MEETING MINUTES
Administration & Public Works
Monday, May 9, 2011
5:45 P. M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
Council Chambers


Members Absent:

Staff Present:  Wally Bobkiewicz, Lara Biggs, Donald Cornelius, Dolores Cortez, Paul D’Agostino, Robert Dorneker, Joellen Earl, Chief Eddington, Grant Farrar, Doug Gaynor, Stephen Griffin, Curtis Hanawalt, , Jewell Jackson, Mary Johns, Marty Lyons, Joe McRae, Jeffrey Murphy, Sat Nagar, Suzette Robinson, Paul Schneider, David Stoneback, Rickey Voss

Others Present: Stephen C. Ross – AMLI Residential

Presiding Member:  Alderman Holmes

DECLARATION OF QUORUM
With a quorum present, Chairman Holmes called the meeting to order at 5:53 P. M.

APPROVAL OF MEETING MINUTES APRIL 25, 2011.
It was moved by Ald. Burrus and seconded by Ald. Grover that the minutes of the April 25, 2011 meeting be approved. A voice vote was taken and the minutes were approved.

NEW BUSINESS

ITEMS FOR CONSIDERATION

(A1) City of Evanston Payroll through 4/24/11 $2,467,845.34
It was moved by Ald. Rainey and seconded by Ald. Burrus that the payroll of 4/24/11 be approved. A voice vote was taken and it was approved.

(A2) City of Evanston Bills FY 2011 through 5/10/11 $2,267,675.59
City of Evanston Credit Card Bills through 3/31/11 $ 119,392.78
It was moved by Ald. Grover and seconded by Ald. Rainey that the Bills List of 05/10/11 and the Credit Card list of 03/13/11 be approved. A voice vote was taken and it was approved.
(A3.1) Approval of Renewal Agreement with Open Kitchens Inc. for the 2011 Summer Food Service Program (Bid 11-01)

Staff recommends City Council approval of the renewal agreement for the 2011 Summer Food Service Program to Open Kitchens Inc. (1161 West 21st Street, Chicago, IL) in the not-to-exceed amount of $2.3197 per lunch. $78,000 is budgeted in business unit 3050 for the cost of the lunches. This is a reimbursement program in which the total amount of reimbursement the City will receive is dependent upon the number of lunches served and varies depending on the levels of participation. The current rate of reimbursement set by the Federal Government is $3.23 per lunch served.

Ald. Holmes noted there was a new site this year. The sites are Fleetwood-Jourdain, Robert Crown and Mason Park. Ald. Rainey asked if there is a difference between the number of meals served and attendance. Robert Dorneker (Recreation Supervisor) said the figure is meals served. If attendance increases, more meals can be served and the reimbursement increases. The difference in figures is kept for administrative costs. Ald. Rainey asked for a list of sites and their hours of operation.

It was moved by Ald. Rainey and seconded by Ald. Grover that A3.1 be approved. A voice vote was taken and it was approved.

(A3.2) Approval of Contract Award Recommendation to J. Gill and Company for the 2011 Parking Lot 60 Repair Project (Bid 11-64)

Staff recommends approval of the 2011 Parking Lot 60 Repair Project to J. Gill and Company (236 E. 161st Place, Suite A, South Holland, IL) in the amount of $76,020. Funding will be provided by Capital Improvement Program Account # 415896 with a budget of $96,000.

Ald. Grover noted that two different membranes are referred to and asked if they are the same. Stefanie Levine (Assistant Superintendent of Parks, Recreation & Community Services) said they are and in answer to the question of how long they will last, she said they have a ten-year warranty. Rickey Voss (Manager Parking Systems) said that the work is for the lower level parking lot of the 1200 Chicago condominiums. The lot is 15 years old.

It was moved by Ald. Burrus and seconded by Ald. Grover that A3.2 be approved. A voice vote was taken and it was approved.

(A3.3) Approval of Contract Award Recommendation to G.A. Johnson & Son for the 2011 Sherman Plaza Garage Gap Repair Project (Bid 12-09)

Staff recommends approval of the 2011 Sherman Plaza Parking Garage Gap Repair Project to G.A. Johnson & Son (828 Foster Street, Evanston, IL) in the amount of $76,330. Funding will be provided by Capital Improvement Program Account # 416138 with a budget of $2,100,000.

It was moved by Ald. Burrus and seconded by Ald. Grover that A3.3 be approved. A voice vote was taken and it was approved.
(A3.4) Approval of Contract Award to Arrow Road Construction Company for the Dodge Avenue Resurfacing Project (Bid 12-16)
Staff recommends City Council approval of a contract award for the Dodge Avenue Resurfacing Project (Oakton Street to Lee Street) to Arrow Road Construction Company (3401 S. Busse Road, Mount Prospect, IL) in the amount of $697,435.65. Funding for this work will be provided by the Motor Fuel Tax Fund ($300,000; Fund # 200) and the CIP Fund ($397,435.65; Fund # 415857).

It was moved by Ald. Burrus and seconded by Ald. Grover that A3.4 be approved. A voice vote was taken and it was approved.

(A3.5) Approval of Contract Agreement for Evanston Water Utility Supervisory Control and Data Acquisition System (SCADA) Upgrades to Allan Integrated Control Systems, Inc. (RFP 11-42)
Staff recommends City Council approval of an agreement to provide design-build services for the Evanston Water Utility’s Supervisory Control and Data Acquisition System Upgrades (SCADA) to Allan Integrated Control Systems, Inc. (2021 Beulah Avenue, East Troy, WI) in the not-to-exceed amount of $1,649,642. Funding will be provided from two sources. The City has applied for a grant from the Illinois Department of Commerce and Economic Opportunity (IL DCEO) in the amount of the $350,000. The Water Fund, Account 733078, will provide the remainder of the funding in the amount of $1,299,642.

Ald. Rainey asked if the Utilities Department was confident that they would receive the grant. David Stoneback, (Utilities Director) said that they had just received the signed grant.

It was moved by Ald. Burrus and seconded by Ald. Grover that A3.5 be approved. A voice vote was taken and it was approved.

(A4) Resolution 26-R-11 Authorizing the Lease of the Computer Lab in Main Library to Workforce Board of Northern Cook County
Staff recommends City Council approval of Resolution 26-R-11 authorizing the lease agreement by and between the City of Evanston and Workforce Board of Northern Cook County, a non-profit corporation for the lease of a computer lab in the Main Library. The lease will be for a one-year term (May 15, 2011 through May 14, 2012) and leased at a rental rate of $17,400/per year.

Ald. Rainey asked how this might impact the citizens. Mary Johns (Library Director) stated that it would not impact the public. The computer lab is little used at present. Computers for the public are on the second and third floors. The Library uses the lab to teach computer usage classes, as will the Business and Career Services. Ald. Rainey asked if they would be provided an office. M. Johns said that yes, from 10 to 5, five days a week for two staff members. Ald. Rainey asked who paid for this and M. Johns replied Federal funds are part of the Workforce Board set up. Ald. Rainey asked if a lump sum payment was ever considered. M. Johns said it was not. Ald. Rainey expressed some concern about the lab not being utilized very much. M. Johns said that was a question she asked herself. The Library staff is always thinking of ways to use the lab. Ald. Rainey noted that every year there is a funding request for computer
training. Thousands of dollars are given each year to groups. She closed saying she wished she had known that the lab was under utilized.

It was moved by Ald. Burrus and seconded by Ald. Grover that A4 be approved. A voice vote was taken and it was approved.

(A5) Resolution 30-R-11 Authorizing the Lease of Office Space in Main Library to Foundation65

Staff recommends City Council approval of Resolution 30-R-11 authorizing the execution of a lease agreement by and between the City of Evanston and Foundation65, a non-profit corporation for office space in the Main Library. The lease will be for a three year term (May 15, 2011 through May 14, 2014) and leased at a rental rate of $5,000/per year ($416.67/per month).

Ald. Rainey asked if Foundation65 was looked into. Grant Farrar (Corporation Counsel/City Attorney) said that yes, they were vetted and Legal approved them. It was moved by Ald. Rainey and seconded by Ald. Burrus that A5 be approved. A voice vote was taken and it was approved.

(A6) Ordinance 32-O-11: Authorizing an Amendment to the Real Estate Sales Contract for Sale of City Owned Property in the 700 Block of Chicago Avenue to Evanston Devco, LLC (AMLI Residential)

Staff recommends approval of Ordinance 32-O-11, which includes the reduced sale price of $770,085 for the City property on the 700 block of Chicago Avenue due to current market conditions and the substantial change in property valuation. AMLI anticipates proceeding with construction in 2011 subject to final private financing approval. AMLI has been pursuing plan reviews by multiple City departments in the past 90 days.

Ald. Grover asked Dennis Marino to fill in the committee with the background of this ordinance. Dennis Marino (Assistant Director Community and Economic Development) stated that this development has been in the works since 2008. There are three parcels involved of which one is City owned. The parcel was acquired by the City in 1982 and leased to a car dealership. There is no record of why the City purchased the land. Ald. Rainey recollected that it had been a City parking lot and D. Marino responded that there is no documentation to that effect. Ald. Grover asked if the decline in the appraised value was consistent with the area. D. Marino said it was but it depends on the location in the City. He mentioned that AMLI has agreed to purchase at the high end of the new appraisal. D. Marino also pointed out Exhibit D, Right of Reverter. Simply it states that the City has the right to reclaim the property if the developer does not proceed as documented. Ald. Rainey had two points to address: 1) She is aware that the neighbors are in full support and 2) she asked, how much did the City pay for this land. D. Marino did not have the figure but said he would find out and inform her. Ald. Holmes noted they are pursuing plans with many departments. She asked how close the City is to sealing the deal and is 2008 data being use. D. Marino said they are very optimistic at this time. He introduced Steven C. Ross, Executive Vice President, Development of AMLI Residential to talk about the plan. He agreed that like the City, his company is cautiously optimistic. We have been pursuing this project for several years. We closed on one parcel last week. Residential real estate is starting to grow. Next,
we need to get plans and specs through the City and get a firm figure from the contractors. We feel we are four weeks away from submitting final plans. Ald. Burrus thanked him and his company for all the time they have spent in meeting with commissions and residents and adapting as they went along. S. Ross noted that it had been a busy four years.

It was moved by Ald. Rainey and seconded by Ald. Grover that A6 be approved. A voice vote was taken and it was approved.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT
Ald. Grover motioned and Ald. Burrus seconded to adjourn. A voice vote was taken and the motion was approved at 6:15 p.m., May 9, 2011.

Respectfully Submitted,
Phillip Baugher
Administrative Assistant, Administrative Services