MEETING MINUTES
Administration & Public Works
Monday, January 14, 2013
5:45P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
Council Chambers


Members Absent: Wally Bobkiewicz, Godwin Chen, Dolores Cortez, Grant Farrar, Carl Caneva, Doug Gaynor, Godwin Chen, Stephen Griffin, Adelita Hernandez, Jewell Jackson, Deputy Chief Jamraz, Lonnie Jeschke, Chief Klaiber, Karen Danczak Lyons, Martin Lyons, Joe McRae, Suzette Robinson, Dave Stoneback, Matt Swentkofske, Kate Todd

Others Present: Dr. Jim Phillips, VP for Athletics & Recreation, NU
Staff Present: Chris Reynolds – Deputy AD, NU
Jared Carpenter – Student, MVP, Wildcat, NU
Junad Rizki, Resident

Presiding Member: Alderman Grover

I. DECLARATION OF A QUORUM: ALDERMAN GROVER, CHAIR
With a quorum present, Chair Grover called the meeting to order at 5:50 p.m.

II. MAYOR TISDAHL: RECOGNITION OF NORTHWESTERN UNIVERSITY FOOTBALL TEAM FOR THEIR JANUARY 1, 2013 WIN IN THE GATOR BOWL.
Mayor Tisdahl reminded the people in the room that NU had won their 2013 bowl game against the Gators and we are here to celebrate. She presented a silver bowl with a small stuffed alligator to the MVP of the game, Jared Carpenter. The inscription read “Congratulations to Northwestern football team for January 1, 2013 win at the Gator Bowl.” He thanked the City for the support they have shown the team. He noted that all the coaches are great as is the team family. Dr. Jim Phillips said Mr. Carpenter’s words are his sentiments too. He has enjoyed working with the Mayor and City Council and our Alderman. We all know that we represent the City. Thanks to all the citizens for all the support through out the years. Mayor Tisdahl thanked all of them saying they had done us proud.
III. APPROVAL OF MINUTES OF REGULAR MEETING OF December 10, 2012
A voice vote was taken and the minutes were unanimously approved.

IV. ITEMS FOR CONSIDERATION

(A1) City of Evanston Payroll through 12/02/12 $2,633,746.32
City of Evanston Payroll through 12/16/12 $2,966,872.36
City of Evanston Payroll through 12/30/12 $2,850,654.98
A voice vote was taken and the three separate payrolls were unanimously approved.

(A2) City of Evanston Bills FY2012 1/15/13 $3,721,427.59
City of Evanston Bills FY2013 1/15/13 $2,371,418.82
Credit Card Activity Period End November 30, 2012 $ 111,700.60
A voice vote was taken and the two Bills Lists and the Credit Card Activity were unanimously approved.

(A3.1) Approval of Agreement with Carollo Engineers for 48-inch Diameter Water Intake Improvements (RFP 12-113)
Staff recommends City Council authorize the City Manager to execute an agreement for engineering services for the 48-inch diameter water intake improvements project with Carollo Engineers (2332 Woodlawn Road, Northbrook, IL) in the not-to-exceed amount of $159,983. Funding is provided by the Water Fund, Capital Improvement Account 733074, which has a FY 2013 budget allocation of $1,370,000.
Ald. Braithwaite noted that the company chosen was not the lowest bid. There is a $54,000 difference in bids but only a six point difference in scoring. He stated that he was curious how six points add up to $54,000. Dave Stoneback (Director of Utilities) said that the company getting the highest score is offered the job. He further stated that cost is only one of the areas rated for selection. In the case of B & W, Inc. though good in price they had no experience with in-take larger diameter pipes.
A voice vote was taken and A3.1 was unanimously approved.

(A3.2) Approval of Contract with Insituform Technologies USA, LLC for Cleveland & Davis Street Large Diameter Sewer Rehabilitation (Bid 12-153)
Staff recommends that City Council authorize the City Manager to execute a contract in the amount of $596,615.20 with Insituform Technologies USA, LLC (17988 Edison Avenue, Chesterfield, MO) for the Cleveland & Davis Street Sewer Rehabilitation. Rehabilitation of the sewer on the Cleveland Street portion of the project is funded in the amount of $468,146.20 from the Southwest TIF. Rehabilitation of the sewer on the Davis Street portion of the project is funded in the amount of $128,469 from the Washington National TIF.
A voice vote was taken and A3.2 was unanimously approved.
(A3.3) **Approval of Purchase of Cardiac Monitor/Defibrillator/Pacers for the Fire Department (Bid 12-177)**

Staff recommends that City Council approve the purchase of seven (7) replacement cardiac monitor/defibrillator/pacer units from Physio-Control, Inc. (11811 Willows Rd NE, Redmond, WA) for a total cost of $197,302. Funding is provided in part from a grant of $165,000 from the Department of Homeland Security. The $33,000 City match is funded by the remaining portion of a grant of $253,000 from Northwestern University. A voice vote was taken and A3.3 was unanimously approved.

(A3.4) **Approval of 2013 Renewal of Single Source Service Agreement with Motorola for the E9-1-1 Communications Center**

Staff from the Police Department recommends that City Council authorize the City Manager to approve the renewal of the annual single source service agreement with Motorola, Inc. (1309 East Algonquin Road., Schaumburg, IL) in the amount of $77,090.76. The Agreement is effective from January 1, 2013 through December 31, 2013. Funding is provided by the Emergency Telephone System account 5150.62509 with a budget of $216,000. A voice vote was taken and A3.4 was unanimously approved.

(A3.5) **Approval of Contract with Boller Construction for Theater Construction at 727 / 729 Howard Street (City Lit)**

Staff recommends that the City Council authorize the City Manager to execute a contract for the construction of a theater at 727/729 Howard Street in the amount of $1,655,000 with Boller Construction Company (3045 Washington Street, Waukegan, IL). Staff also recommends that the City Manager be authorized to finalize a lease-to-own agreement with City Lit Theater (1020 West Bryn Mawr, Chicago, IL) in order to provide a review and approval procedure for any tenant improvements that may be undertaken for City Lit by Boller Construction and finalize terms of the lease-to-own. Funding is provided through the initial use of the Line of Credit issued from First Bank and Trust and approved by the City Council on August 13, 2012 for $2.2 million, which is split between the Howard Ridge TIF ($900,000) and the West Evanston TIF ($1.2 million).

Junad Rizki, Evanston resident, spoke against this contract. He opened by saying that the City Lit theater was presented to the Council at under $800,000 and it is now over two million, probably including the cost of the building. He thought it ridiculous to buy a building for two million. This is a lease deal that is a give away of tax dollars approaching two million. The City Lit Theater cannot pay back the City. So, how much is a free grant he asked? Where are we going to get the money? Financing it on the future of a TIF is risky. Also, he stated, there are many other ways TIF funds could be used such as infrastructure. Plus, how can this be voted on when the City Manager is not through negotiating the lease with a tenant? Is this a sensible way to do business, I don't think so. How about a real deal. Show us the real financials. Show how these TIF Districts can absorb these costs. Show us how much of our tax dollars you are going to give away. Continuing, he reminded the Committee that the City received a $50,000
grant to look at theaters downtown, but this will put all the money into one project. This does not show good planning. Other theater groups should have been involved. He concluded by saying that this is just a waste of time. Chair Grover thanked Mr. Rizki for his input.

Stephen Griffin (Director Community and Economic Development) said that the City undertook this project in conjunction with other efforts to revitalize Howard Street. We are currently negotiating with a restaurant for that area. The theater is to be the hub on Howard Street. Yes, the costs have escalated by one million dollars. Presently this is like building a City facility and City Lit will lease the facility. Tonight’s item is for consideration of the construction of a theater on Howard Street. This can be financed out of the Howard Ridge TIF. We need to finalize this within four weeks. Wally Bobkiewicz (City Manager) mentioned that this item was brought to the City early on looking for a partner. The success of Ward 8 and a restaurant going in speaks to the future success. But, he said, to develop a neighborhood or street means taking risks. These numbers are larger than expected but they will allow Howard Street to stand on its own two feet. This is why TIF’s are created. Ald. Burrrus asked if we give two million dollars, how much would the lease need to be per month to cover our costs. S. Griffin said that he did not know but he mentioned that the original lease plan from inception was not to cover 100% of the cost of construction and acquisition. Ald. Burrrus asked how much money is now available in the Howard Ridge TIF. Martin Lyons (Assistant City Manager/Treasurer) said the beginning balance for 2012 was just under 1.3 million dollars. $640,000 is the projected tax increment in 2013. Most though is assigned to another development project already in place. Ald. Burrrus asked how much a line of credit costs the City to which M. Lyons replied, the sum of the monthly investment rate plus one percent. The City is at approximately 1.5 and 2%. Ald. Burrrus asked how much is currently owed in outstanding bond debt. M. Lyons said he would have to look it up. Ald. Grover stated that since the cost has exceeded the initial request, she wondered if City Lit would be able to handle the increase. S. Griffin replied that City Lit does not believe it is feasible for them to buy the whole structure. Ald. Grover asked if it made sense to undertake this work if there was not a partner locked in. W. Bobkiewicz said that there are too many opportunities. We need to move forward with renovations. If we cannot come to terms with City Lit, then someone else will come along. Ald. Rainey stated that she had been involved with the approval of TIFs for a number of years. Experience shows that if bonding is done, we have success. Howard Hartrey is an example of it working. Howard Street is going now with Ward 8 and a new restaurant. If City Lit can’t pull this off, shame on them. Ald. Burrrus told the committee that she is not anti-TIF. Her issue is that it came in at $600,000 and now it at 1.6 million for which we do not have a tenant who can buy it. I cannot support 1.6 million for one item. There are other ways to generate business. Ald. Holmes said that she will support it. She stated that we should not stop now. The escalating cost is alarming she said but she believes staff is wise enough as is City Lit to make a go of it. Ald. Grover said she’ll support sending this item on to the full Council. She also asked if anyone knew what is happening in Chicago, opposite the site. How does this fit in with our theater and arts in Evanston plan she also asked. W.
Bobkiewicz stated that the Arts Committee is meeting on the fifteenth of January and one item on the agenda is neighborhood theaters. A voice vote was taken and A3.5 was unanimously approved.

(A4) **Approval of 2013 Service Agreement between the City of Evanston and Evanston Community Television**
Staff recommends City Council authorize the City Manager to execute a service agreement for 2013 with Evanston Community Television for the not-to-exceed amount of $50,000 for audio and visual recording of meetings and the operation of a public access television channel. Funding is provided by Account 1500.62665 Contribution to Other Agencies. A voice vote was taken and A4 was unanimously approved.

V. **ITEMS FOR DISCUSSION**

VI. **COMMUNICATIONS**

VII. **ADJOURNMENT**
Ald. Holmes motioned and Ald. Burrus seconded that the meeting be adjourned. It was unanimously approved. Chair Grover adjourned the meeting at 6:35 p. m.