

PUBLIC WORKS COMMITTEE
SPECIAL MEETING
MINUTES OF JUNE 7, 2011

#1 CALL TO ORDER

Chairman Mike Puhr called the special meeting of the Public Works Committee to order at 5:30 p.m.

Roll Call was answered by Chairman Mike Puhr, Aldermen Bill Black, Jon Cooper, Mike O'Kane, and Rickey Williams, Jr. Absent were Vice Chairman Bill Gilbert and Alderman Rick Strebing. A quorum was present. Vice Chairman Bill Gilbert arrived at 5:33 p.m.

Others Present included Alderman Kevin Davis, City Clerk Janet Myers, City Engineer David Schnelle, Assistant Corporation Counsel Rich Dahlenburg, Public Works Director Doug Ahrens, and 1 news media.

[Vice Chairman Gilbert arrived at 5:33 p.m. during discussion and took his seat at the dais.]

#2 Chairman Puhr presented a resolution awarding Bid #454 for Demolition and Site Work at 3707 N. Vermilion, formerly K's Merchandise, to Big O Services, LLC, in the amount of \$280,139.54, to come from Infrastructure Development and Improvement Fund line item Economic Development and Sanitary Sewer Fund line item Infrastructure Improvements. Alderman J. Cooper moved for approval, seconded by Alderman O'Kane. Director Ahrens explained that as part of the Development Agreement with Continental 160 Fund, LLC, the City is responsible for demolition of the existing structure, removal of utilities, and site grading. As part of the contract specifications, soil not used on site will be relocated to another site for use in a potential sewer improvement project in the area, with unit costs being included. During discussion, the following issues and concerns were clarified. The bids amounts were good as the cost of building demolition came in less than anticipated at \$4,000.00 and the final site plans have not been presented to staff; therefore, the final costs could be less. The cost for staff to demolish the building, which included the lease of various pieces of equipment, was estimated at \$100,000.00. The Contract requires that completion be done by August 5, 2011, at which time penalties will be assessed on a per day basis. The Development Agreement states that work must be completed by closing on August 15, 2011, so that the developer can begin preparations for construction to meet the anticipated August 2012 opening of Kohl's. If the developer does not come through with final site plans and/or development, this contract could be halted at any time if warranted and settlement to the contractor for work already performed and the Development Agreement provides for payment of an amount equal to the property taxes for a period of 20 years had the development taken place. The City provided the environmental assessment through Midwest Engineering as part of Phase I Due Diligence Activities and a draft of that report has been received and Phase II Monitoring has begun. Any asbestos that was detected, which is minimal, will be removed on a time and material basis with Thornburgh Abatement, not to exceed \$7,000.00. A Drainage Report was prepared and submitted for State and Federal review and approval and the project will include a storm water detention pond, storm sewers, catch basins, and lowering grade. Since the intersection is adequate, no improvements are needed and no additional curb cuts are planned. Upcoming steps include Re-Zoning, Traffic Study, Drainage Study, and Plat portion. After all questions were

dm 1

addressed, the roll call vote being:

Ayes: Aldermen Black, J.Cooper, B.Gilbert, O'Kane, Williams, Puhr

Nays: None

Absent: Alderman Strebing

Motion carried 6 to 0 with 1 absent.

#3 ADJOURNMENT

There being no further business to discuss and after a motion by Alderman B.Gilbert and a second by Alderman Williams, the meeting was adjourned by acclamation at 5:43 p.m.

Approved: 06/14/11

Posted Publicly: 06/17/11



Janet K. Myers, City Clerk