision to purchase this equipment.

Approved by roll call vote.

Ayes:	Trustees Cremieux, Horvath, Langan, Livingston, Pann and Wolf
Nays:	None
Absent:	None

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn announced that in keeping with past summer month schedules the second regularly scheduled Village Board meeting for the summer months would be canceled. Therefore, the Village Board meeting for June 27 will be canceled unless determined otherwise.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Kathy Deane, 110 S. Ashland questioned costs and "early stages" of financing regarding the parking structure. President Asperger and Finance Director Lou Cipparrone explained there are sufficient TIF reserve funds to cover the cost throughout construction of the parking structure.

Jim Palermo, 216 S. Ashland questioned costs relating to the delays and disputes of the parking structure and the need to hire a project manager. President Asperger indicated the Board could not project what issues may arise, however

has and will continue to seek to resolve them. President Asperger noted that accountability would be maintained through the project manager.

Tim Trompeter, 318 S. Ashland questioned the competitive bidding process and the request to waive it for the Police and Fire dispatch equipment. Village Attorney Burkland explained that the Village had solicited competitive proposals from vendors not sealed bids for the equipment.

Orlando Coryell noted that since the Police Department is installing new technical equipment they may want to check the need for larger conduit to accommodate wiring.

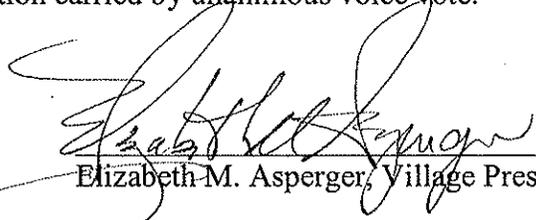
8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

Trustee Livingston remarked that the Village Board is looking very carefully at the cost of the parking structure project and continues to demand excellence.

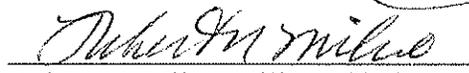
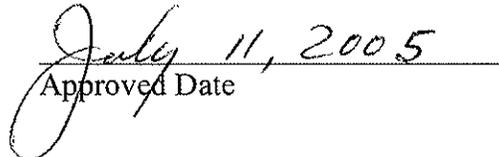
10. ADJOURNMENT

At 8:45 p.m. it was moved by Trustee Langan and seconded by Trustee Pann that the Village Board adjourn. Motion carried by unanimous voice vote.



Elizabeth M. Asperger, Village President

ATTEST:


Robert N. Milne, Village Clerk
Approved Date