

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
January 28, 2013**

PRESENT: Joseph Marchese – Chairperson, Alderman Ted Schauer, Alderman Halil Avci, Dan Gombac – Director, Michael Griffith, Senior Planner, Michael Coren-Treasurer, Elizabeth Lahey-Secretary

ABSENT: None.

ESTABLISH QUORUM

Chairperson Marchese called the meeting to order at 6:30 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present,

NEW BUSINESS

A. Ordinance –Text Amendment, Zoning Ordinance – To reduce the required minimum parking width from 10 feet to 9 feet.

Mr. Gombac presented the staff report. He reported that the PZC considered this item on January 16, 2013 recommending approval of 7-2. Mr. Gombac provided a summary citing a handful of commercial parking lots that are currently striped at 9-foot versus the 10 foot. In many instances it is not known why they were striped at 9-foot. The staff surveyed adjacent communities and their ordinance allowed 9-foot wide parking stalls. Staff also reviewed complaints or vehicular accidents in parking lots due to narrow stalls and none were identified.

Chairman Marchese commented on the situation brought to his attention last year when the parking lot was being seal coated and the contractor was required to comply with the 10-foot width. In this particular case the existing widths were 9-foot and the required 10-foot would have of reduced the spaces and create the need for additional overflow parking especially during mass services. The staff had waived the requirement pending City Council review.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Avci that based upon the submitted petition and the information presented, the request associated with PZC 2012-16 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

B. Resolution – Accepting a proposal from Scorpio Construction Corp. for the removal and replacement of bituminous aprons and road patches.

Mr. Dan Gombac, Director reported that during the year the department removes and replaces various storm sewers and culvert pipes across driveway aprons and roadways for various

projects. He reported that two competitive quotes were received and that pricing be held in place from May 1, 2013 through April 30, 2014. Mr. Gombac reported that the expenditure would come from the Water, Street and Capital accounts, depending on the specific project and estimated costs for all maintenance and budgetary programs for the bituminous products estimated at \$176,000.00 pending budgetary approval.

Alderman Avci and Treasurer Coren had provided comments on the quote summary sheet regarding the awarded vendor. Pending the number of units used for a particular product, the total cost could change, resulting in an award to a different vendor.

Mr. Gombac informed the Committee that a random multiplier was used for the various components and the quotes would be awarded on a total cost basis.

Alderman Avci suggested utilizing actual quantities from historical data to provide a firmer quote. Mr. Gombac informed the Committee that staff would review the historical data for a comparison.

There was no one in the audience wishing to present public comment.

C. Resolution – Accepting the unit price proposal for bituminous products from Central Blacktop Co. Inc.

Mr. Dan Gombac, Director reported that two competitive quotes were received with the lowest from Central Blacktop Co. Inc. He reported that the expenditure would come from the Water, Street and Capital accounts depending on the specific project. He further reported that the total estimated costs for all maintenance and budgetary programs for the bituminous products are estimated at approximately \$45,000.00 and that pricing be held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

D. Resolution – Accepting a proposal from Norwalk Tank Company for Culvert Metal Pipes, Metal Bands and Metal Flared End Sections and fittings.

Mr. Dan Gombac, Director reported that three competitive quotes were received with the lowest competitive total costs quote by Norwalk Tank Company. He reported that while Norwalk Tank Company provided the lowest total cost, C&M Pipe and Supply Company provided the lowest overall cost. He further reported that staff offered Norwalk Tank Company an opportunity to meet the unit pricing.

Mr. Gombac reported that the expenditure would come from the Street and Capital accounts, depending on the specific project requiring the pipe material. He reported that the total overall estimated costs for all maintenance and budgetary programs utilizing the proposed material are approximately \$53,000.00 pending Capital Project budget approval and that pricing be held in place from May 1, 2013 through April 30, 2014.

Treasurer Coren had provided comments on the quote summary sheet regarding the awarded vendor. Again, pending the number of units used for a particular product, the total cost could change, resulting in an award to a different vendor.

Mr. Gombac informed the Committee that a random multiplier was used for the various components and the quotes would be awarded on a total cost basis.

Mr. Gombac informed the Committee that staff would review the historical data for a comparison.

There was no one in the audience wishing to present public comment.

E. Resolution – Accepting the unit price proposal for tipping and transfer fees from E.F. Heil, LLC at the proposed unit prices for certain waste.

Mr. Dan Gombac, Director reported that during the year the department generates waste from various Public Works projects. He reported that three competitive quotes were received and that the expenditure would come from the Water, Street and Capital accounts depending on the specific project generating the waste and that the total estimated costs for all maintenance and budgetary programs for tipping and transfer fees are estimated to be approximately \$50,000.00 pending Capital Project budget approval and pricing be held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

F. Resolution – Accepting a proposal from DAS Enterprises Inc. to provide trucking services at a rate of \$79.00 per hour for services relating to hauling waste generated from excavations.

Mr. Dan Gombac, Director reported that during the year the department generates waste from various Public Works projects and the waste temporarily stored at the Public Works Facility requiring removal. He reported that the trucks are filled by City loaders and the waste hauled to a local landfill.

Mr. Gombac reported that two competitive quotes were received and that the expenditure would come from the Water, Street and Capital accounts depending on the specific project generating the waste and that the total estimated costs for all maintenance and budgetary programs for hauling are estimated to be approximately \$95,000.00 pending Capital Project budget approval and pricing be held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

G. Resolution – Accepting a proposal from Norwalk Tank Company for High Density Polyethylene Pipes, Bands, Flared End Sections and fittings.

Mr. Dan Gombac, Director reported that during the year the department requires the use of High Density Polyethylene Pipes (HDPE) and connectors to be used for various Public Works projects, such as storm sewer replacements and ditching projects.

Mr. Gombac reported that three competitive quotes were received with the lowest provided by Norwalk Tank Company. He reported that staff contacted Norwalk Tank Company to meet the unit pricing of the items that were offered at a lower cost by the competitor and Norwalk Tank Company did not agree to meet the unit pricing. He reported that the expenditure would come from the Street and Capital accounts, depending on the specific project requiring the pipe material with the total estimated costs for all maintenance and budgetary programs for the material at approximately \$25,000.00 pending Capital Project budget approval and pricing to be held in place from May 1, 2013 to April 30, 2014.

The Committee had provided comments on the quote summary sheet regarding the awarded vendor. Again, pending the number of units used for a particular product, the total cost could change, resulting in an award to a different vendor.

Mr. Gombac informed the Committee that a random multiplier was used for the various components and the quotes would be awarded on a total cost basis.

Mr. Gombac informed the Committee that staff would review the historical data for a comparison.

There was no one in the audience wishing to present public comment.

H. Resolution – Accepting a proposal from Scorpio Construction Corp. at the proposed schedule of prices for the placement of topsoil and for the purchase and placement of fertilizer and sod for landscape restoration services.

Mr. Dan Gombac, Director reported that during the year services of a landscaper are required to complete larger restoration projects from various Public Works projects. He reported that the City would provide topsoil to the vendor and the vendor to grade the topsoil based on the cubic yards provided and would be required to purchase the sod, fertilizer and placement of the sod.

Mr. Gombac reported that three competitive quotes were received and the expenditure would come from the Water, Street and Capital accounts, depending on the specific project requiring landscape services with total estimated costs for all maintenance and budgetary programs for landscaping estimated at approximately \$155,000.00 pending Capital Project budget approval and pricing held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

The Committee had provided comments on the quote summary sheet regarding the awarded vendor. Again, pending the number of units used for a particular product, the total cost could change, resulting in an award to a different vendor.

Mr. Gombac informed the Committee that a random multiplier was used for the various components and the quotes would be awarded on a total cost basis.

Mr. Gombac informed the Committee that staff would review the historical data for a comparison.

I. Resolution – Accepting a proposal from C & M Pipe and Supply Company Inc. for the Pressure Pipe for Public Works projects.

Mr. Dan Gombac, Director reported that during the year the department requires the use of Pressure Pipe to be used for various Public Works projects. He reported that the Pressure Pipe is further required to meet the EPA requirements when a water main is adjacent to a storm water main.

Mr. Gombac reported that three competitive quotes were received and that the expenditure would come from the Street and Capital accounts, depending on the specific project requiring the pipe material with the total estimated costs for all maintenance and budgetary programs for the material at approximately \$45,000.00 pending Capital Project budget approval and pricing held in place from May 1, 2013 through April 30, 2014. .

There was no one in the audience wishing to present public comment.

J. Resolution – Accepting a proposal from Elmhurst Chicago Stone to purchase stone for Public Works projects.

Mr. Dan Gombac, Director reported that during the year the department requires the use of stone to be used for various Public Works projects. He reported that this resolution would allow the City to pick up stone from the quarry.

Mr. Gombac reported that one quote was received and that the expenditure would come from the Street, Water and Capital accounts, depending on the specific project requiring stone and estimated costs for all maintenance and budgetary programs requiring stone estimated at \$50,000.00 pending Capital Project budget approval and pricing held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

K. Resolution – Accepting a proposal from Elmhurst Chicago Stone to provide stone and delivery for Public Works projects.

Mr. Dan Gombac, Director reported that during the year the department requires the use of stone and delivery to be used for various Public Works projects. He reported that this resolution would allow the proposed vendor to provide the City with semi-loads directly from the quarry when required.

Mr. Gombac reported that one quote was received and that the expenditure would come from the Street, Water and Capital accounts, depending on the specific project requiring semis of stone and estimated costs for all maintenance and budgetary programs requiring stone estimated at \$60,000.00 pending Capital Project budget approval and pricing held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

L. Resolution – Accepting a proposal from C & M Pipe and Supply Company for storm sewer structures, iron sewer grates and concrete adjusting rings.

Mr. Dan Gombac, Director reported that during the year the department requires the use of storm sewer structures to be used for various Public Works projects. He reported that one quote was received and that the expenditure would come from the Street and Capital accounts, depending on the specific project requiring storm structure material and estimated costs for all maintenance and budgetary programs estimated at \$90,000.00 pending Capital Project budget approval and pricing held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

M. Resolution – Accepting a proposal from DuPage Topsoil Inc. at the proposed schedule of prices, for topsoil for Public Works projects.

Mr. Dan Gombac, Director reported that during the year the department requires the use of topsoil for landscape restoration for various Public Works projects. He reported that three competitive quotes were received and that the expenditure would come from the Street and Capital accounts. He further reported that the proposed resolution would allow the City to pick up topsoil from the dirt fields and allow delivery of the product for larger projects.

Mr. Gombac reported that estimated costs for all maintenance and budgetary programs estimated at \$32,000.00 pending Capital Project budget approval and pricing held in place from May 1, 2013 through April 30, 2014.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Avci to approve items B through M of the January 28, 2013 agenda as presented.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

N. Resolution – Preliminary approval of a Contract with Tru Green for Landscape Fertilization.

Mr. Dan Gombac, Director reported that this resolution authorizes the Mayor and City Clerk to execute a contract with Tru Green, LP for five various fertilizer applications in the an amount not to exceed a readjusted amount for the 2013 Landscape Fertilization Services at Roadside Rights of Way and Medians of 75th Street and certain segments of Plainfield Road as well as City

owned facilities such as the Water Plant grounds, the Public Works facility and the City Hall grounds.

Mr. Gombac reported that Tru Green has been awarded the contract for the last several years. Staff informed the Committee that the second phase of construction for 75th Street is slated to begin in March of 2014. Staff is recommending limited fertilizer applications for the proposed area due to construction.

Upon review with the Committee it was recommended that the 2013 should include only two fertilizer applications within the proposed construction zone.

Mr. Gombac informed the Committee that the Staff will adjust the proposed expenditure and would be forwarded for budget consideration.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Avci to approve A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR LANDSCAPE FERTILIZATION SERVICES BETWEEN THE CITY OF DARIEN AND TRU GREEN, LLP.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

O. Resolution – Preliminary approval of a contract for the 2013 Sidewalk, Apron and Curb and Gutter Removal and Replacement Program with Suburban Concrete in an amount not to exceed \$422,769.00 and the Elm Street Sidewalk Extension and to waive the residential \$75.00 permit fee application for concrete work.

Mr. Dan Gombac, Director reported that this program calls for removal and replacement of deficient rated neighborhood sidewalk and curb and gutter. He reported that the program also allows for limited resident call-ins when deficient sidewalks and curb and gutter are identified.

As part of the contract, the vendor was required to provide unit pricing for private property driveways. Mr. Gombac reported that staff is requesting to waive the residential \$75.00 permit fee application as Staff will be overseeing the concrete work. He reported that pricing is comparable to last year's pricing.

There was no one in the audience wishing to present public comment.

Alderman Avci made a motion, and it was seconded by Alderman Schauer for A RESOLUTION APPROVING A CONTRACT FOR THE 2013 CONCRETE SIDEWALK, APRON, CURB AND GUTTER REMOVAL AND REPLACEMENT PROGRAM, THE ELM STREET SIDEWALK EXTENSION AND WAIVING THE \$75.00 PERMIT FEE APPLICATION TO PARTICIPATING RESIDENTS.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

P. Resolution – Accepting a proposal from Edenbros, LLC in an amount not to exceed \$8,994.74 for the annual Water System Leak Survey.

Mr. Dan Gombac, Director reported that this resolution allows for an annual leak survey of the water system maintenance. He reported that four proposals were received for the leak survey and includes surveying 473,616 lineal feet of water main, 1373 fire hydrants, 451 mainline valves in water valve boxes and 741 mainline valves in water vaults.

Mr. Gombac also referred to a chart within the memo that demonstrates the various costs associated with leaks and that it was beneficial for the City to be as proactive in identifying and repairing the leaks as soon as they are identified.

There was no one in the audience wishing to present public comment.

Alderman Avci made a motion, and it was seconded by Alderman Schauer approving A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM EDENBROS, LLC, FOR THE 2012-13 WATER LEAK SURVEY IN AN AMOUNT NOT TO EXCEED \$8,994.74.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Q. Resolution – Accepting a proposal from Rags’s Electric in an amount not to exceed \$35,000.00 for the Electrical Maintenance Housekeeping at Plant 3-1930 Manning Road, Plant 4-1897 Manning Road and Plant 5-8700 block of Lemont Road.

Mr. Dan Gombac, Director reported that the City Council rejected all the proposals at the November 5, 2012 meeting and directed staff to re-solicit for proposals. He reported that objections were raised due to an addendum and an electrical engineer was consulted to review the quotes for discrepancies. The electrical engineer modified the quote request and identified several additional items for inclusion. The request for quotes were re-solicited along with a mandatory walk through was required with the electrical engineer and staff.

Mr. Gombac reported that staff recommends accepting the lowest competitive quote from Rag’s Electric in an amount not to exceed \$35,000 for the Electrical Maintenance Housekeeping at Plant 3-1930 Manning Road, Plant 4-1897 Manning Road and Plant 5-8700 block of Lemont Road. He reported that Rag’s Electric currently perform various electrical tasks for the City with very satisfactory services.

Mr. Gombac also informed the Committee that the project was \$10,000 over budget, due to additional components identified through the electrical engineer. Funding for the increase was available through the depreciation fund and staff recommends moving forward with the project.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Marchese to approve A RESOLUTION ACCEPTING A PROPOSAL FROM RAG’S ELECTRIC IN AN AMOUNT NOT TO EXCEED \$35,000 FOR THE ELECTRICAL MAINTENANCE

HOSUEKEEPING AT PLANT 3-1930 MANNING ROAD, PLANT 4-1897 MANNING ROAD AND PLANT 5-8700 BLOCK OF LEMONT ROAD.

Upon voice vote, **THE MOTION CARRIED unanimously 3-0.**

- R. Resolution – Preliminary approval authorizing the Mayor and City Clerk to execute a contract for the 2013 Neighborhood Drainage Program between the City of Darien and Scorpio Construction Corp. for the layout and replacement of storm sewer pipes and structures and grading in an amount not to exceed \$492,100.00.**

Mr. Dan Gombac, Director reported that residents adjacent to the projects noted in the staff agenda memo have requested that the City address standing water in the ditches fronting their residences. He reported that the work would include the removal and replacement of culverts, removal and installation of inlets as required, ditch regarding, and bank stabilization and preparation for landscape restoration.

There was no one in the audience wishing to present public comment.

Alderman Avci made a motion, and it was seconded by Alderman Schauer for A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR THE 2013 NEIGHBORHOOD DRAINAGE PROGRAM BETWEEN THE CITY OF DARIEN AND SCORPIO CONSTRUCTION CORP. FOR THE LAYOUT AND REPLACEMENT OF STORM SEWER PIPES AND STRUCTURES AND DRADIG IN AN AMOUNT NOT TO EXCEED \$492,100.00.

Upon voice vote, **THE MOTION CARRIED unanimously 3-0.**

- S. Resolution – Authorizing the Mayor and City Clerk to enter into an agreement for professional services between the City of Darien and Edgemark Commercial Real Estate Services, LLC for real estate brokerage services for the 1.69 acres of property located at Cass Avenue and Plainfield Road.**

Mr. Dan Gombac, Director reported that at the October, Committee of the Whole Goal Setting Session, the Committee directed staff to proceed for the solicitation of a real estate brokerage service to market the 1.69 acres located at the northeast corner of Cass Avenue and Plainfield Road. He reported that staff mailed out 12 invitations for proposals seeking real estate services concerning the sale and redevelopment of the parcels.

Mr. Gombac reported that Mr. Jeffrey Kowal, Edgemark Commercial Services was interviewed and that Edgemark would have exclusive brokerage rights to market the property and present all proposals to the City. The exclusive agreement was for a term of service for 9 months and commission payable at closing. He reported that the commission would be 5% of the gross sales price and the asking price would be established at \$1,500,000 based on a probable market value by the proposed broker.

Mr. Coren stated that although the City is actively seeking to get rid of the eyesore that he would like to see the property sit until the property value increases.

Alderman Schauer questioned the opinion and that he felt it was low and ridiculously priced. He stated that the City has a better chance at tearing it down rebuilding and selling it later on..

Alderman Avci stated that it would help if there was an idea of what would go there. He suggested maybe having a concept plan and developing an oversight committee to determine the types of establishments that would provide the best fit. The Staff would be responsible to seek out the establishments to locate in the City.

Mr. Coren stated that he talked with some of the businesses there presently and that there was rumor that they may be interested in developing the area themselves.

Chairperson Marchese suggested having a session to develop a plan and recommendation.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion, and it was seconded by Alderman Avci to approve A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY DARIEN AND EDGEMARK COMMERCIAL REAL ESTATE SERVICES, LLC FOR REAL ESTATE BROKERAGE SERVICES FOR THE 1.69 ACRES OF PROPERTY LOCATED AT CASS AVENUE AND PLAINFIELD ROAD.

Upon roll call vote, THE MOTION WAS UNANIMOUSLY DENIED 3-0.

T. Minutes – Approval of the December 12, 2012 Municipal Services Committee Regular Meeting Minutes.

Alderman Schauer made a motion, and it was seconded by Alderman Avci to approve the December 12, 2012 Municipal Services Committee Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that the roof on the water tower at 67th and Wilmot is collapsing. He reported that the temporary fix is \$50,000 and has been reported as a claim to the insurance company.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, February 25, 2013 at 6:30 p.m.

RECESS OF MEETING

Recess of the Meeting followed by a reconvene of the Municipal Services Committee Meeting at the Public Works Facility located at 1041 South Frontage Road.

At 7:55 p.m. Alderman Avci made a motion, and it was seconded by Alderman Schauer to recess the meeting.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

- a. Presentation and Tour of the Public Works Facility located at 1041 South Frontage Road.**

At 8:10 p.m. Chairperson Marchese reconvened the meeting at the Public Works Facility, 1041 South Frontage Road, Darien, Illinois.

Chairperson Joe Marchese, Alderman Halil Avci, Alderman Ted Schauer, Alderman Tina Beilke, Alderman Joerg Seifert, Michael Coren, Treasurer, Dan Gombac, Director and the Public Works staff were present.

Mr. Dan Salvato and his staff provided a tour and overview of the vehicles as part of the vehicle replacement program.

There was discussion regarding the purchase of software for gasoline inventory and the current record generating for vehicle maintenance. There was also discussion regarding a replacement mower/plow, chipper, an additional pick-up truck and several large dump-body vehicles. Presented by Staff were the current condition, age, use and proposed costs.

Several comments regarding leasing, changing brush pick up schedules thereby reducing a chipper, and refurbishing was suggested.

ADJOURNMENT

With no further business before the Committee, Alderman Schauer made a motion and it was seconded by Alderman Avci to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 9:05 p.m.

RESPECTFULLY SUBMITTED:

Elizabeth Lahey
Secretary

Joseph Marchese
Chairman

Halil Avci
Alderman

Ted Schauer
Alderman