

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, AUGUST 12, 2014**

I. CALL TO ORDER

The Mayor called the August 12, 2014, Regular and Committee of the Whole Meeting of the City Council to order at 7:00 P.M.

II. ROLL CALL

Roll call indicated the following Aldermen were in attendance:

Present: Esposito, Przychodni, Sarallo, Thomas, Vlach, and Mayor Ragucci
Absent: None

Also in attendance were City Clerk D. Greco, Interim City Administrator A. Marrero, Public Services Director C. Ward, and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

The Mayor led everyone in the Pledge of Allegiance.

IV. ADDITIONS OR DELETIONS TO THE AGENDA

None.

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes Of July 22, 2014.

Motion to approve the minutes of the July 22, 2014 Regular City Council and Committee of the Whole as presented was made by Alderman Thomas and seconded by Alderman Vlach.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: August 12, 2014 In The Amount Of \$168,991.90.
2. Resolution No. 14-8: A Resolution Authorizing And Approving An Agreement Between The City Of Oakbrook Terrace And The DuPage Convention And Visitor's Bureau For Professional Services To Promote Tourism And Provide Marketing And Administrative Services Related Thereto For The City For Fiscal Year 14-15.
3. Resolution No. 14-9: A Resolution Awarding And Authorizing The Execution Of A Contract For The 2014 Curb Replacement Project For The City Of Oakbrook Terrace, Illinois.
4. Ordinance No. 14-39: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Unique Plumbing Co, Inc. For The Furnishing Of Building Plumbing (Bid Package 15B) For The New Police Facility And Renovation Of City Hall.
5. Ordinance No. 14-40: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Midwest Masonry, Inc. For The Furnishing Of Masonry Assemblies (Bid Package 04A) For The New Police Facility And Renovation Of City Hall.
6. Ordinance No. 14-41: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Fox Excavating, Inc. For The Furnishing Of Site Utilities (Bid Package 02C) For The New Police Facility And Renovation Of City Hall.
7. Ordinance No. 14-42: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Champion Drywall, Inc. For The Furnishing Of Metal Trusses & Carpentry (Bid Package 05B & 06A) For The New Police Facility And Renovation Of City Hall.
8. Ordinance No. 14-43: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Valley Security Company For The Furnishing Of Security Ceilings, Wire Mesh Petitions, Detention Doors & Hardware, Security Electronics (Bid Package 09C,10F,11A,11B) For The New Police Facility And Renovation Of City Hall.
9. Ordinance No. 14-44: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Cameo Electric, Inc. For The Furnishing Of Electrical & Fire Alarm, Voice & Data Systems, Sound/Video Systems (Bid Package 16A, 16B, 16C) For The New Police Facility And Renovation Of City Hall.

Motion to approve all the items contained on the Consent Agenda as presented for August 12, 2014 was made by Alderman Przychodni and seconded by Alderman Esposito.

Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach

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Nays: None

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

IX. RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole portion of this meeting was made by Alderman Sarallo and seconded by Alderman Esposito.

Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach

Nays: None

Motion passed.

X. MAYOR RAGUCCI

Ragucci stated Duke Johnson informed him that the OTB facility signed a three (3) year lease extension.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Police Facility Construction Status

Dan Skiera, Project Superintendent for Harbour, indicated soil samples were taken for the haul away to the landfill. Skiera indicated a portion of the soil is contaminated due to the underground fuel storage tanks previously located on the site. Skiera explained a portion of the soil will need to be hauled off to a special waste facility. Skiera said the remaining soil tested a little high for chromium at 23 and it needs to be at 21 for Vulcan to take it as clean material. Skiera said Vulcan will review the soil test results and inform the City by Tuesday, August 19, 2014 if they will be taking the non-contaminated soil.

Thomas said he thought the City hired a professional to make sure these issues were handled at the outset of the project. Patrick S. Harbour Jr., Project Executive, said each dump has different requirements on what they will accept and until you hire an excavator and haul away contractor you do not know what the requirements will be. Harbour indicated in 2001 the City removed the underground storage tanks and the IEPA gave the City the free and clear. Harbour said even though the IEPA did this, the dump still does not have to accept the City's fill.

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Harbour said after the feedback from the dump, V3, an environmental engineering firm, was contracted to isolate this issue and minimize the cost impact. Harbour said he is working with V3 and the civil engineer to determine if the soil can be kept on site and some berms created to avoid paying the extra haul costs and tipping fees. Thomas asked if the City will be required to pay the dumping fees. Ragucci said yes.

Harbour said by isolating the area surrounding the former fuel tanks the City is avoiding all the property's soil be considered as special waste. Ragucci said in 2001 the City met the criteria and now 13 years later everything has changed. Sarallo said the report from 2001 should have been a red flag for Harbour considering they knew an underground fuel tank was formerly on the site. Sarallo said the project could have been bid in two (2) ways including: one for clean soil and an alternate for contaminated soil. Sarallo asked how deep the buildings are going. Skiera replied four (4) feet footings for the building and 14 inches for the parking lot.

Sarallo said this is not Harbour's first job with a former underground fuel tank and the remediation that this entails. Harbour indicated this is an example of why there are built-in project contingencies. Sarallo said this should not be a contingency because this should have been included in the original bid as a separate line item. Sarallo said there is never an underground storage that is 100% completely clean. Sarallo said Harbour should have realized the requirements have changed since 2001 when the tanks were removed.

Esposito asked what kind of cost is the City going to incur for this contaminated area. Harbour replied he is working on this isolated area right now and he would have a better idea by the end of the week or the beginning of next week. Harbour said if the entire site was hauled away as special waste the cost would be in the six (6) figures. Harbour explained this is why the area surrounding the former underground fuel tanks is being isolated.

Thomas asked how much this process is going to slow down the project. Skiera said by next Tuesday Vulcan will say yes or no. Vlach asked if the soil could be moved to a corner and a berm made out of it. Harbour said he is working with the environmental engineer to see if the excess soil could be made into a berm.

Greco asked if the removal and disposal is part of the excavation contract or if the City will be paying for this service separately. Harbour said the contaminated soil will go to Waste Management. Skiera said the City will pay the difference so say a regular load is \$300 and the special waste is \$500, the City will pay the difference. Greco asked about dig and bury and if the soil could be left on site.

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Skiera said this is a question for V3 because he does not know what the rules are for this.

Sarallo asked who is paying for the testing. Ragucci replied the City is. Sarallo said Harbour should have foreseen some problems with the soil and Harbour should absorb the testing related costs. Sarallo said the City has paid Harbour on a monthly basis without question after many issues have arisen. Sarallo said he is very disappointed.

Ragucci said hopefully the City receives good news next week. Ragucci said the City must move forward because too much money and time have been invested. Sarallo said every day we lose equates to two (2) to three (3) days of construction lost that we are not going to recover. Sarallo asked if there are any other items that may be considered extra costs for the City that were not anticipated. Skiera said an extra cost may be if when the City digs for the parking lot and finds the soil is no good. Sarallo said this extra cost would be considered a contingency. Sarallo asked if testing is included and Skiera replied that these costs were figured in already.

2. Payout Number Three (3) (Final Payout) For The Regency Place Watermain Extension Project.

Ragucci said the payout of \$23,634.48 represents the final payout for the Regency Place Watermain Extension. The Council concurred to place this item on the next consent agenda.

3. 2014 Pavement Surface Treatment Program.

Ward stated the City has used the GSB-88 application in the past and this roadway treatment represents the City's last ditch effort before a complete mill and repavement project is necessary. Ward said the GSB-88 application will be a good band-aid for at least three (3) to four (4) years. Sarallo asked when the last application was done. Ward responded two (2) years ago, a third of the City's roads received this application.

Ward said Dick Schroeder from York Township will be joining efforts on this project and the treatment will be applied to 11 parcels in the Westlands. Ward added the City will bill the Township for their portion.

The Council concurred to place this on the next consent agenda.

4. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Raynor Doors Of Will County, Inc

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For The Furnishing Of Overhead Doors (Bid Package 08B) For The New Police Facility And Renovation Of City Hall.

Ragucci stated Raynor Doors of Will County won the bid in the amount of \$45,574 for the overhead garage doors needed for the new Police Station and City Hall renovation. Thomas asked when the City distributed bids for the overhead doors if the City was aware of the manufacturer's price. Marrero said the number was part of the budget that the Council approved for the project. Ragucci said a year has gone by and prices have increased. Marrero said costs have increased since the budget was approved and cost overruns will be experienced. Sarallo said if the City distributed these bids during the winter the prices may decrease because the contractors are looking for the work. Vlach asked who established the figures for the budget. Marrero replied Harbour. The Council concurred to approve this during the reconvened meeting.

5. Ordinance Authorizing The Extension Of Time For Appointment To Fill The Vacancy Of Office Of Alderman For The City Of Oakbrook Terrace, Illinois.

Ragucci said 60 days have gone by since Alderman Shadley resigned. Ragucci said since the City is home rule we are going to extend the time to appoint a new Alderman. The Council concurred to approve this during the reconvened meeting.

XII. COUNCIL MEMBER COMMENTS

Vlach thanked staff for including the discussion about the raccoon problem and the introduction of the new Community Service Officer in the *Terrace Leaves*.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK GRECO

None.

XV. INTERIM CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene was made by Alderman Vlach, and seconded by Alderman Sarallo.

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**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

XVII. OLD BUSINESS

1. Ordinance No. 14-45: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Raynor Doors Of Will County, Inc. For The Furnishing Of Overhead Doors (Bid Package 08B) For The New Police Facility And Renovation Of City Hall.

Motion To Approve Ordinance No. 14-45: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Raynor Doors Of Will County, Inc. For The Furnishing Of Overhead Doors (Bid Package 08B) For The New Police Facility And Renovation Of City Hall was made by Alderman Przychodni and seconded by Alderman Thomas.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

2. Ordinance No. 14-46: An Ordinance Authorizing The Extension Of Time For Appointment To Fill The Vacancy Of Office Of Alderman For The City Of Oakbrook Terrace, Illinois.

Motion To Approve Ordinance No. 14-46: An Ordinance Authorizing The Extension Of Time For Appointment To Fill The Vacancy Of Office Of Alderman For The City Of Oakbrook Terrace, Illinois was made by Alderman Vlach and seconded by Alderman Thomas.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Sarallo and seconded by Alderman Esposito at 7:31PM.

Motion carried unanimously.

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Submitted,

Aileen Haslett
Recording Secretary