

**COMMITTEE OF THE WHOLE
MINUTES
August 15, 2023**

Mayor Sanoica called the Committee of the Whole meeting to order at 7:30 p.m.

ROLL CALL:

Present: Mayor Sanoica, Alderpersons Budmats, O'Brien, Vinezeano, Boucher

Absent: Alderpersons McHale, Reyez and Koehler

STAFF IN ATTENDANCE: City Manager Rob Sabo, Assistant City Manager/Community Development Director Glen Cole, Deputy City Clerk Judy Brose, Finance Director Molly Talkington, Police Chief John Nowacki, Deputy Fire Chief Scott Mohr, Director Public Works Aaron Grosskopf, Assistant Director Public Works JoEllen Charlton, Chief Information Officer Waseem Khan and City Attorney Melissa Wolf

Mayor Sanoica announced that the floor will be open to the audience for 20 minutes to address the City Council on matters that are on the agenda after the City Council discusses with Staff. Persons wishing to address the City Council keep their comments to 5 minutes in length. Comments must be addressed to the Council as a whole through the Mayor, and profanity may not be used in any form.

1) 3200 Central Road Facility – Old Public Works Building Discussion

Aaron Grosskopf, Public Works Director stated that over the past few years, there have been multiple conversations at the staff and Council levels regarding the structural condition of the old Public Works Building located at 3200 Central Road. Additionally, there have been discussions about conducting a space needs analysis for the Public Works Department. At the Committee-of-the-Whole meeting on July 21, 2021, Council provided direction for staff to evaluate the old Public Works Facility and proceed with discussions with the Park District to determine the viability of the RMPD utilizing the Central site independently of the City. Since that meeting, City Staff has engaged in multiple discussions with Park District representatives. Unfortunately, these discussions have not resulted in any resolution or progress from either the City or the Rolling Meadows Park District (RMPD) concerning the use of the Central site.

Due to numerous recent changeovers in the City's leadership, Staff has had conversations with the Director of the RMPD. In recent conversations, the Director of the RMPD has indicated they would not be interested in building a facility on the Central site. The main concern relayed to the City is that existing floodplain issues would create a more challenging building situation.

City Staff conducted a preliminary assessment to determine the feasibility of constructing a new building on the 3200 Central site. After a cursory review, it is feasible to construct a new building on the site; however, it cannot be located in the same position due to the floodplain, which encroaches on the northeast section of the property. Other issues which need consideration if building on the site include the following:

- Abandoned underground fuel tanks are still located on site. Inspections and tests must be performed prior to a new building being built. If there are any signs of petroleum in the soil this would lead to remediation which will add to the cost.
- Asbestos and Lead Abatement testing would need to be conducted on the facility prior to demolition. If any substances are found, remediation would be necessary. Potential demolition costs could be anywhere from \$300,000-\$400,000 depending on testing.

- Storing items during construction could incur costs for the City. Presently, we have two fire stations that could be utilized to temporarily house equipment. However, if these stations were to be sold, the City would need to seek alternative storage solutions. One possibility could be a storage structure at the Berdnick PW Site.

Storm water retention on the site currently does not meet MWRD standards. If work is performed, the City and RMPD would be responsible for meeting those requirements which could lead to loss of land due to a retention area or costly underground storage methods.

Structural Analysis Findings: The last structural analysis on the facility was completed in 2010. The new analysis was performed by the same company, Structural Technologies Inc, (STI) to shed light on any new issues with the facility and an updated cost to bring the structure back into good repair. City Staff had a renewed structural analysis completed in 2023 for the 3200 Central facility, to determine the structural integrity of the building in its existing condition along with the costs of updating the building based on current conditions which would include a few major areas of repair:

<i>Item</i>	<i>Price</i>
<i>Roof Replacement</i>	\$579,100
<i>Masonry Reconstruction & Restoration</i>	\$1,128,380
<i>Metal Siding/Mansard Wall/Screen Wall Restoration</i>	\$267,100
<i>Concrete Floor Restoration</i>	245,000
<i>Mechanical, Plumbing, HVAC System</i>	\$35,000
<i>10% Engineering Costs</i>	\$226,358
<i>Total</i>	\$2,489,9338

The total cost to bring the building back into good repair is roughly \$2,262,000 (excluding engineering), which could potentially cost more than building a new facility. It should be noted that the City has roughly \$1.9M called out in the draft Capital Improvement Plan for improvements to the 3200 Central facility in 2025. This funding could be used to perform work related to the repair of the current facility, or put towards the demolition and construction of a new facility. Additionally, the City may decide to cease use of the 3200 Central facility and utilize a storage facility that would need to be constructed at the 3900 Berdnick property.

Director Grosskopf stated that the City owns the building and the Park District owns the land. According to language in the lease agreement, if the City were to stop using the property for municipal purposes ownership of the building and land would go to the Park District. The building is 22,000 sq. ft. and the City occupies approximately 15,000 sq. ft. and pays 90% of the cost.

Alderson Vinezeano recalled that a space analysis was completed a few years ago and that’s why the City purchased the Owl property.

Alderson O’Brien suggested to do a space analysis for the future and include the other parcels of land the City already owns. He is not interested in putting any more “band aids” at 3200 Central.

Alderson Boucher asked if the City were to abandon the building who would responsible for maintenance to eliminate any security/safety issues at the location. Director Grosskopf stated he would have look deeper into the lease agreement. Additionally, there is nothing in the report that says the building is uninhabitable.

Mayor Sanoica stated that Council is in favor for Staff to pursue a global needs analysis (include the entire City) and to incorporate past studies that were already paid for.

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Manager Sabo stated that in 2019 there was a resolution that approved a contract for a space needs study for office areas for Public Works and City Hall and that analysis did not include any equipment storage spaces.

ADJOURNMENT

Mayor Sanoica asked for a motion to adjourn. Alderperson Budmats has made the motion and it has been seconded by Alderperson O'Brien. A voice vote approved adjournment.

There being no further business, by unanimous consent the Committee of the Whole meeting was adjourned at 7:55 p.m.

Respectfully submitted: Judy Brose, Deputy City Clerk

August 15, 2023 Committee of the Whole Minutes Approved by Council on September 12, 2023.

Judy Brose

Judy Brose, Deputy City Clerk