

MINUTES OF THE SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
TUESDAY, MAY 11, 2010

CALL TO ORDER AND ROLL CALL

President Nunamaker called the meeting to order at 7:00 p.m. in the Municipal Center. Present at roll call were Trustees Blohm, Figurski, Ireland, Knar, Menzel and Tuman, Attorney John Donahue Engineer Larry Thomas, Administrator Osten and Village Clerk Brouder. Also present were Brian Wright and Geoff Malia from Sente, Rubel, Bosman and Lee Architects (SRBL).

Guests in the audience included Dan Celske, Dave Dufern and Rich Murren from the Zoning Board of Appeals; residents Gary Murphy, Mike Strohl, Joe Sgarbossa, who passed out a flyer on a building and site available in Cary, and two others not recognized, and Sergeant Domagala.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC WORKS FACILITY: CONSTRUCTION PARAMETERS

President Nunamaker opened the meeting with a short history of what has been done for the Public Works facility. The Village accepted years ago that the Wastewater Treatment Plant needed to expand. The current garage on the Wastewater Treatment Plant site has completed its usefulness. A past Village Board located and purchased a new site for a garage facility. The amount of square footage needed for the vehicles, offices and repair area was figured and the Village made a preliminary budget based on the plans. The opportunity came along to sell bonds and finance this for \$3M and now the Village has the money. The Board needs to decide the parameters for the garage, solicit contracts, rezone the property and accept the sale of Village property.

President Nunamaker explained the difference between metal walls for the facility or pre-cast concrete. Trustee Ireland asked if cinder block had been considered. He said the school did that and it is considerably cheaper. Mr. Wright stated that the pre-cast walls are very inexpensive now because of the lack of work. Prices are much more comparable to steel. The benefit of the pre-cast concrete is the speed of the construction – the cinder blocks would take considerably longer. The pre-cast is also very durable and the cost would almost be a wash with the cinder blocks.

President Nunamaker stated the difference in price would be worthwhile to have pre-cast to the ceiling rather than half way up and then steel sides to the roof. The cost is about 1% more. Trustee Figurski agreed with that. Steel does deteriorate. Trustee Tuman noted that over the years the

garage committee had looked at many buildings and the steel ones rust. Trustee Figurski stated he had also called a couple steel companies and they recommend contractors to install their buildings – they don't even do it themselves.

President Nunamaker stated that we would like the designs to be done with pre-cast concrete walls. Other alternatives for the design – do we want just the storage garage, the garage with repair bays, or possibly something other than conical salt storage.

Trustee Menzel stated he was the Finance Chair and that the Trustees are very aware of their obligations to the taxpayers and spending money. Maybe the Village should look at this property that is in Cary on Detroit Street that Mr. Sgarbossa gave us before we make these decisions. President Nunamaker stated that when this was discussed previously, the Trustees did not want something across the river – they want it in our town. Trustee Tuman said there would be a lot of wasted travel time for the employees. Trustee Blohm asked if the building would be tax exempt status. Attorney Donahue said yes, it would be eligible, but Cary would have to allow it, as well as change the zoning. After further discussion, **Trustee Menzel made a motion to consider having the building outside of Fox River Grove. Trustee Ireland seconded.** Trustees Menzel, Ireland and Blohm voted yes and Trustees Figurski, Tuman and Knar voted no. President Nunamaker voted no. The motion did not pass.

Trustee Ireland asked if vehicles can be repaired in the new facility if they moved some of the parking that is inside. Mr. Wright stated that the current plan does not have the right equipment for grease, plumbing systems, air filtration. These would all need to be added to the plan. Trustee Ireland said if we are going forward, we should try to have an all-inclusive Streets & Parks facility, not one where repairs are done here and office work there.

Trustee Figurski asked where we would get the money for that. He also stated we should get good prices, but they are going up. We can't wait any longer. Trustee Knar stated we should have an alternative design to be bid. Trustee Figurski stated we should have the second building partially built.

Mr. Wright explained that to add those items, there would be an additional fee. The fee would be 8.5% of the actual cost of the items. The approximate cost of adding in the repair bays is \$600,000. He would guess it would be an additional \$50,000 for the plans. That would include the architectural fee, electrical engineer fee and the plumbing engineer fees. Trustee Blohm asked if it would cost more to retrofit the repair bays at a later date. Yes, it would be more costly than doing it the first time.

Administrator Osten stated we could have the offices at a different location. By doing what we can now, we may be able to do the upgrades with possible grant money at a later date. President Nunamaker firmly believes we will be able to do repairs on that site. It is worth the additional money to have the design done. Trustee Knar is concerned about the cost to design an additional plan ~ 8.5% cost plus \$3M for the garage, \$600,000 for the repair bays and \$1.2M for the offices is a lot of money. Administrator Osten reported that we still have about \$492,000 from the 2006 Debt Certificate which can only be used for certain things – architectural drawings are one of them. Mr. Wright stated that his company does not advocate doing design plans unless it is something certain to be used.

The Village is having \$1.2M worth of roadwork done this year and saved 18% from the original estimates. If the Village saves 18% on garage bids, we could afford to do more. We need to proceed with the garage only, get bids, and see what money is remaining. **Trustee Figurski made**

a motion to go out to bid for the Public Works facility. Trustee Tuman seconded. It was approved by five yes votes and one no vote. Trustee Ireland voted no.

Trustee Figurski made a motion to bid on pre-cast concrete. Trustee Tuman seconded. It was approved by a roll call of six yes votes.

REQUEST CONTRACTS

Trustee Menzel made a motion to request contracts from Sente, Rubel, Bosman & Lee (SRBL), Baxter & Woodman, Inc. (B & W) and Urban Forest Management (UFM). Trustee Figurski seconded. It was approved by five yes votes and one no vote. Trustee Ireland voted no.

REFER TO ZONING BOARD OF APPEALS

President Nunamaker referred the Text Amendment and Special Use application for the Public Works Facility to the Zoning Board of Appeals. The Zoning Board will review the application and make their recommendation to Public Health & Safety and they will forward to Village Board.

REQUEST NEGOTIATIONS & PREPARATION OF CONTRACT TO SELL VILLAGE PROPERTY

Trustee Ireland made a motion to accept the bid of MJG Construction to purchase Village owned property subject to Village Board’s future approval of real estate sales contract with MJG Construction. Trustee Figurski seconded. It was approved by a roll call of six yes votes.

EXECUTIVE SESSION

Trustee Knar made a motion to enter into Executive session at 8:15 p.m. to discuss property acquisition. Trustee Figurski seconded. All were in favor. **Trustee Menzel made a motion to return to the Village Board meeting at 8:44 p.m. Trustee Knar seconded.** All were in favor. All Trustees were present, along with Village President Nunamaker, Attorney Donahue, Administrator Osten and Clerk Brouder.

Trustee Figurski made a motion to authorize the Village President to enter into negotiations with property owners pursuant to the price range discussed in Executive Session. Trustee Knar seconded. It was approved by a roll call of six yes votes.

ADJOURNMENT

Trustee Figurski made a motion to adjourn at 8:46 p.m. Trustee Tuman seconded. All were in favor.

Robert J. Nunamaker, Village President

Date Approved

Donna M. Brouder, Village Clerk