

Collinsville City Council
Regular Meeting of 8/24/15

CALL MEETING TO ORDER

Mayor Miller called the regular meeting to order at Collinsville City Hall at 7:30 p.m.

ROLL CALL

Council members present were: Jeff Stehman, Cheryl Brombolich, Nancy Moss, Jeff Kypta, Mayor John Miller, Acting City Manager Mitch Bair, Corporate Counsel Steve Giacoletto, and City Clerk Kim Wasser.

INVOCATION

Reverend Mike Barnes of Meadow Heights Baptist Church delivered the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PROCLAMATIONS/RECOGNITION/PRESENTATIONS

1. Presentation of the August 2015 Yard of the Month Award to Renee Taake

On behalf of the Communication Appearance Board, Mayor Miller presented Ms. Taake with the Yard of the Month Plaque and gift card. He also mentioned the August 2015 Yard of the Month runner-up as being Michael Schuette of 208 Division.

BUSINESS PRIOR TO PUBLIC INPUT

SPEAKERS FROM THE FLOOR

Mayor Miller referred to Ordinance 4765.

Bob DesPain spoke of his FOIA request. He mentioned the City's mission statement. He spoke of the library board. He also mentioned the Unit 10 school board meeting and his FOIA request in which they denied. He spoke of the proposed TIF District.

Mary Sue Schusky spoke of the Collins House and the Collins Park project. She mentioned in 2002, she presented an application for the Collins House to be listed on the National Register of Historic Places and it was accepted.

Rob Dorman spoke of the expenses involved in Collins Park project and the amount of admission necessary to recoup the expenses. He mentioned the need of a forensic audit.

COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Miller spoke of the Metro East Profession Fire Fighters who hosted various fundraisers in an effort to collect funds for a special equipped vehicle as part of the Illinois Associated Fire Fighters' Wounded Warrior project. The recipient is Army Sergeant Cameron Crouch, who was severely injured in 2007, suffered multiple injuries and had to have both of his legs amputated.

COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

Councilman Moss spoke of the successful fundraiser for the Collinsville Food Pantry that was held at Bert's.

COMMENTS & ANNOUNCEMENTS - CITY STAFF

None.

CONSENT AGENDA

Clerk Wasser read the consent agenda items as follows:

1. Motion to Approve Payment of Bills for the Period Ending August 14, 2015 in the Amount of \$650,476.61
2. Motion to Approve Payroll for the Period Ending 7/31/15 in the Amount of \$498,643.20
3. Motion to Approve Minutes of the 8/10/15 Regular Meeting

Mayor Miller asked if the Council wished to pull any items prior to a Motion. No items were pulled. Motion by Councilman Brombolich, seconded by Councilman Stehman.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

NEW BUSINESS

1. Ordinance Authorizing Expenditure of TIF Funds (Gateway Center, 1 Gateway Center Drive

Motion by Councilman Kypta, seconded by Councilman Moss. Overview by Erika Kennett, Economic Development Director, who advised the Gateway Center, is requesting TIF funding for two projects totaling \$175,096 with the reimbursement request in the amount of \$170,764.55. The first project includes the replacement of three heating and cooling rooftop units. The second project is for the removal and replacement of Ballroom AB roof membrane.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

2. Motion to Award Bid and Authorize Contract for Streetscape Phase 4 Construction to Keller Construction, Inc. in the Amount of \$1,215,503.78

Motion by Councilman Brombolich, seconded by Councilman Stehman. Overview by Rod Cheatham, Street Director, who advised the City, was awarded a \$1 million grant for Streetscape Phase 4 project. This grant is an 80% funded grant with the City responsible for 20% of the funding. We received 5 bids on July 31 with the lowest bidder being Keller Construction, Inc. in the amount of \$1.2 million. Streetscape Phase 4 includes enhancements on Aurora St. (from Clay to Main), Clay St. (from Chestnut to Aurora), Main St. (from Vandalia to Aurora) and Chestnut St. (between Main and Clay). Staff recommends approval.

Mayor Miller commented on the success the City has had on the previous Streetscape projects and the beautification that has taken place.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

3. Motion to Award Bid and Authorize Contract for the 2015 Resurfacing Program – Collinsport Drive and Gateway Drive, Project #TIF-586-15, to Christ Brothers Asphalt, Inc. in the Amount of \$188,651.89

Motion by Councilman Moss, seconded by Councilman Kypta. Overview by Rod Cheatham, Street Director, who advised two bids were received and opened on July 24 for this project. Christ Bros Asphalt was the lowest bid at \$188,651.89. Both roads are within our entertainment corridor (Convention Center and hotels).

Councilman Moss inquired of the construction start time and duration. Director Cheatham advised the project should start within the next 3 weeks and may take a week per road.

Councilman Brombolich inquired if these streets had been micro-surfaced and Director Cheatham confirmed they were. She also inquired why the projects (Lebanon Rd.) were split as two separate items. Director Cheatham advised each project is being paid out of two different funds and there was a concern as to the cost of the Lebanon Rd. project due to the condition of the roadway. He confirmed that the expense is covered under what was budgeted in the CIP.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

4. Motion to Award Bid and Authorize Contract for the 2015 Resurfacing Program – Lebanon Road, Project #CIP-587-15, to Christ Brothers Asphalt, Inc. in the Amount of \$347,529.13

Motion by Councilman Kypta, seconded by Councilman Stehman. Overview by Rod Cheatham, Street Director, elaborated that all three box culverts under this road has been inspected. His department will be repairing the culverts prior to the project commencing.

Councilman Brombolich inquired about only receiving one bid. Director Cheatham believes it is because of the extensive repairs needed. He indicated the road was originally concrete but has been oil and chipped over. He advised that two bid packets were given out but only one bidder responded. She also inquired of the bid amount in comparison to the engineers estimate. Director Cheatham advised it was within approximately 5%.

Councilman Moss inquired of the timeframe of completion. Director Cheatham advised this project is labor intensive due to the road condition but he estimates approximately 7 working days to complete with a start date after the completion of the Collinsport/Gateway Drive project.

Mayor Miller inquired of the road repair location. Director Cheatham advised it will start at the Church St. intersection and go all the way to our city limit.

Councilman Stehman inquired as to who is responsible for the remainder of the road past our city limits and Director Cheatham advised the township maintains a portion and then the county is responsible for another portion beyond that. Director Cheatham advised there had been plans discussed for additional repairs through the State by the County. He believes the project is slated for 2018.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

5. Ordinance Authorizing the Expenditure of TIF Funds (Lisa Sloan, 119 W. Main

Motion by Councilman Brombolich, seconded by Councilman Stehman. Overview by Leah Joyce, Uptown Coordinator, advised this is an application for the Uptown Structural Rehabilitation and Façade Program and the Fire Safety Code Assistance Program. This includes removing storefront, concrete cutouts for support column, installation of new storefront glass and entry doors, metal work on façade and behind sign, and gutters. The application also includes cutting out an area in the rear brick wall to accommodate the installation of a commercial door as an emergency exit pursuant to the Fire Safety Code. Three bids were received for each project. Reimbursement request for the storefront cost (40%) is \$7,800 and (90%) for the emergency exit is \$5,940 for a total reimbursement of \$13,740.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

6. Motion to Authorize the Purchase of Uptown WiFi Equipment from Tech Electronics in the Amount of \$29,375

Motion by Councilman Brombolich, seconded by Councilman Kypta. Overview by Leah Joyce, Uptown Coordinator, advised the current WiFi equipment is outdated and not compatible with current wireless devices. Tech Electronics will install waterproof equipment that utilizes current WiFi technology that will also tie into City Hall's network allowing for monitor of the system. The coverage area will also be expanded. Three bids were sought. Tech Electronics came back at \$29,375. Revision Systems was \$9,700 but equipment was not compatible, does not include

necessary electrical upgrades, and the City's IT Coordinator would not have monitoring capabilities. A third company was requested to provide a bid but failed to do so.

Councilman Moss asked of the value of this service with regards to feedback or a way to measure usage. Uptown Coordinator Joyce advised it is a nice service to offer and she does receive complaints when the system malfunctions. Uptown Coordinator Joyce further advised usage data is available upon request.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

7. Motion to Award Bid and Authorize Contract for Relocation of the D.D. Collins House, #TIF-588-15, to Wolfe House Movers in the Amount of \$84,300

Motion by Councilman Brombolich, seconded by Councilman Stehman. Overview by Leah Joyce, Uptown Coordinator, advised bids were opened on July 23. The project was advertised in the Belleville News Democrat (BND) and Southern Illinois Builders Association (SIBA) which notifies subscribers (contractors) of new projects. One bid was received from Wolfe House Movers in the amount of \$89,300.

She further advised the project was rebid in an attempt to get additional, competitive bids. It was again advertised in the BND and SIBA along with email or phone message invitations to three house moving companies. One bid was received from Wolfe House Movers in the amount of \$84,300. Wolfe House Movers met the necessary requirements per the City's bidding procedures and they have more than 40 years experience. Tentatively, the project is slated to begin August 31 with the basement excavation and the house move to occur early October.

Mayor Miller commented that he is very anxious for the project to begin.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

8. Motion to Award Bid and Authorize Contract for Relocation and Renovation for Daniel Dove Collins House, #TIF-584-15, to Miller & Maack General Contractors in the Amount of \$573,604

Motion by Councilman Brombolich, seconded by Councilman Stehman. Overview by Leah Joyce, Uptown Coordinator, who advised this project consists of completing the interior renovations of the D.D. Collins House and construction of the Collins Park. The project was advertised in the BND, SIBA and emailed invitations to three general contractors that had expressed interest in the project. Two bids were received with Miller and Maack General Contractors being the lowest bidder at \$573,604.

Councilman Moss inquired of the next phase and continuous support of the D.D. Collins House. Uptown Coordinator Joyce advised the City will maintain ownership and be responsible for the basic maintenance of the property while Friends of the D.D. Collins House will conduct

educational programs, events and tours of the House. They will also maintain the gardens and landscaping. She advised they are established as a nonprofit organization and have already received donations.

Councilman Moss inquired of previously received funds or grants pertaining to the House. Uptown Coordinator Joyce advised the Historic Preservation Commission received a donation for the purchase of historical furniture which is currently in storage.

Councilman Moss asked if the City would be responsible for any additional interior renovations once the house is set in place. Uptown Coordinator Joyce said this contract will complete the ADA restrooms, installs plaster, utility hook ups, and all other associated carpentry work that will complete the renovation.

Mayor Miller confirmed it also includes the HVAC system and Uptown Coordinator Joyce confirmed.

Councilman Brombolich confirmed that this includes the out buildings and rain barrels. Uptown Coordinator Joyce confirmed.

Councilman Brombolich thanked the volunteers on the Historic Preservation Commission for the dedication.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

9. Ordinance Establishing Salaries/Wages for Full-Time, Non-Union Personnel and Part-Time Non-Union Personnel

Motion by Councilman Kypta, seconded by Councilman Moss. Overview by Tamara Ammann, Finance Director, advised this ordinance reflects a 2% increase for 6 non-union employees who had completed their 1 year anniversary.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

10. Ordinance Authorizing the Mayor to Execute a Consent to Collateral Assignment with Regard to the Redevelopment Agreement Between the City of Collinsville and MDC Eastport, LLC

Motion by Councilman Moss, seconded by Councilman Brombolich. Overview by Corporate Counsel Giacoletto, who advised Maune has a redevelopment agreement with the City. Their bank would like a collateral security for the new phase of their development. The collateral security indicates that in the event Maune would have financial difficulties, funds the City is rebating to Maune would directly go to the bank. Other than the agreement, no action is required by the City at this time.

Councilman Stehman inquired if we received similar request for their other projects. Counsel Giacoletto indicated we have received similar agreements in the past and usually they are for large projects.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

CLOSED SESSION

Discuss in accordance with 5 ILCS 120/2(c):

1. Appointment, employment, compensation discipline or performance of employees
5. The purchase or lease of real property
11. Pending or Threatened or Imminent Litigation

Motion by Councilman Brombolich, seconded by Councilman Stehman.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None.

ADJOURNMENT

Motion by Councilman Kypta, seconded by Councilman Stehman.

Answer on roll call: Ayes – Stehman, Brombolich, Moss, Kypta, Miller; Nays – None; Absent – None. 8:21pm