OneNote

May 5, 2020 – Council QA

Wednesday, April 29, 2020 4:09 PM

D. AWARDS AND RECOGNITIONS:

1.	20-507	Present the Accessible Community Task Force Student Recognition
		Awards

2. 20-499 Proclaim May 2020 as Mental Health Awareness Month in Naperville.

G. CONSENT AGENDA:

1.	20-517	Approve the regular City Council meeting minutes of April 21, 2020
2.	20-526	Approve the City Council meeting schedule for May, June & July 2020
3.	20-471	Approve the award of Cooperative Procurement 20-178, Unit 040 and Unit 084 Vehicle Replacement, to Altec, Inc. for an amount not to exceed \$271,292
4.	20-473	Approve the award of Cooperative Procurement 20-180, Unit 276 Equipment Replacement, to Altec Industries for an amount not to exceed \$159,092

 20-478 Approve the award of RFP 19-041, City Council Chambers Audio Visual Upgrade, Installation and Support, to Sound Incorporated for an amount not to exceed \$604,798 and for a five-year term

Q:	What was the total amount of both bids? Do we know why more than two companies did not bid?	Kelly
A:	Sound Inc. bid \$507,230 for equipment and installation and \$93,578 for an additional five-year warranty option. AVI provided a bid for \$411,376.34, which included a one-year warranty option.	LaCloche
	In the in-person interview, AVI didn't demonstrate an understanding of the scope of the project and the specialized needs. Based on discussions, we believe that their cost estimate does not accurately reflect the equipment that would be needed to fulfill the scope of the project. For example, the audio system proposed would not have integrated appropriately with the room and other pieces of equipment, which would lead to more costs.	
	Staff does not have information from other vendors on why they chose not to bid.	
Q:	Staff advised council of future fiscal shortages in our previous meeting. This item is over a half \$1 million expenditure in turbulent financial times can staff provide alternative funding sources such as Peg grant money or other media resources?	Gustin
A:	We agree that PEG fees are a good fit to fund this project and have discussed this internally. Currently our PEG fees are allocated to support NCTV and therefore re-assigning them to fund this project	Mayer

requires further discussions with NCTV management. However, staff does agree there is an opportunity to assign future years PEG fees to fund this project and thus reimburse for any capital outlay made at this time.

6. 20-415B Table the award of Cooperative Procurement 20-154, Unit 238 and 293 Equipment Replacement, to JX Peterbilt for an amount not to exceed \$403,388.97 to the August 18, 2020 meeting.

Q:	Please explain why staff is recommending tabling G6 due to uncertainty over budget but recommending proceeding with G3, G4 and G7.	Kelly
A:	Staff re-evaluated the 2020 vehicle replacement list to determine which vehicles could potentially be postponed until later this year to allow for a greater understanding of the financial impacts of COVID 19. During this evaluation, staff also looked at ordering timelines for each vehicle and when the vehicle would be delivered to the City.	Dublinski
	Based on this evaluation, Units 238 & 293 which are primarily used for snow operations were recommended to be delayed. If the units are ordered now, the City will not receive them until March 2021, at the end of the 2020/21 snow season. Delaying the purchase until August means we will purchase at the current quoted rate and receive the units in September 2021, in time to use at the start of the 2021/22 snow season.	
	The other vehicles were deemed to be operationally necessary for replacement at this point due to high repair costs, excessive down time or out of service hours, long delivery lead times (vehicles will not arrive until 2021), and operational need.	
	Continuing with replacements as planned avoids future implications including additional acquisition costs, increasing supply chain disruptions, spikes in future vehicle replacement budgetary needs, and increasing repair costs to aging vehicles and equipment.	

- **7. 20-356B** Approve the award of Cooperative Procurement 20-136, Unit 315 Equipment Replacement, to Fire Service Inc. for an amount not to exceed \$680,282
- 8.20-463Approve the award of Change Order #1 to Contract 18-008, Electric TreeTrimming, to Asplundh Tree Expert Company for an additional 60 days
- 9. 20-498 Approve the award of Change Order #1 to Contract 17-084, Riverwalk Consultant, to Engineering Resource Associates, Inc. for an amount not to exceed \$134,300 and a total award of \$408,592
- 10.
 20-522
 Receive the report for Lincoln at CityGate Centre located at the northeast corner of CityGate Lane and Westings Avenue PZC 20-1-011 (Item 1 of 3)

Q:	Has School District 204 decided to forego any potential appeal? What city fund will the \$200,000 contribution be placed into to ensure that it is used to promote affordable or attainable housing?	Kelly
A:	School District 204 and Lincoln have reached an agreement as to how	Williams

OneNote

the school donations will be made for the subject development (see Attached; this letter is also attached to the OAA approving this	
development). Per this agreement, Lincoln will pay the School District a fee for any student over 22 students 1 year after CO issuance.	ayer
The contribution will be recorded outside of the General Fund revenues, thus segregating and restricting it for the designated purposes. We will escrow the funds until a program/policy is approved related to affordable housing.	

- 11.20-523Pass an ordinance approving a Final Plat of Subdivision for the
resubdivision of Lots 2 & 3 of CityGate Centre Subdivision (Lincoln at
CityGate Centre) PZC 20-1-011 (Item 2 of 3)
- 12. 20-524 Pass an ordinance approving a Final PUD Plat for the resubdivision of Lots 2 & 3 of CityGate Centre Subdivision (Lincoln at CityGate Centre) -20-1-011 (Item 3 of 3)

J. ORDINANCES AND RESOLUTIONS:

 1.
 20-528
 Pass an ordinance approving an amendment to reduce the City of Naperville Annual Budget for Calendar Year 2020 by \$24,974,860 (requires six positive votes).

M. REPORTS AND RECOMMENDATIONS:

20-510 Provide direction regarding the roadmap that will be used to facilitate the creation of zoning regulations for adult-use cannabis facilities.

Q:	Staff, please provide a list of the current locations being proposed or considered at this time.	Hinterlong
A:	At this time, staff does not have the adult-use zoning regulations drafted, but will be seeking City Council input at a future meeting in order to do so. Council's direction will help to determine which locations will be eligible for an adult-use dispensary.	Laff
	Staff does understand that GTI is interested in co-locating an adult use dispensary at their existing medical marijuana dispensary on Quincy Avenue. However, the feasibility of this location cannot be determined until the adult-use zoning regulations are established.	
Q:	Council's duty is to consistently vote on city business matters in a totally transparent and legal way that honors public feedback and participation. Please comment on any practical concerns or relevant access issues residents could have/ have had in commenting/participating at city council meetings and/ or a workshop held now (where Council is not in Chambers but online) vs pre-COVID in person meetings that might significantly impact their ability to address the Council on this issue.	Sullivan
	Are there consequential hardships for the public to participate in Council meetings in the virtual format that necessitate a delay in Council voting on this or any other city business for an unspecified amount of time until social distancing and public health precautions no longer need to be followed and City	

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	Council meetings can be held in person like they were pre- pandemic?	
A:	Although public participation is different, staff feels that adequate options exist for public participation for all matters, and does not recommend delaying the process. Should the City Council feel otherwise, it should be made known at the meeting on Tuesday.	Krieger



September 18, 2019

Mrs. Allison Laff City of Naperville Planning Team Operations Manager South Eagle Street Naperville, Illinois

RE: Lincoln at City Gate

The Board of Education has evaluated the proposed Lincoln at City Gate development. As always, the primary concerns of the district are the estimated number of children to be generated by the project, the capacity of the schools which would serve this development and the balance between estimated revenues generated vs. cost to educate the students generated from the development.

Several discussions over the previous months have led to a deeper understanding of the true impact of residential developments on Indian Prairie School District 204. We appreciate the conversations and the efforts of all involved. With that being said, Lincoln at City Gate has proposed an option that more closely recognizes the potential impact of students coming from the development. The Board of Education has carefully considered this new proposal and can agree to support the development under the terms stated in the attached letter from Mr. Vince Rosanova dated September 10, 2019

If you have any further questions, please contact me at 630-375-3070.

Sincerely,

Jay Strang Chief School Business Official

Cc: Board of Education, Indian Prairie School District Dr. Karen Sullivan, Superintendent Vince Rosanova, Rosanova & Whitaker Ltd.

P.O. Box 3990, Naperville, IL 60567 • Phone (630) 375-3000 • Fax (630) 375-3001 • www.ipsd.org • @ipsd204

Attorneys At Law

September 10, 2019

VIA Email To: jay_strang@ipsd.com

Jay Strang, Chief School District Official Indian Prairie School District 204 780 Shoreline Drive Naperville, Illinois 60564

Re: Lincoln at City Gate, Naperville, Illinois

Dear Mr. Strang:

On September 3, 2019 representatives from Lincoln Property Company met with School Board Members and proposed the below strategy to address the District's concern with current student generation. Putting aside our difference of opinion as to the number of students anticipated to be generated by Lincoln's development, we would like to offer the following strategy to address the District's concerns which is over and above what City Code requires.

At the time of recording the final plat of subdivision for the Lincoln at City Gate project, Lincoln will pay a land cash fee in the sum of \$184,741.32 which is based on the anticipated 24.8 students to be generated pursuant to the City's land cash ordinance currently in effect. Lincoln will not request any reduction to this number despite the fact Lincoln believes the actual student generation will be in the ball park of 8 students.

To address the School Districts concern that additional students over and above 24.8 may be generated, Lincoln will agree that at the 12 month anniversary of the certificate of occupancy issuance for this project, if there are additional students exceeding the 24.8 that Lincoln has already paid for, the District is to notify Lincoln and upon Lincoln confirming said enrollment, Lincoln will pay the sum of \$7,448.34 (\$184,741.32 divided by 24.8) for each student above 25 up to a total of 24 additional students.

Upon your review, please feel free to contact me for further discussion.

Very truly yours,

Vincent M. Rosanova

Vincent M. Rosanova

cc. Joe Segobiano – Lincoln Property Company Kasey Evans – City of Naperville

EXHIBIT A

Rosanova & Whitaker, Ltd.

Attorneys At Law

127 Aurora Avenue Naperville, Illinois 60540 phone 630-355-4600 • fax 630-352-3610 www.rw-attorneys.com

September 10, 2019 Undated March 13, 2020

VIA Email To: jay strang@ipsd.com

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At the time of recording the final plat of subdivision for the Lincoln at City Gate project, Lincoln will pay a land cash fee in the sum of \$163,638.03 which is based on the anticipated 21.8 students to be generated pursuant to the City's land cash ordinance currently in effect. Lincoln will not request any reduction to this number despite the fact Lincoln believes the actual student generation will be in the ball park of 8 students.

To address the School Districts concern that additional students over and above 21.8 may be generated, Lincoln will agree that at the 12 month anniversary of the certificate of occupancy issuance for this project, if there are additional students exceeding the 21.8 that Lincoln has already paid for, the District is to notify Lincoln and upon Lincoln confirming said enrollment, Lincoln will pay the sum of \$7,506,33 (\$163,638.03 divided by 21.8) for each student above 22 up to a total of 22 additional students.

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