

MINUTES

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

Monday, January 24, 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 Hansen. On roll call, as read by Village Clerk Robert Milne, the following were:

PRESENT: Trustees Asperger, Cremieux, Eastman, Langan, and Livingston with President Hansen presiding.

ABSENT: Trustee Pann

OTHERS: Village Manager, Robert Pilipiszyn
Assistant Village Manager, Sharon Peterson
Village Attorney Mark Burkland
Code and Development Supervisor Adam Dotson
Finance Director Lou Cipparrone
Public Works Director Ken Watkins
Utilities Superintendent Mike Bojovic
Police Chief Michael Holub
Fire Chief David Fleege

2. PRESIDENT'S REPORT

President Hansen announced that there would be an Executive Committee meeting on Monday evening, January 31, 2005 at 7:30 p.m. in the lower level conference room of the Village Hall to conduct a Capital Projects Workshop for the next fiscal year. President Hansen added that the Village plans a five-year budget and the public is welcome to attend this workshop.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Michael Schwendener, President of Paul H. Schwendener, Inc. introduced himself to the Board and noted his availability to answer any question the Board may have

in reference to the award of the contract for construction of the Central Business District parking structure.

Kathy Deane, 110 S. Ashland inquired as to what conditions the Village has to satisfy before awarding the contract for constructing the parking structure and what financing method would be used. Village Attorney Burkland indicated that financing is not part of the contract under consideration by the Board this evening. President Hansen added that the Village had previously conducted numerous workshops at which time several financing options were discussed and reviewed.

Kay Rasmussen, 81 S. Sixth queried how the success or failure of the parking structure would be monitored and if there were any criteria in place to provide accountability. President Hansen noted that success would be determined by use of the garage, input from local businesses, and more availability for customer parking on the streets. President Hansen added that it is difficult to measure the precise benefits of public infrastructure projects because they serve to improve the quality of life for residents; in the case of the parking structure, it is intended to sustain economic development, however it is not possible to control the economy.

Jim Palermo, 216 S. Ashland inquired about soft costs such as fees. President Hansen indicated that the cost estimates for the parking structure are in line with the original amount.

Kathy Deane, 110 S. Ashland expressed her disappointment in not having a total cost available.

4. OMNIBUS AGENDA AND VOTE

- A. Quotes - Vehicle Exhaust Venting System, Public Works Garage - Clean Air Systems, Chicago, Illinois \$8,780
- B. Consolidated Voucher 050124 - \$417,599.40
- C. Minutes of the Village of La Grange Board of Trustees Regular Meeting, Monday, January 10, 2005.

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

Ayes: Trustees Asperger, Cremieux, Eastman, Langan,
Livingston and President Hansen

Nays: None

Absent: Trustee Pann

5. CURRENT BUSINESS

A. Award of Contract - CBD Parking Structure: Referred to Trustee Cremieux

Trustee Cremieux explained that the Village's architect Loebel Schlossman and Hackl had completed the design for the Central Business District parking structure and project specifications were published and released for public bidding on November 17, 2004. Trustee Cremieux noted that notice was published in a paper of local circulation as well as through construction trade publication houses in the Chicago region. On November 29, 2004, a pre-bid conference was held with prospective contractors and on January 7, 2005 bids including a base bid and two alternates were opened and read with the low bidder being Paul H. Schwendener, Inc. of Westmont, Illinois. Trustee Cremieux indicated that the two alternate bids were to include a fountain for the public plaza and bedrock caissons needed because of poor soil conditions. Trustee Cremieux continued to explain that Project Manager Mark Nichols of Loebel Schlossman & Hackl performed an analysis and thoroughly reviewed the bid submitted by Paul H. Schwendener, Inc. and finds it to be in conformance with bid specifications.

Trustee Cremieux reiterated the project budget and financing options, noting that there are sufficient funds available to construct the parking structure as designed. Trustee Cremieux moved that the Village Board award the contract to construct the Village's Central Business District parking structure to Paul H. Schwendener, Inc. of Westmont, Illinois in the amount of \$7,266,710, seconded by Trustee Langan.

President Hansen opened the item for Trustee discussion. Trustee Livingston noted his belief that the Board has followed industry standards and acknowledges the financing mechanisms available to be sound. Trustee Asperger is confident that this project should move forward. Trustee Eastman commented on possible contingency costs which may occur and was informed they had been provided for.

It had been moved and seconded to approve the award of the construction contract to construct the Village's Central Business District parking structure to Paul H. Schwendener, Inc. of Westmont, Illinois in the amount of \$7,266,710. Approve by roll call vote.

Ayes: Trustees Asperger, Cremieux, Eastman, Langan,
Livingston, and President Hansen
Nays: None
Absent: Trustee Pann

B. Award of Contract - Relocation of Overhead Utility Lines: Referred to Trustee Livingston

Trustee Livingston informed the audience that construction of the parking structure would require the relocation of overhead utilities behind the Village Hall and on January 7, 2005, bids for this project were opened and read. Trustee Livingston noted that the low bidder was John Burns Construction Company of Orland Park, Illinois, however after review and assessment of past experience with John Burns Construction Company involving the Gilbert Avenue Water Main Project, it was recommended by Heuer and Associates the Village's Engineering Firm that it would not be in the Village's best interest to award the utility relocation contract to John Burns Construction.

Trustee Livingston added that the next low bidder is Lyons Electric of La Grange, Illinois with whom the Village has had extensive experience and are confident that Lyons Electric can perform the scope of work specified and within the Village's time requirements. Trustee Livingston explained that the Village has sufficient funds to perform this work and has negotiated an agreement with the developer of the former IHOP property to pay for their proportionate share of the cost to relocate the overhead utilities. The Village also anticipates a fair share financial negotiation with future developers of the property currently occupied by Hollywood Video and Via Bella restaurant which would further reduce the Village's cost.

Trustee Asperger inquired if there were a way to record this fair share financial responsibility on the Hollywood Video/Via Bella property at this time and was informed by Village Attorney Burkland the same standard could be applied.

Trustee Livingston stated that both the Village Attorney and staff are in agreement that it is in the best interest of the Village to reject all of the bids received in order to enhance the Village's ability to negotiate the terms of a favorable contract with Lyons Electric.

Trustee Livingston moved to reject all bids received for the relocation of overhead utility lines behind the Village Hall, seconded by Trustee Eastman. Approved by unanimous voice vote.

Trustee Livingston moved to waive the competitive bidding process and award the utility relocation contract to Lyons Electric in a negotiated amount not to exceed \$349,577.74, seconded by Trustee Eastman. Approved by roll call vote.

Ayes: Trustees Asperger, Cremieux, Eastman, Langan,
Livingston, and President Hansen
Nays: None
Absent: Trustee Pann

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn had no additional items to report.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

None

8. EXECUTIVE SESSION

9. TRUSTEE COMMENTS

In response to Kay Rasmussen's question, Trustee Cremieux believes a determining factor of the success of the parking garage will be the continued vitality of the Village over the next several years.

Trustee Eastman believes it is difficult to be able to assess the success of the parking structure prior to construction, however he feels it is vital to the community as a whole.

Trustee Livingston feels the need to look for the next horizon and is confident that the parking structure is the beginning.

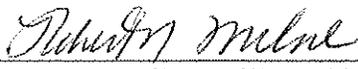
10. ADJOURNMENT

At 8:15 p.m. it was moved by Trustee Langan and seconded by Trustee Livingston that the Village Board adjourn. Motion carried by unanimous voice vote.

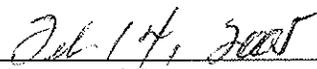


Timothy R. Hansen, Village President

ATTEST:



Robert N. Milne, Village Clerk



Approved Date