MEETING MINUTES
Administration & Public Works
Monday, September 10, 2012
5:45 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
Council Chambers


Members Absent:

Staff Present: Wally Bobkiewicz, Godwin Chen, Cheryl Chukwu, Rajeev Dahal, Hitesh Desai, Brandon Dieter, Robert Dorneker, Chief Eddington, Grant Farrar, Doug Gaynor, Louis Gergits, Stephen Griffin, Jewell Jackson, Lonnie Jeschke, Chief Klaiber, Karen Danczak Lyons, Martin Lyons, Dennis Marino, Joe McRae, Sat Nagar, Suzette Robinson, Dave Stoneback, Matt Swentkofske, Rickey Voss, Paul Zalmezak

Others Present: David Brint, Brinshore Development
Eric M. Poders, Morton Grove Resident
Arthur Tepfer – Tepfer Consulting Group

Presiding Member: Alderman Grover

I. DECLARATION OF A QUORUM: ALDERMAN GROVER, CHAIR
With a quorum present, Chair Grover called the meeting to order at 5:47 p.m.

II. APPROVAL OF MINUTES OF REGULAR MEETING OF August 13, 2012
A voice vote was taken and the minutes of August 13, 2012 were unanimously approved.

Before continuing with the agenda, Chair Grover invited Eric M. Poders to address the Committee. Mr. Poders introduced himself as a resident from Morton Grove who has used the Evanston beaches for many years. He last addressed the committee on May 29 to draw attention to an incident at the beach. Though it was resolved that day, he requested a formal apology from the Mayor and has yet to receive one. He also asked for a response from the Council and never received one. A letter from Legal Counsel stated that they could not find records for the past three years showing that he had purchased beach tokens. He held up copies of the receipts for all to see. He stated that he had done a FOIA but the response was not what he had asked for. In closing he said, he wants a formal apology from the Mayor and a formal apology from Grant Farrar.

III. ITEMS FOR CONSIDERATION
(A1) City of Evanston Payroll through 08/12/12 $2,759,689.16
City of Evanston Payroll through 08/26/12 $2,688,033.29
A voice vote was taken and the Payrolls through 08/12/12 and through 08/26/12 were unanimously approved.

(A2) City of Evanston Bills FY2012 through 09/11/12 $5,446,750.40
City of Evanston Credit Card Activity through 07/31/12 $139,368.03
A voice vote was taken and the Bills List through 09/11/12 and the Credit Card Activity through 07/31/12 were unanimously approved.

(A3.1) Approval of Sole Source Purchase of Tallmadge Street Light Poles from Graybar Electric
Staff recommends City Council approval for the purchase of ten (10) Union Metal Tallmadge street light poles from Graybar Electric (900 Regency Drive, Glendale Heights, IL) in the amount of $27,352.90. Funding is provided by the General Fund, Traffic Signals and Street Light Maintenance Account 2640.65070, which has $40,000 budgeted for Fiscal Year 2012. Ald. Rainey said she understood that Union Metal was a sole source but she asked if Graybar Electric was also a sole source. Rajeev Dahal (Traffic Engineer) said that Graybar was the only distributor for Union Metal. A voice vote was taken and A3.1 was unanimously approved.

(A3.2) Approval of Contract for Large Diameter Sewer Rehabilitation Phase 1 with Insituform Technologies USA, LLC (Bid 12-152)
Staff recommends that City Council authorize the City Manager to award a contract in the amount of $2,989,228 to Insituform Technologies USA, LLC (17988 Edison Avenue, Chesterfield, MO) for the Large Diameter Sewer Rehabilitation Phase 1 (Bid 12-152), contingent upon receiving the appropriate loan funding from the Illinois Environmental Protection Agency (IEPA). With this funding, all eligible construction costs would be funded by a loan repaid over 20 years at approximately 2.5% interest. A voice vote was taken and A3.2 was unanimously approved.

(A3.3) Approval of 2012 Structure Lining Contract for 50 Brick Sewer Manholes with National Power Rodding Corporation (Bid 12-157)
Staff recommends that City Council authorize the City Manager to execute a contract for the 2012 Structure Lining Contract (Bid 12-157) with National Power Rodding Corporation (2500 W. Arthington, Chicago, IL) in the amount of $79,324 for 50 brick manholes. Funding is provided by Sewer Fund, capital improvement account 7420.62461 which has a budget allocation of $215,000. A voice vote was taken and A3.3 was unanimously approved.

(A3.4) Approval of Contract with G.A. Johnson & Son, LLC for the Evanston Water Utility Security Door Replacement (Bid 12-159)
Staff recommends that City Council authorize the City Manager to execute a contract for the Evanston Water Utility Security Door Replacement contract (Bid 12-159) with G.A. Johnson & Son, LLC (828 Foster Street, Evanston, IL) in the amount of $94,880. Funding will be provided by the Water Fund Capital Improvement Plan (CIP) Account 733067.65515 with a
budget of $50,000 allocated for security improvements. $44,880 additional funding is available in the Water Fund CIP Account 733097.65515 from projects that have been deferred. A voice vote was taken and A3.4 was unanimously approved.

(A3.5) Approval of Contract Extension with Connelly's Academy Agreement for Martial Arts Instruction
Staff recommends that the City Manager be authorized to extend the current agreement with Connelly’s Academy (9750 Karlov Avenue, Skokie, IL) for martial arts program services at the Levy Senior Center up to a total of $30,000. All expenses for the program are covered by participation fees (estimated to be $50,000). A voice vote was taken and A3.5 was unanimously approved.

(A3.6) Approval of the Single Source Purchase from Total Parking Solutions (TPS) of Four CALE Compact Pay and Display Parking Terminals
Staff recommends that City Council authorize the City Manager to execute a contract for a single source purchase from Total Parking Solutions (TPS) (2721 Curtiss Street, Downers Grove, IL) of CALE Pay and Display Parking Terminals to be installed as a pilot project on four blocks of Church Street in the amount of $51,296. Funding is provided by the Parking Fund Account 701515.65515.
Ald. Rainey said that she liked these machines. However, she pointed out, they are not good for people with small children or in bad weather. There can be a lot of walking back and forth. She urged that there be a shorter distance between terminals. Martin Lyons (Assistant City Manager/Treasurer) thanked her for her comments. All comments, he said, are being collected and will be taken into account at subsequent meetings reviewing all styles of meters. Ald. Rainey asked if parking meters that accept credit cards had been looked into and Rickey Voss (Revenue/Parking Manager) said that a bid should be out in two weeks. M. Lyons said that they have had a good review by users and for maintenance. A voice vote was taken and A3.6 was unanimously approved.

(A3.7) Approval of the Contract Award to A. Lamp Concrete Contractors for the Additional MFT Street Resurfacing Contract (Bid 12-167)
Staff recommends the City Council authorize the City Manager to execute a contract in response to Bid 12-167 to award the additional MFT Streets Resurfacing Contract to A. Lamp Concrete Contractors (800 W. Irving Park Road, Schaumburg, IL) in the amount of $289,126.50. Funding is provided by the Motor Fuel Tax Fund #200, with a budgeted amount of $300,000. A voice vote was taken and A3.7 was unanimously approved.

(A3.8) Approval of Central Street Emergency Water Main Replacement Contract Award to Glenbrook Excavating & Contracting Inc.
Staff recommends that City Council authorize the City Manager to execute an Emergency Contract Award to Glenbrook Excavating & Contracting Inc. (20389 Weiland Road, Prairie View, IL) in the amount of $1,565,915.85. This emergency contract will expand the scope of the 2012 Water Main and Street Resurfacing contract to include the emergency water main replacement and street resurfacing work on Central Street from Cowper Avenue to Central Park Avenue. Funding will be provided by the Water
Fund Accounts (733086.65515) in the amount of $496,000 and (733097.65515) in the amount of $439,915.85, and the CIP Street Resurfacing Accounts (415857.65515) in the amount of $630,000.

A voice vote was taken and A3.8 was unanimously approved.

(A4) **Approval of Change Order #1 to the Church Street Improvement Contract Central Street Streetscape, Lincolnwood Drive to Ewing Avenue**

Staff recommends that City Council authorize the City Manager to execute Change Order #1 to the contract for the Church Street Improvement Project (Bid 12-136) to Landmark Contractors, Inc. (11916 W. Main Street, Huntley, IL) in the amount of $276,443. This change order will include the streetscape work on Central Street from Lincolnwood Drive to Ewing Avenue on the south side. Funding for this work is provided by the Economic Development Fund (415924.65515) in the amount of $110,000 and CIP Fund (415857.65515) in the amount of $166,443.

Ald. Rainey asked to be reminded if a streetscape is usually funded by Economic Development. Suzette Robinson (Director Public Works) said that this is one of the very first projects to be so funded in lieu of façade improvement. There is some street improvement but ninety percent is streetscape. Ald. Rainey asked if the Economic Development Committee voted on this and S. Robinson replied that it was part of the budget. M. Lyons said this item did not go to committee. It went to Council in July as a budget amendment. Ald. Rainey asked what was the area involved and S. Robinson said it was two blocks long. Wally Bobkiewicz (City Manager) pointed out that Council has changed funding sources before and can do so now. Ald. Rainey stated that she wanted this project to go through but, she said the funds should come from Capital Improvement. Chair Grover asked if that was an amendment to this item. Ald. Holmes asked how the City got here. She wanted more information. Ald. Burrus said that in the future, items like this should go to the Economic Development Committee. Ald. Rainey said that she wanted an amendment tonight putting all costs against the Capital Improvement Fund. She thinks what went before will be interesting to learn later. Ald. Grover reiterated the item A4 would read as amended; Approval of Change Order #1 to the Church Street Improvement Contract Central Street Streetscape, Lincolnwood Drive to Ewing Avenue to be completely Funded by the Capital Improvement Fund.

A voice vote was taken and A4 was approved as amended, 4 – 1, Ald. Holmes voting no. Ald. Holmes explained her “no” vote as she wants more information on Director Robinson’s comment of using Economic Developments funds for streetscape like it is used for façade improvements.

(A5) **Approval of January 1, 2012 Police and Firefighter Pension Actuarial Report**

Staff recommends that City Council review and approve the January 1, 2012 Actuarial Valuation for usage in the 2012 Tax Levy for Police and Firefighter funding purposes. The recommended Annual Actuarial Required Contribution (ARC) as determined by this study is $6,126,383 for the Firefighters’ Pension Fund and $8,109,454 for the Police Pension Fund.

M. Lyons introduced Arthur Tepfer (Tepfer Consulting Group) the City’s Actuary who was hired by a joint committee of the City Treasurer and the two pension boards. Mr. Tepfer will go through a brief discussion of the actuarial report. M. Lyons also noted that earlier Ald. Wilson had asked what the rate of return was...
for the funds. It can be found on pages 170 and 205 of the packet. Ald. Burrus noted that the rate of return for the past three years is about 3.3% but that Mr. Tepfer is sticking with 7%. She asked that he address that in his remarks. Chair Grover complimented him on a very readable actuarial report. Thanking her, A. Tepfer said rather than the strong points which are manifested in the results, there are some things he is concerned about. Pension funds tend to waive and so where we are does too. We can determine the contribution but not control or determine the funding. Actuaries are governed by inertia. We look for trends before we change assumptions. One thing we look for is what is called the actuarial gain or analysis. We start with the unfunded liability in past year. If the actuarial gain or lose is within three percent of your unfunded liability then you have done a pretty good job. Over three percent means something might be wrong. We were less than one percent in difference last year. This year was good. Seven percent is a reasonable assumption from where we now sit. I am concerned he said with police paying 8.7 million a year and fire paying 6.8 million a year. For investment returns to cover those amounts it needs to be eleven or twelve percent which we will not get. The statistics are also changing. Twenty percent of the Policemen and twenty-seven percent of the Firemen will be eligible to retire in two years. That is a signal that we shall see an increase in outgoing funds without a corresponding increase in revenue. Ald. Rainey noted that it is interesting that currently the number of active participants in the pension funds compared to the number of recipients is 163 paying in and 179 receiving, a very close figure. M. Lyons said that part of the pension reform is to turn those figures around. A. Tepfer stated that a balance is there if contributions + investment returns = benefits. This is called recommended contributions as compared to statuary contributions. Three items are required to be at this level. One, building assets for uniformed personnel, secondly, coming up with a methodology of proper budgeting for the City so we do not have contributions that jump up and down and third, to pay for the pensions being received today and charge them to the current generation of tax payers and not passing them on to our grandchildren or great-grandchildren. The statuary minimum contribution uses a methodology called the projected unit method. It is an increasing method over the years by design. Ald. Rainey asked what the formula was for determining the contributions. A. Tepfer said it is 9.91% for Police and 9.435 for Fire. Ald. Rainey asked what that was based on. A. Tepfer said it was based on legislation. The statute only states the employee contribution. There is also union input. Ald. Rainey asked M. Lyons what percent of the total general levy is the 14M marked for police and fire pensions. M. Lyons said it is one-third of the total levy. In earlier discussions there was talk to get up to 50% of funding. A. Tepfer said he cannot do this. He can't go for a target of 90% by 2040. Funding like that is only good if actuary assumptions are used by everyone. But each city and municipality, has different funds and different average ages, etc. It is up to the city to work to reach the three goals. Ald. Rainey moved that the committee accept the report and approve the actuary recommendation. A voice vote was taken and A5 was unanimously approved.

(A6) Approval of Contract Agreement with International Association of Firefighters Local 742
Staff recommends approval to authorize the City Manager to execute a collective bargaining agreement with the International Association of Firefighters (IAFF) Local 742 effective January 1, 2012 through December
31, 2013. City Council approval will ratify the tentative agreements executed throughout the negotiation process.
Ald. Rainey complimented the committee’s work.
A voice vote was taken and A6 was unanimously approved.

(A7) Approval of Contract Agreement with American Federation of State, County, and Municipal Employees Union
Staff recommends approval to authorize the City Manager to execute a collective bargaining agreement with the American Federation of State, County, and Municipal Employees (AFSCME) Union effective January 1, 2012 through December 31, 2013. City Council approval will ratify the tentative agreements executed throughout the negotiation process.
A voice vote was taken and A7 was unanimously approved.

(A8) Resolution 64-R-12 Authorizing an Intergovernmental Agreement with the Village of Wilmette to Grant an Easement on Isabella Street
Staff recommends approval of Resolution 64-R-12 authorizing the City Manager to sign the intergovernmental agreement with the Village of Wilmette to grant easement for the relief sewer installation and resurfacing of Isabella Street from Highland Avenue to Ewing Avenue. Funding is provided by Capital Improvement Funds in an amount not to exceed $200,000 from the one-time General Fund transfer of $1,000,000 previously approved by City Council for additional street resurfacing.
Ald. Rainey thought this was a local agreement that benefits both communities.
A voice vote was taken and A8 was unanimously approved.

(A9) Resolution 65-R-12 Authorizing the City Manager to Execute a Lease Agreement with Erie Family Health Center for Office Space in the Civic Center
Staff recommends approval of Resolution 65-R-12 authorizing the City Manager to execute a lease agreement with Erie Family Health Center for office space in the ground level area of the Civic Center, 2100 Ridge Avenue, Evanston.
Ald. Rainey asked if this clinic is located elsewhere and she was told that yes, they already have a clientele.
A voice vote was taken and A9 was unanimously approved.

(A10) Ordinance 76-O-12; Amending the Evanston City Code Title 4, Chapter 6, Relating to the Plumbing Code
Staff recommends City Council approval of Ordinance 76-O-12 amending the Evanston City Code, Title 4, Chapter 6 – Plumbing Code, relating to Subsoil Drain Pipe. The current plumbing code allows sump pumps to discharge to the storm or combined sewer systems. The proposed code modification would allow sump pumps to discharge to the appropriate sewer system only with the approval of the City Manager or his/her designee.
A10 was removed from the agenda.
The Compensation Committee recommends adoption of the following five Ordinances (A11 to A15) setting salary compensation for Evanston’s elected officials.

(A11) Ordinance 87-O-12: Setting Compensation for Members of the Evanston City Council
Ordinance 87-O-12 sets compensation for members of the Evanston City Council with an annual raise of 2% for the 4 years beginning May 1, 2013 through May 1, 2016.
Ald. Rainey stated that she thought the amount of the raise was cheesy. The Compensation Committee’s attempt to compare us to Lincolnwood is wrong. We, the members of the Council, work very hard. I am going to ask for a discussion with the Compensation Committee to explain what we do and what expenses we have. She asked if reimbursement was the same as compensation. Grant Farrar (Corporation Counsel/City Attorney) replied that reimbursement is not considered compensation. Illinois Municipal Code only talks to salary and health benefits as compensation. Ald. Rainey said it is a little different concerning health benefits. How many elect to take health benefits she asked. G. Farrar said he was trying to word the ordinance carefully as some Aldermen do not elect to use benefits. Ald. Holmes remembered the Compensation Committee saying they would like more time. Maybe she thought they did not have it and should start earlier the next time this item comes up so as to gather more information. Ald. Grover thanked the committee for all the time and work they put into this ordinance. Ald. Burrus asked what compensation for Chicago Aldermen was. We do not have a budget. We do not have staff. A comparison study to Chicago would be interesting.
A voice vote was taken and A11 was unanimously approved.

(A12) Ordinance 88-O-12: Setting Compensation for the Evanston City Clerk
Ordinance 88-O-12 sets compensation for the Evanston City Clerk with an annual raise of 2% for the 4 years beginning May 1, 2013 through May 1, 2016.
A voice vote was taken and A12 was unanimously approved.

(A13) Ordinance 89-O-12: Setting Compensation for the Mayor
Ordinance 89-O-12 sets compensation for the Mayor of Evanston with an annual raise of 2% for the 4 years beginning May 1, 2013 through May 1, 2016.
A voice vote was taken and A13 was unanimously approved.

(A14) Ordinance 90-O-12: Setting Compensation for the Township Assessor
Ordinance 90-O-12 sets compensation for the Township Assessor with an annual raise of 2% for the 4 years beginning May 1, 2013 through May 1, 2016.
A voice vote was taken and A14 was unanimously approved.

(A15) Ordinance 91-O-12: Setting Compensation for the Township Supervisor
Ordinance 87-O-12 sets compensation for the Township Supervisor with an annual raise of 2% for the 4 years beginning May 1, 2013 through May 1, 2016.
Ald. Burrus noted that the Township Supervisor makes more than a City Council Alderman. She said that she is glad we are reviewing what is going on at the Township and how much time is put in compared to an alderman’s time. Ald. Rainey asked who in the Township is eligible for a pension. Ald. Holmes answered that the Supervisor is eligible under IMRF. M. Lyons said that he would find out if the Assessor is eligible. W. Bobkiewicz said that he would have an earlier memorandum addressing this question reproduced and sent to the Aldermen.

A voice vote was taken and A15 was unanimously approved.

The following four agenda items (A16 to A19) pertain to the implementation of Emerson Square, a component of the City’s $18.15 million Neighborhood Stabilization Program 2 (“NSP2”) grant, awarded by HUD. Resolution 63-R-12, Plat of Subdivision for 1600 Foster Street, follows as an action item (P3) on the Planning and Development Committee agenda.

Ald. Rainey asked what the total cost of the project will be. David Brint of Brinshore Development was introduced by Dennis Marino (Assistant Director Community & Economic Development). D. Brint said that this phase of the project will be 13.8 million dollars. Two million will be NSP funds. The remaining funds are being leveraged from other sources. Ald. Rainey asked who the developer is. D. Brint said that it is a separate entity though it was created by Brinshore.

(A16) Ordinance 92-O-12; Authorizing the City Manager to Negotiate a Sale Contract for Lots 1 and 2, Real Property Located at 1600 Foster Street
Staff recommends adoption of Ordinance 92-O-12 authorizing the City Manager to negotiate a real estate contract to sell Lots 1 and 2, described in Resolution 63-R-12 that subdivides the City-owned property at 1600 Foster Street, Evanston, Illinois 60201 (the “Property”).

A voice vote was taken and A16 was unanimously approved.

(A17) Ordinance 93-O-12; Authorizing the Sale of Lots 1 and 2, Real Property Located at 1600 Foster Street
Staff recommends adoption of Ordinance 93-O-12 authorizing the City Manager to execute a real estate contract to sell Lots 1 and 2, portions of the vacant property at 1600 Foster Street, Evanston, Illinois 60201 (the “Property”), to CB Land, LLC.

A voice vote was taken and A17 was unanimously approved.

(A18) Ordinance 97-O-12; Authorizing the City Manager to Negotiate a Sale Contract for Lots 3, 4 and 5 and Outlots A and B, Real Property Located at 1600 Foster Avenue
Staff recommends adoption of Ordinance 97-O-12 authorizing the City Manager to negotiate a real estate contract to sell Lots 3, 4 and 5 and Outlots A and B, identified in Resolution 63-R-12, which subdivides the City-owned property at 1600 Foster Avenue, Evanston, Illinois 60201 (the “Property”).

A voice vote was taken and A18 was unanimously approved.
(A19) **Ordinance 98-O-12; Authorizing the Sale Contract for Lots 3, 4 and 5, and Outlots A and B, Real Property Located at 1600 Foster Avenue**

Staff recommends adoption of Ordinance 98-O-12 authorizing the City Manager to execute a real estate contract to sell Lots 3, 4 and 5, and Outlots A and B, portions of a vacant property at 1600 Foster Avenue, Evanston, Illinois 60201 (the “Property”) to EMSQ Holding, LLC.

A voice vote was taken and A 19 was unanimously approved.

### IV. ITEMS FOR DISCUSSION

### V. COMMUNICATIONS

### VI. ADJOURNMENT

Ald. Burrus moved and Ald. Braithwaite seconded that the meeting be adjourned.

Chair Grover adjourned the meeting at 6.50 p.m.

Respectfully Submitted,

Phillip Baugher
Administrative Assistant, Administrative Services