



AGENDA
VILLAGE OF ROSELLE
VILLAGE BOARD COMMITTEE OF THE WHOLE
November 12, 2018
Following Village Board Meeting

Meeting Chaired by Mayor Andy Maglio

1. Roll Call

2. Approval of Prepared Agenda

3. Citizen Comments/Questions

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

4. Crest Avenue Sewer Recapture Request - David Fazio

Documents:

[CREST AVENUE SEWER RECAPTURE.PDF](#)

5. Fire Station LED Lighting Upgrade Project

Documents:

[FIRE STATION LED LIGHTING PROJECT.PDF](#)

6. FY 2019 Proposed Budget Presentation

7. Executive Session

- A. Executive Session Minutes
- B. Collective Bargaining
- C. Litigation
- D. Personnel
- E. Real Property
- F. Security Procedures
- G. Risk Management

8. Citizen Comments/Questions

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

9. Other Business

9.A. Does the Village Board want to cancel the December 1, 2018 Coffee with the Board meeting?

10. Adjourn

In compliance with the Americans with Disabilities Act, any person with a disability requiring a reasonable accommodation to participate in the meeting should contact Jason Bielawski, ADA Compliance Officer, 8:30 a.m. to 5:00 p.m. Monday through Friday, telephone: 630-671-2810, email jbielawski@roselle.il.us.

31 South Prospect Street Roselle, Illinois 60172-2023 www.roselle.il.us

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AGENDA ITEM # 4

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
November 12, 2018**

Item Title: Crest Avenue Sewer Recapture Request – David Fazio

Staff Contact: Patrick N. Watkins, Community Development Director

COMMITTEE OF THE WHOLE ACTION

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| <ol style="list-style-type: none">1.) Direction to staff concerning a Crest Avenue sewer recapture.2.) Direction to staff concerning a private recapture or purchase of the recapture by the Village. |
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Executive Summary:

1. Direction Concerning a Crest Avenue Sewer Recapture

David Fazio, owner of 22W360 Crest Avenue, is requesting a private sanitary sewer recapture for a public sewer line that he is constructing in order to service his property at 22W360 Crest Avenue. A recapture allows Mr. Fazio to recover part of his capital expenses from those properties directly benefitting from his extension of the sewer line to service 22W360 Crest Avenue (see-attached map). In order to obtain sewer service, he will have to connect to the sanitary sewer located on the west side of Plum Grove Road. His extension of the public sewer line will provide the opportunity for eight Crest Avenue properties to connect. Standard procedure is that upon completion of work, final costs are submitted to the Village Engineer for a recommendation concerning their accuracy. These costs are stated in a recapture ordinance that allows these costs to be charged against properties as their homes connect to the sewer system. Staff considers this sewer extension beneficial in that it provides service to the properties east of Plum Grove Road. Currently, water lines have been extended into this neighborhood and the addition of a public sewer utility will further provide opportunities to promote redevelopment and the upgrading of utility services in the area.

When a private property owner elects to extend public utility services from the existing location of the utility to a new home or subdivision, the owner can request a recapture agreement from the Village. The Village of Roselle has 79 current recapture agreements for utility extensions dating back to 1971 to the most recent one that was approved in 2013. A recapture agreement allows some of the cost of the utility extension to be recouped from property owners who benefit from the extension of the utility. These property owners are the benefitting properties that are able to connect to the water and/or sewer utility.

2. Direction Concerning Recapture Ownership: Private versus Village owned

The Committee of the Whole needs to affirm whether there is a desire for the Village to own the recapture versus having it privately held. When a recapture is held by the private party that extended the service, it is called a private recapture. Administratively, when an adjoining property (who has benefitted from the extension of the line) chooses to connect, they pay their share of the recapture cost to the Village of Roselle. The Village typically keeps 10% for administrative costs. The balance is then forwarded to the private recapture holder. Mr. Fazio is willing to have a privately held recapture. If the Village desires to “buy him out”, he is asking for 90% of the value of the recapture. Following are considerations for a privately held recapture versus a Village held recapture.

Privately Held Recapture

- Private dollars are being utilized to extend the public utility,
- The Village collects a 10% administrative fee, and
- The Village cannot waive the recapture (if there is a desire by this or a future Board).

Village Recapture

- Village controls policy on whether to waive or discount fees (or not),
- Village purchase of the recapture after the construction of the line creates the most economical scenario due to private sector construction and a discounted buy out value (usually negotiated; Mr. Fazio is requesting a 90% buyout), and
- There are available funds in the Water/Sewer Extension Fund for the purpose of extending utility lines (currently \$157,720).

Based on Committee of the Whole direction, staff will bring back a draft recapture ordinance that will include terms, charges, and other conditions for repayment of the recapture.

Implications:

Is this item budgeted? If the recapture is privately held, as connections are made, staff administers the ordinance and makes payouts to the holder of the recapture. The administrative fee (10%) is collected and put back into the Water/Sewer Extension Fund to be utilized towards other utility extension projects. If the Village purchases the recapture, the same account is utilized for the purchase. As future adjoining property owners connect to a Village held recapture, the fees are paid back into the account in order to supplement future projects.

Any other implications to be considered? 801 Crest Avenue (corner of Crest & Plum Grove) annexed into the Village in 2016. The annexation agreement states that the owner must connect to sewer within six (6) months of availability. The owner will be notified that he will need to connect to the extension of the sanitary sewer, per the terms of his agreement, and pay the property’s portion of the recapture costs.

Attachments:

Aerial

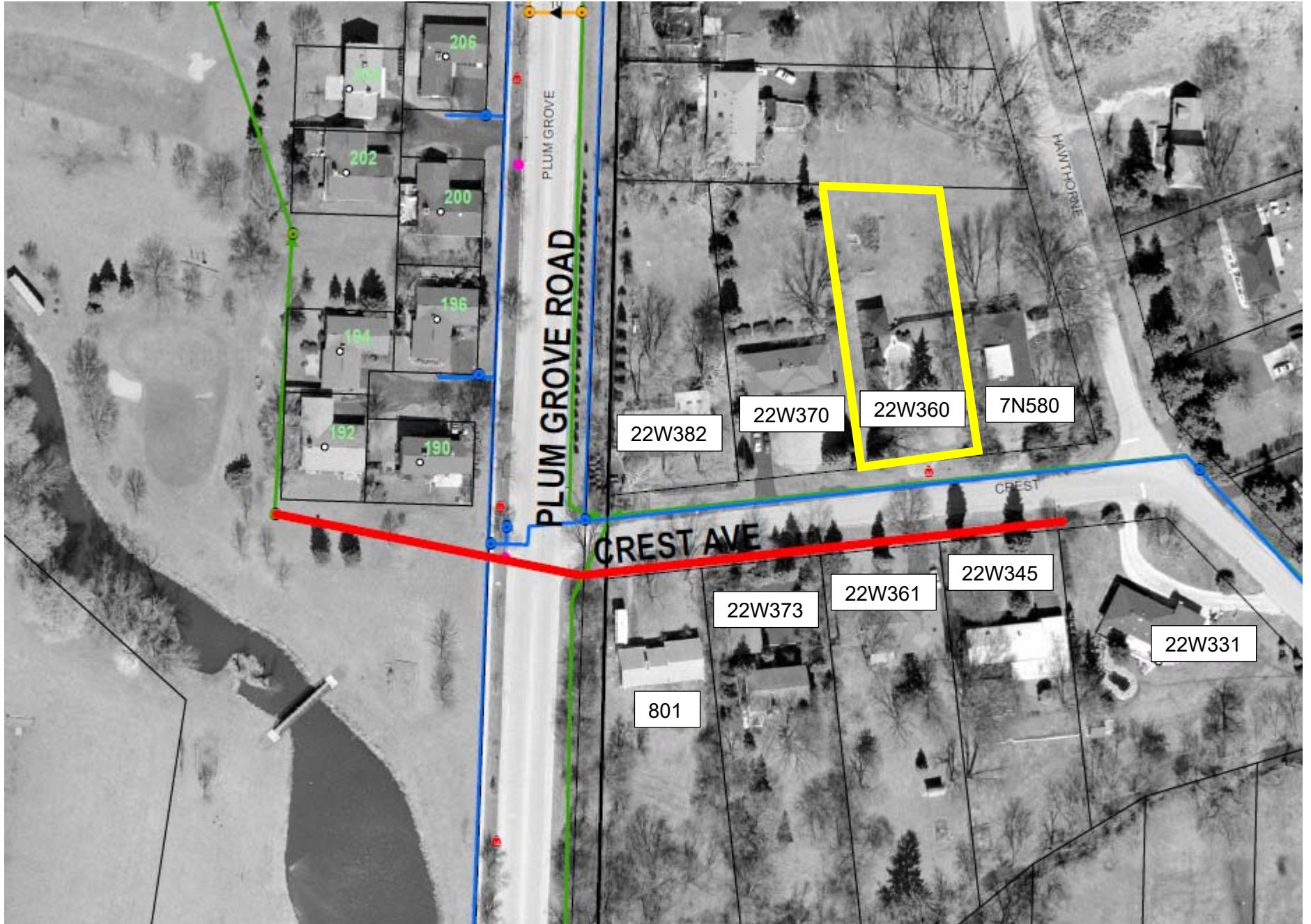
Estimated Recapture Spreadsheet

EXHIBIT B: Fazio Sewer Recapture Spreadsheet

Address	PIN	Lineal Frontage (LF)	Costs per LF	Total Cost
801 Crest Avenue	02-02-203-001	80 lf	\$82.1395*	\$6,571.16*
22W373 Crest Avenue	02-02-203-002	100 lf	\$82.1395*	\$8,213.95*
22W361 Crest Avenue	02-02-203-003	100 lf	\$82.1395*	\$8,213.95*
22W345 Crest Avenue	02-02-203-004	100 lf	\$82.1395*	\$8,213.95*
22W382 Crest Avenue	02-02-200-014	110 lf	\$82.1395*	\$9,035.35*
22W370 Crest Avenue	02-02-200-015	100 lf	\$82.1395*	\$8,213.95*
22W360 Crest Avenue	02-02-200-016	100 lf	\$82.1395*	\$8,213.95 PAID*
7N580 Hawthorne Lane	02-02-200-017	100.85 lf	\$82.1395*	\$8,283.77*

* BASED ON PRE-CONSTRUCTION ESTIMATES

Crest Avenue Recapture Aerial



Existing water main

Existing sewer main

Proposed sewer extension

Property extending sewer



AGENDA ITEM # 5

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
November 12, 2018**

Item Title: Fire Station LED Lighting Upgrade Project

Staff Contact: Dan Anderson, Fire Chief

COMMITTEE OF THE WHOLE ACTION

Direction to staff regarding approval and authorization to enter into a contract with Twin Supplies, Ltd. to provide material and labor to upgrade all interior and exterior lighting at the fire department to LED lighting at a cost of \$13,250.01.

Executive Summary:

This summer, Twin Supplies, Ltd. conducted a survey of the fire station lighting to convert all interior and exterior fire station lighting to LED technology. This was in response to Com Ed's Public Sector Small Facilities Program (PSSFP) which targets municipal type buildings that operate 24 hours a day, such as fire stations. The idea is that these targeted buildings use more energy than other municipal buildings and that conversion to LED lighting will reduce energy consumption in the building.

The survey identified all lights that were not currently LED to be upgraded and replaced. The total cost of the project is \$38,706. Com Ed will provide rebates in the amount of \$25,455.99 as part of the PSSFP program. The rebates are paid directly to Twin Supplies, Ltd. and the Village does not have to front the money. The total cost to the Village is \$13,250.01 and is paid to Twin Supplies after the completion of the project. Twin Supplies has satisfactorily done work in Village owned buildings in the past.

Village staff is looking for direction to move forward to complete the project. The PSSFP program from Com Ed has expired once in September and has been reauthorized again this November. Staff would like to take advantage of the program before it expires again as it is unsure if the program would be reauthorized again. In addition to the energy efficiencies and gaining updated lighting fixtures, LED lighting has a long life span resulting in less maintenance issues. The energy efficiencies will also be beneficial as we prepare to replace the station's emergency generator in FY 2019.

Implications:

Is this item budgeted? No, but due to the fire station apparatus bay floor heater replacement project coming in \$16,410 under the budgeted amount of \$35,000, staff proposes to the remaining funds from that project for the LED lighting upgrade project.

Any other implications to be considered? None

Attachments:

Twin Supplies Proposal

TWIN SUPPLIES, LTD.

High Efficiency Lighting

ESTIMATE

http://twinsupplies.net 1010 JORIE BLVD, Suite 124 OAK BROOK, IL 60523
 PHONE: (630) 590-5138 FAX: (630) 537-1045 EMAIL: info@twinsupplies.net

Date	Estimate #
11/6/2018	565-12-132G

Roselle Fire Department 100 E Maple Ave Roselle, IL 60172

Ship To Roselle Fire Department 100 E Maple Ave Roselle, IL 60172
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Customer Contact	Customer Phone
	630-980-2043

Rep	Project
C&A	

Item	Description	Qty	Rate	Total
PHILIPS-EVO GEN4 SR 2X4 4K	PHILIPS - 2X4 LED EVO KIT SENSOR READY; 32W; 4,200 LUMENS; 4000K .DAYLIGHT HARVESTING.	89	129.00	11,481.00
PHILIPS-EVO KIT SENSOR 514877	PHILIPS - EASYSENSE EV102; (514877 / 929000772013)	89	10.00	890.00
ZIGBEE-SINGLE ROCKER	ZIGBEE - SINGLE ROCKER BATTERY FREE SWITCH. 1082-1033-ND	4	75.00	300.00
LG-93W HIGHBAY 5K	LG - 93W HIGHBAY 5000K 13,020 LUMENS; 6FT CORD; HANGING KIT; 0-10V ZIGBEE CAPABLE / DONGLE; 5 YEAR WARRANTY LGE-HB-093-50	19	321.00	6,099.00
LG-DONGLE VLC	LG - DONGLE SENSOR CONNECT #LGE-DONGLE VLC	11	15.00	165.00
LG-HI-BAY SENSOR	LG - OCC/DIM/ZIGBEE VLC; SENSOR CONNECT	8	60.00	480.00
PHIL-LED 13W 5000 P	PHILIPS - 13W 4FT TLED T8 PLASTIC TUBE; 5000K; 7 YEAR WARRANTY. SKU - 046677473952/473958 (DLC) (PRICING REFLECTS A \$3 SUBSIDY FROM THE COM ED "INSTANT DISCOUNTS" ENERGY EFFICIENCY PROGRAM)	47	9.00	423.00
ADVANCE-TYPE C LED 2 LAMP	ADVANCE - TYPE C LED DRIVER 2 LAMP #ICN-2P16-TLED-N	37	18.00	666.00

Subtotal

Sales Tax (0.0%)

Total



Check out some of our projects on our blog:
<http://twinsupplies.net/blog/>

TWIN SUPPLIES, LTD.

High Efficiency Lighting

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GC-14W INNOFIT 840	GREEN CREATIVE - 4" DIAMETER RETROFIT ; 4000K NON-DIMMABLE; ADJUSTABLE WATTAGE; 6W-14W; 500 - 1000 LUMENS	15	55.00	825.00
LG-16W DOWNLIGHT	LG - 16 WATT 6" DOWNLIGHT RETROFIT; 1,450 LUMENS; 3500K; INCLUDES LG DONGLE	5	75.00	375.00
LG-22W DOWNLIGHT	LG - 22 WATT 8" DOWNLIGHT RETROFIT; 2,000 LUMENS; 3500K; INCLUDES LG DONGLE	10	95.00	950.00
LG-SWITCH (WIRELESS)	LG - ON/OFF/DIM SWITCH; 2 BUTTON; BATTERY OPERATED WIRELESS SWITCH. (1 GROUP UP TO 49 FIXTURES)	1	75.00	75.00
DECO-1X4 LED PANEL	DECO - 1X4 LED SMART FLAT PANEL; 40W; 4000K; DLC; 10 YEAR WARRANTY SFP-LED144040	12	115.00	1,380.00
DELVIRO-ZIP8-60-OCC	DELVIRO- 8FT ZIPLIGHT LED; 57W; 8,765 LUMENS; OCC; 10 YEAR WARRANTY DLC	1	241.00	241.00
DECO-CANOPY 36W	DECO - RECESSED LED CANOPY; 40W; 16X16; 4000K; 120-277; (DLC) WHITE D533R	9	381.00	3,429.00
DECO-CANOPY 36W	DECO - RECESSED LED CANOPY; 40W; 16X16; 4000K; 120-277; (DLC) WHITE D533R	1	0.00	0.00
LUMECON- LF-LG-120-NW	[L39] LUMECON - 124 WATTS; LARGE LED FLOOD; W/SWIVEL BRACKET; 14,800 LUMENS (DLC)	2	561.00	1,122.00

Subtotal		
Sales Tax (0.0%)		
Total		



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TWIN SUPPLIES, LTD.

High Efficiency Lighting

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11/6/2018	565-12-132G

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	630-980-2043

Rep	Project
C&A	

Item	Description	Qty	Rate	Total
LUMECON- LF-RB-60-NW-SF	[L37] LUMECON 55W LED ROUND BACK FLOOD LIGHT; SLIPFITTER; 4,895 LUMENS 10 YEAR WARRANTY(DLC) ***SWIVEL BRACKET*** **18 DEGREE OPTIC***	1	412.00	412.00
LUMECON- LWP-FC-MN-25-NW	LUMECON - 25W LED MINI CUT OFF WALL PACK; 2470 LUMENS; 8.75" WIDE; 10 YR. WARRANTY (DLC) (ONE IS 300Q)	2	207.00	414.00
LUMECON- LF-RB-25-NW	[L37] LUMECON 24W LED ROUND BACK FLOOD LIGHT; KNUCKLE, 2482 LUMENS 10 YEAR WARRANTY (DLC)	1	229.00	229.00
LABOR	LABOR -		8,400.00	8,400.00
LIFT CHARGE	LIFT CHARGE		350.00	350.00
COMED PSSFP REBATE	THE ABOVE PRICING INCLUDES ALL APPLICABLE COMED PUBLIC SECTOR SMALL FACILITIES PROGRAM (PSSFP) REBATES		-25,455.99	-25,455.99

Thank you for your business!	Subtotal	\$13,250.01
	Sales Tax (0.0%)	\$0.00
	Total	\$13,250.01



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