

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
February 24, 2014**

PRESENT: Joseph Marchese - Chairperson, Alderman Tina Beilke, Alderman Joerg Seifert, Dan Gombac – Director, Elizabeth Lahey - Secretary

ABSENT: None

OTHER: Alderman Joe Kenny

ESTABLISH QUORUM

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

NEW BUSINESS

A. Resolution - Approval of the updated City of Darien Official Zoning map for 2014.

Mr. Dan Gombac, Director reported that the Illinois State Statute requires that each municipality publish a current Zoning Map by March of every year. He reported that the updated map includes all of the annexations and zoning activity that occurred in 2013. He further reported that he would provide the Committee with colored copies of the map.

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

Alderman Seifert made a motion, and it was seconded by Alderman Beilke that the Municipal Services Committee recommend approval of the updated Zoning Map.

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

B. Ordinance - Minor PUD Amendment for the Darien Towne Centre PUD - Amvets Collection Center at Wal-Mart, 2189 75th Street: Annual review, approval.

Mr. Dan Gombac, Director reported that the City Council granted a minor amendment to the Darien Towne Centre PUD to allow an Amvets Collection Center in the Wal-Mart parking lot. He reported that the approval was for one year but since then, the City has granted 1-year extensions.

Mr. Gombac reported that staff does not have any problems with the collection center.

Chairperson Marchese stated that he has not received any complaints and that the center is neatly kept.

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

Alderman Beilke made a motion, and it was seconded by Alderman Seifert that based upon the submitted petition and the information presented, the proposed amendment to the Darien Towne Centre PUD meets the standards of the Darien Zoning Ordinance and move that the Municipal Services Committee approve the petition as presented subject to:

1. Approval extended for a period of 1 year.

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

C. Discussion - Proposed City Code Amendments: 1. A text amendment to the Zoning Ordinance to list medical cannabis cultivation and dispensing establishments as special uses in the I-1 General Industrial District, and 2. Addressing medical cannabis possession.

Mr. Dan Gombac, Director reported that in August 2013 the State of Illinois approved the use of medical cannabis beginning January 1, 2014. He stated that the law allows local jurisdictions to enact a reasonable zoning ordinance regulating locations where cannabis cultivation and dispensing establishments may locate as long as it is not in conflict with state law. He further stated that municipalities may not prohibit medical cannabis cultivation and dispensing establishments.

Mr. Gombac reported that staff recommends a text amendment to the Zoning Ordinance adding medical cannabis cultivation and dispensing establishments as special uses within the I-1 General Industrial District. He further reported that the only properties in Darien zoned I-1 are the Darien Municipal Services Facility and the property immediately to the east at 1033-35 S. Frontage Road.

Mr. Gombac stated that these locations may only operate dispensing establishments but not cultivation establishments. The City does not have any location for such establishments under the state statute.

Chairperson Marchese questioned if there was anyone seeking a business for this.

Mr. Gombac reported that there was no one seeking this but that it was a good idea to be proactive and record it with zoning.

Alderman Seifert questioned if staff had any idea if there were nearby locations.

Mr. Gombac reported that he was not aware of any but that he did believe that Willowbrook had a moratorium on any action at this time.

Mr. Gombac reported that the proposed location would only be allowed as a dispensary and not a cultivation center. The City has no location that would be allowed under the state statute.

Mr. Gombac stated that the department wanted to be proactive regarding the zoning amendment and to have the text codified as to prevent future land use debate.

Chairperson Marchese agreed that he would like to have the language in place. Alderman Seifert agreed as well.

Mr. Gombac reported that he will have this as an action item for the next City Council Meeting.

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

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to recommend that the City Council pursue a text amendment to the Zoning Ordinance addressing medical cannabis establishments as well as amending the City Code to address medical cannabis possession, consistent with Illinois law.

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

- D. Resolution - Preliminary approval of the 2014 Sidewalk, Apron and Curb and Gutter Removal and replacement program contract with Suburban Concrete, Inc. in an amount not to exceed \$394,133.00 and to waive the residential \$75.00 permit fee application for concrete work.**

Mr. Dan Gombac, Director reported that the next several items represent situations where the City has gone out to bid for larger projects and or extended contracts. By going out early to bid, staff has the opportunity to provide accurate budget numbers for projects and allows us to receive better pricing as many vendors begin to line up work for the construction season.

Mr. Gombac reported that the Sidewalk, Apron and Curb and Gutter removal and replacement program calls for the removal and replacement of deficient rated sidewalk and curb and gutter. He reported that the contract also offers residents at a pass through cost the opportunity to remove and replace their deficient concrete driveways, aprons, and the curb and gutter fronting their apron. He further reported that staff is requesting to waive the \$75.00 permit fee since the vendor will be on site and inspecting the work.

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

- E. Resolution - Preliminary approval authorizing the Mayor to execute a contract for the 2014 Neighborhood Drainage program between the City of Darien and Scorpio Construction for the layout and replacement of storm sewer pipes and structures and grading in an amount not to exceed \$324,235.00.**

Mr. Dan Gombac, Director reported that this contract is for contract labor with Scorpio Construction as it relates to drainage improvements for Capitol Drive, Oldfield Road, Iris Road and 68th Street. Staff also presented additional alternatives pending budget funding for Sunrise Avenue, and Gail Avenue.

Chairperson Marchese stated that he would like to see the figures on Gail Avenue and Sunrise Avenue for the City Council Budget Meeting.

Mr. Gombac stated that he would discuss with the City Administrator. He reported that 11.28 miles have been completed or 42% since 2006.

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

F. Resolution - Preliminary approval of the 2014 Street Maintenance Program with James J. Fiala Paving Co.

Mr. Dan Gombac, Director reported that the proposed 2014 Road program includes approx. 4.5 miles along with Alternate 1-removal and replacement of road base throughout the City of Darien due to failing base. He reported that James J. Fiala Paving Co. provided the lowest competitive bid.

Mr. Gombac reported that items D, E, and F are all subject to City Council budget approval.

Alderman Seifert made a motion, and it was seconded by Alderman Beilke that the Municipal Services Committee recommend approval of Items D, E and F, subject to City Council budget approval.

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

G. Resolution - Preliminary approval to extend a contract with Rag's Electric Company for the annual 2014/15 Street Light Maintenance Contract.

Mr. Dan Gombac, Director reported that this is for preliminary approval to extend a contract with Rag's Electric Company for the annual 2014-15 Street Light Maintenance Contract. He reported that the contract would be the last extension of a three (3) year contract. He further reported that staff is pleased with the work that Rag's Electric Company has done in the past.

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

H. Resolution - Preliminary approval to extend a contract with Waste Management of Illinois, Inc. for the 2014 Street Sweeping services in an amount not to exceed \$28,544.00 through April 30, 2015.

Mr. Dan Gombac, Director reported that this is for approval to extend a contract with Waste Management of Illinois Inc. for the 2014 Street Sweeping services. He reported that this contract extension would be the final extension of a three (3) year contract.

Mr. Gombac stated that staff is requesting an additional sweep, pending budget consideration in the amount of \$6,907.00 increasing the proposed expenditure amount. He reported that staff does not believe that additional sweeping is necessary.

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

I. Resolution - Preliminary approval of the 2014 Landscape Fertilization program authorizing the Mayor to execute a contract with Tru Green, LP for five (5) various

fertilizer applications in an amount not to exceed \$14,118.70 for the 2014 Landscape Fertilization Services at Roadside Right of Ways and Medians of 75th Street and certain segments of Plainfield Road.

Mr. Dan Gombac, Director reported that this is preliminary approval to extend a contract for five (5) various fertilizer applications. He reported that there are ten trees earmarked for removal.

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

Alderman Beilke made a motion, and it was seconded by Alderman Seifert to approve Items G, H and I subject to City Council budget approval.

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

J. Resolution - Accepting the unit price proposal for analytical soil testing fees from Testing Services Corporation at the proposed unit prices for certain waste for a period of May 1, 2014 through April 30, 2015.

Mr. Dan Gombac, Director reported that Illinois EPA requires analytical soil testing prior to excavation material being dumped at landfills.. He stated that this resolution accepts the unit price proposal for analytical soil testing fees.

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

Alderman Beilke made a motion, and it was seconded by Alderman Seifert that the Municipal Services Committee recommend approval accepting the unit price proposal for analytical soil testing fees from Testing Services Corporation at the proposed unit prices for certain waste for a period of May 1, 2014 through April 30, 2015.

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

K. Resolution - Authorizing the City Administrator to execute an agreement with Joseph R. Algozine to provide electrical inspection services for the City of Darien at a rate of \$35.00 per inspection.

Mr. Dan Gombac, Director reported that Joseph R. Algozine has provided electrical services for the City of Darien since 2000. He reported that Mr. Algozine has recently requested a review of his contract and his performance. He further reported that after completion of a neighboring town survey regarding electrical inspections, that staff recommends paying Mr. Algozine at a rate of \$35.00 per inspection and provide residents up to 15 minutes of consulting at no charge.

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

Alderman Seifert made a motion, and it was seconded by Alderman Beilke that the Municipal Services Committee recommend approval authorizing the City Administrator to execute an agreement with Joseph R. Algozine to provide electrical inspection services for

the City of Darien at a rate of \$35.00 per inspection and up to 15 minutes of consulting to residents at no charge.

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

- L. Resolution - Accepting a proposal from Associated Technical Services (ATS) for the 2013-14 Water Leak Survey in the amount of \$8,288.28 for the Leak Detection Phase and a per unit cost for the Leak Location Phase in the amount of \$350.00 per mainline or service leak, and \$95.00 per fire hydrant leak or mainline valve for a total amount not to exceed \$14,500.**

Mr. Dan Gombac, Director reported that staff has recently identified that water pumpage has begun to increase since December of 2013. He stated that the water usage is higher by approximately 19.43% than past years for the same period. Mr. Gombac reported that based on the unprecedented winter and the increased water intake that there may be several water main breaks that have not surfaced due to the severe frost in the ground. He reported that pending the leak detection, additional funding may be required for pinpointing leaks.

Mr. Gombac reported that staff recommends Associated Technical Services. He reported that ATS has provided satisfactory services to the City of Darien in the past and that they find more leaks than their competitors.

Chairperson Marchese questioned why wait until April.

Mr. Gombac reported that the cold and frost prevents them from doing anything until April.

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

Alderman Seifert made a motion, and it was seconded by Alderman Beilke to accept a proposal from Associated Technical Services (ATS) for the 2013-14 Water Leak Survey, in the amount of \$8,288.28 for the Leak Detection Phase and a per unit cost for the Leak Location Phase in the amount of \$350.00 per mainline or service leak, and \$95.00 per fire hydrant leak or mainline valve for a total amount not to exceed \$14,500.

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

- M. Minutes - January 27, 2014 Municipal Services Committee**

Alderman Beilke made a motion, and it was seconded by Alderman Seifert to approve the January 27, 2014 Municipal Services Committee Meeting Minutes.

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

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that an Illinois State grant check was received.

He reported that he is working with CMS regarding a joint purchase for salt. Mr. Gombac reported that he reached out to salt vendor North American to reevaluate the pricing.

Mr. Gombac provided an update on the Darien Towne Center and the winter weather, the streets and any unforeseen expenditures as they relate to the infrastructure.

NEXT SCHEDULED MEETING

Chairperson Marchese announced that the next regularly scheduled meeting is scheduled for Monday, March, 24, 2014 at 6:30 p.m.

ADJOURNMENT

With no further business before the Committee, Alderman Seifert made a motion and it was seconded by Alderman Beilke to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:47 p.m.

RESPECTFULLY SUBMITTED:

Joseph Marchese
Chairman

Tina Beilke
Alderman

Joerg Seifert
Alderman