

**APPROVED MINUTES - SPECIAL BOARD MEETING
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK
HELD ON THURSDAY, MARCH 12th, 2012 AT 6:30 P.M.
IN ROOM 130 OF OAK PARK VILLAGE HALL**

I. CALL TO ORDER

President Pope called the meeting to order at 6:32 p.m.

II. ROLL CALL

PRESENT: Trustees Brewer, Hedges, Johnson, Lueck, Salzman and Tucker; President Pope

ABSENT: None

III. AGENDA APPROVAL

It was moved and seconded to approve the agenda for the meeting. A voice vote was taken and the agenda was approved as presented.

IV. PUBLIC COMMENT

There was no Public Comment.

V. Resolution Authorizing Resolution Authorizing the Execution of a Contract with DeKalb Mechanical for Design/Build Services for a Geothermal HVAC System for Village Hall Council Chambers in an Amount to Exceed \$305,000.00

It was moved and seconded that a **Resolution Authorizing Resolution Authorizing the Execution of a Contract with DeKalb Mechanical for Design/Build Services for a Geothermal HVAC System for Village Hall Council Chambers in an Amount to Exceed \$305,000.00** be adopted.

Interim Village Manager Cara Pavlicek introduced Public Works Director John Wielebnicki and Building Maintenance Superintendent Vic Sabalauskas to discuss this proposal. Mr. Wielebnicki explained that this proposal was a follow-up to the Board discussion of February 21 regarding a new geothermal HVAC system for Council Chambers and reviewed the options and costs discussed earlier. The Board also reviewed the recommendations from the Historic Preservation Commission prepared at the request of the Board.

It was also noted that eligibility for a \$72,000 grant requires approval of a contract to obligate funds by 4:00 pm on Monday, March 19th. A new proposal raised for a below-ground option in the space beneath Council Chambers would require about two weeks to get pricing. Acting Village Attorney Simone Boutet proposed contract language to fund digging of the wells for a geothermal system for \$82,000 as an alternative which would obligate the required funds.

Christina Morris, Chair of the Historic Preservation Commission, explained that local ordinance requires that a building be 50 years old to be designated as a local landmark, but that the design by a noted architect, its size and prominent location make this building of potential interest for designation. She noted that all Federal grants require consideration of whether the building may be designated as a landmark. If they meet this requirement, any work must consider mitigation of the impact of any new construction. She clarified that eligibility effectively equals designation. Ms. Boutet noted that this information must be compiled before spending Federal funds to alter a building. Trustee Brewer asked if we can obligate funds without completing the designation process. Mr. Wielebnicki noted that work would not begin until August, providing time for the designation review to be completed.

There was further discussion of creating a new underground vault below Council Chambers to house the equipment which would not alter the architecture. Trustee Hedges noted that a reflecting pool in that location has already been removed due to leaking. Trustee Lueck noted that the University of Illinois campus was also designed by a noted architect but that elements of the structure which were determined not to be functional were later removed.

The motion was withdrawn.

Trustee Johnson asked whether any trees would be removed for the wells. One tree may be affected. Trustees Johnson and Salzman expressed concern about this process and incomplete information. Mr. Wielebnicki noted that if we move forward with this contract for only \$82,000, the contractor may decline to sign it. Ms. Boutet asked for clarification that a forced air solution is off the table.

Trustee Hedges noted that, according to the Village contract with Commonwealth Edison, we do not pay for this energy, so this solution, while it will save energy use, costs \$200,000-\$300,000 and has a negative economic impact. Trustee Lueck noted that if we approve the contract for \$82,000, it will cost an additional \$90,000, a greater amount than was anticipated. President Pope noted that with the grant, the Village would spend an additional \$18,000 beyond the cost of an outside structure without the grant.

Ms. Boutet proposed new language for the motion, and President Pope repeated the language of the motion.

It was moved and seconded that Resolution 2012-R-54 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF OAK PARK AND DEKALB MECHANICAL, FOR INSTALLATION OF GEOTHERMAL WELLS FOR GEOTHERMAL HVAC SYSTEM FOR VILLAGE HALL COUNCIL CHAMBERS IN AN AMOUNT NOT TO EXCEED \$82,000** be adopted.

The roll call on the vote was as follows:

AYES: Trustees Brewer, Hedges, Johnson, Lueck, Salzman, Tucker, President Pope

NAYS: None

ABSENT: None

The motion was approved.

VI. ADJOURN TO EXECUTIVE SESSION TO DISCUSS LITIGATION

In compliance with the Open Meetings Act, it was moved and seconded to adjourn to Executive Session to discuss litigation in Room 130.

The roll call on the vote was as follows:

AYES: Trustees Brewer, Hedges, Johnson, Lueck, Salzman and Tucker; President Pope

NAYS: None

ABSENT: None

The motion was approved.

The Special Meeting was adjourned at 7:45 PM.

SUBMITTED AND RECORDED IN THE OFFICE OF:

Teresa Powell, Village Clerk