

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING
June 13, 2019**

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Thursday, June 13, 2019 at 7:30 p.m., roll call was taken.

Present: Trustees Matthew Posthuma, Luke Stifflear, Gerald J. Hughes, Neale Byrnes, and President Tom Cauley

Absent: Trustee Scott Banke and Laurel Haarlow

Also Present: Village Manager Kathleen A. Gargano, Village Attorney Michael Marrs, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant Village Manager Emily Wagner, Village Engineer Dan Deeter, Village Planner Chan Yu, and Management Analyst Jean Bueche

PLEDGE OF ALLEGIANCE

President Cauley led those in attendance in the Pledge of Allegiance.

VILLAGE PRESIDENT'S REPORT

President Cauley began by stating that the parking deck has been the most challenging issue he has faced in his tenure, because it is difficult to resolve issues when two units of government do not share the same goal. When issues would come up, District 181 has said they really don't need a parking deck. A lack of consistency and goals have cost the Village time and money. He believes there is now a more collaborative relationship, and the deck will be built as soon as possible.

He asked the Board to keep in mind there is an agreement in place that restricts what can be said publicly and privately as part of the Memorandum of Understanding (MOU) with the District following mediation. Further, any press release or other statement to the public, with respect to the deck shall be reviewed and released in writing by both parties before releasing anything to the media and public.

President Cauley reviewed a PowerPoint presentation for the Board that illustrates the cost of the deck before and after mediation. He compared the cost estimates of a year ago before mediation to now, concluding that the deck will be \$1.3 million more expensive. The increase is due to several factors including increasing the deck to 100 psf (pounds per square foot), landscaping, reinforcing the deck and drainage for planters, air filtration, and an additional curb cut. The cost also relates to the delay in starting the project because the price of pre-cast concrete has risen.

Village Manager Kathleen Gargano and staff have successfully found ways to mitigate some of the costs of the deck. The stair tower in the original design was eliminated as it is not necessary for the efficient use of the deck. In negotiations with the tollway, they have agreed to take and reuse the soil from the deck excavation. He added there was never an issue of the Village not being able to pay for the deck. However, he wants to maintain our

AAA bond rating, and does not want to sacrifice other infrastructure work for purposes of the deck. Additional monies in the amount of \$135,000 will be used from the 'in lieu of parking' fees paid from the First and Garfield project. Ms. Gargano has successfully reached out to Senator Suzy Glowiak who has secured State funding that was appropriated last week in the amount of \$400,000, and Representative Deanne Mazzochi has helped secure Metra funds in the amount of \$500,000. Additionally, there is \$451,000 remaining from Federal funding for the Oak Street Bridge; Ms. Gargano is working with legislators and our lobbyist to have the money made available for the deck. This is not confirmed yet, but staff is optimistic. In total, these dollars will offset the cost increases from last year to this. He noted that even though the cost has increased for the deck, he is pleased that other revenue sources have been found that are not the general fund and will not impact the capital plan.

President Cauley also reported the cost per space of the deck at \$28,880 per space is consistent with other municipal decks of comparable size in Des Plaines, Libertyville, Orland Park.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION**

Environment & Public Services (Chair Byrnes)

- a) **Approve Amendment #1 to an Intergovernmental Agreement (IGA) between the Village of Hinsdale and Community Consolidated District 181, for the construction and maintenance of a parking deck**

Trustee Byrnes introduced the item that amends the IGA with the School District negotiated a year ago that governs construction, operation, and maintenance of the deck. This amendment revises the deck from 40 psf to 100 psf, stipulates only emergency vehicles and type A school buses are allowed on the deck, provides for a height restrictor bar and signage to prohibit other types of vehicles on the deck, eliminates the Northeast stair tower, and includes the landscape designs.

The Board agreed to move this item forward for a second reading at their next meeting.

Zoning & Public Safety (Chair Stifflear)

- b) **Approve an Ordinance Approving a Second Major Adjustment to a Site Plan and Exterior Appearance Plan regarding the shared parking deck for Hinsdale Middle School at 100 S. Garfield Avenue, Hinsdale, Illinois – Community Consolidated School District #181/Village of Hinsdale**

Trustee Stifflear introduced the item regarding the zoning aspect of the parking deck. He explained that this item can be referred to the Plan Commission for a public hearing, or if the Board believes the request is in substantial conformance with the original plan, it can be discussed tonight and moved forward for a second reading. This major adjustment includes several changes, including the removal of the northeast stair tower, removal of the arborvitae landscaping on the south, a sidewalk along the alley which connects to Garfield Street,

removal of an island on the lower level providing four additional parking spaces, replacing a landscape island with 'no parking' stripes, and a more detailed landscape plan. President Cauley stated his strong preference is to handle this as a Board. Some of these changes are cost driven, and the Board is the elected officials responsible for the stewardship of taxpayer money. The arborvitae would die in the location it was planned for, and the other changes are minor, and not aesthetic in nature. Trustee Stifflear added that the Plan Commission spent a lot of time reviewing the original plan, and their input is very valuable, however, when 'value engineering' some of the wants have to fall by the wayside.

The Board agreed to move this item forward for a second reading at their next meeting.

Environment & Public Services (Chair Byrnes)

c) Award certain specified Bid Group 2 competitive bids – parking deck project construction

Trustee Byrnes introduced the item to approve Bid Group 2, which includes items such as concrete, roofing, asphalt, fire suppression, mechanical and electric. The specific costs of each element are listed in a table on the Request for Board Action (RBA) document. Ms. Gargano noted that Hinsdale's owners representative Scott Creech and Wight & Co. have vetted the bids and recommend awarding the bid to the lowest possible bidder as noted on the RBA.

The Board agreed to move this item forward for a second reading at their next meeting.

d) Reject all competitive bids for plumbing for the parking deck project

Trustee Byrnes introduced the item which is to reject all the bids for the plumbing for the deck as they were all too high and not responsive to the design specifications. Changing the construction material from cast iron to PVC should result in cost savings and will be sent out for bid again. Mr. Steven Moore from Wight and Co. addressed the Board on this matter and explained that PVC is more than acceptable.

The Board agreed to move this item forward for a second reading at their next meeting.

e) Reject all precast concrete bids for the parking deck project; and

f) Waive the competitive bidding process for precast concrete and award a contract to provide precast concrete work on the parking deck project to Illini Precast LLC located in Westchester IL in an amount not to exceed \$2,620,800

Trustee Byrnes introduced the item and explained that the required precast structures could not be provided because of the unique typography of the northwestern section of the deck, and the reinforcing required for the planter boxes on the western perimeter. The precast structures were reduced from 10' feet to 8' feet. The only vendor who could provide the new size was Illini Precast LLC. If the Village went out to bid again, the process would be delayed and the favorable storm trap bid would be lost. Consequently, the Village wants to waive competitive bidding, and award the contract to Illini Precast. Trustee Stifflear noted that residents might be concerned the Board is waiving competitive bidding on a \$2.5 million dollar item, but clarified the Village received three bids, and this is a time sensitive and one-supplier situation. Discussion followed regarding cost of materials and supply and demand for steel and concrete. The Board agreed to move this item forward for a second reading at their next meeting.

CONSENT AGENDA

None.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Environment & Public Services (Chair Byrnes)

- a) **Award Bid Group 1 for excavation and storm water management for the parking deck project to Lima Excavating in an amount not to exceed \$1,914,400** (*First Reading – April 23, 2019*)

Trustee Byrnes introduced the item to award excavation and storm water management to Lima Excavating, the low bidder for this project. He added that Lima has graciously and patiently extended the bid period while the Village dealt with the various issues discussed tonight. Ms. Gargano thanked Lima staff for weathering this storm and being patient through this design process.

Mr. Mike Allenstein from Lima Excavating addressed the Board and stated they anticipate starting work in mid-August; they have to wait for the storm trap subcontractor to submit drawings that will need to be reviewed and approved. He anticipates excavation will be completed in early October.

Trustee Hughes moved to **Award Bid Group 1 for excavation and storm water management for the parking deck project to Lima Excavating in an amount not to exceed \$1,914,400**. Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Banke and Haarlow

Motion carried.

DISCUSSION ITEMS

None.

DEPARTMENT AND STAFF REPORTS

No reports.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

OTHER BUSINESS

None.

NEW BUSINESS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Stifflear moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of June 13, 2019.** Trustee Hughes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Banke and Haarlow

Motion carried.

Meeting adjourned at 8:12 p.m.

ATTEST: _____

Christine M. Bruton, Village Clerk