Administration and Public Works Committee Meeting
Minutes of September 8, 2014
Council Chambers – 6:00 p.m.
Lorraine H. Morton Civic Center

MEMBERS PRESENT:  D. Holmes, A. Rainey, J. Grover, P. Braithwaite

MEMBER ABSENT:  C. Burrus


PRESIDING OFFICIAL:  Ald. Holmes

I. DECLARATION OF QUORUM
A quorum being present, Ald. Holmes called the meeting to order at 6:04 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF AUGUST 11, 2014
Ald. Rainey moved to approve the minutes of the August 11, 2014 A&PW meeting as submitted, seconded by Ald. Grover.

The minutes of the August 11, 2014 meeting were approved unanimously 3-0.

III. ITEMS FOR CONSIDERATION
(A1) City of Evanston Payroll through August 10, 2014  $2,933,794.53
City of Evanston Payroll through August 24, 2014  $2,804,467.62

(A2) City of Evanston Bills – September 9, 2014  $6,419,512.61
Credit Card Report ending July 31, 2014  $ 147,894.59

For Action
Ald. Holmes moved to approve the City of Evanston Payroll (A1) through August 10, 2014 and August 24, 2014, seconded by Ald. Grover. The Committee voted unanimously 3-0 to approve the payrolls.

Ald. Rainey moved to approve the City of Evanston Bills through September 9, 2014 and the credit card report ending July 31, 2014, seconded by Ald. Grover. The Committee voted unanimously 3-0 to approve the bills and credit card report.

PUBLIC COMMENT
Junad Rizki, 2784 Sheridan, asked where the costs for the patio built on Howard Street falls on the bills list, specifically the labor and materials.

Ald. Rainey agreed to provide a copy of the invoice to the Peckish Pig. City Manager Bobkiewicz noted that this is a receivable to the City and will provide a copy to Mr. Rizki. He confirmed the bill issued to The Peckish Pig on August 29, 2014 itemized all materials and labor for a total of $18,412.23. Interest will be charged at a rate of 15% as per normal procedure for balances not paid.

(A3.1) Approval of Contract with Garland/DBS, Inc. for Water Treatment Facility Roof Replacements
Staff recommends that City Council authorize the City Manager to execute a contract for Water Treatment Facility Roof Replacements with Garland/DBS, Inc. (3800 East 91st St, Cleveland, OH) in the amount of $709,309. Staff proposes to utilize the U.S. Communities Purchasing Program for this contract, for which Garland/DBS Inc. is the selected contractor through this program. Funding is provided by the Water Fund, Account 513.71.7330.65515 - 733108, which has an FY 2014 allocation of $750,000.

For Action
Ald. Rainey moved to authorize the City Manager to execute a contract for Water Treatment Facility Roof Replacements with Garland/DBS, Inc. in the amount of $709,309, seconded by Ald. Grover.

The Committee voted unanimously 3-0 to recommend approval of the contract.

(A3.2) Approval of Street Light Purchase from Elcast Lighting for 2014 Safer Neighborhood Area Project (SNAP)
Staff recommends City Council approval of sole source purchase of 57 Induction lighting units from Elcast Lighting (815 S. Kay Avenue, Addison, IL) in the amount of $24,645.09 for the Safer Neighborhood Area Project to increase wattage of the Tallmadge street lights from 85 watt to 165 watt. Elcast is the sole distributor/fabricator of the standard Tallmadge street light luminaires. Funding is provided by the CDBG Fund Account 215.21.5170.62795, which has $25,000 budgeted for Fiscal Year 2014.

For Action
Ald. Grover moved to recommend that City Council approval of sole source purchase of 57 Induction lighting units from Elcast Lighting in the amount of $24,645.09 for the Safer Neighborhood Area Project to increase wattage of the Tallmadge street lights from 85 watt to 165 watt, seconded by Ald. Rainey.

Ald. Rainey noted that this is a sole source purchase because Elcast Lighting is the only company that does fabrication of luminaires.

The Committee voted unanimously 3-0 to recommend approval of the purchase.
(A3.3) Approval of Pitner Avenue/Dempster Street Sidewalk Project Contract with Schroeder & Schroeder Inc. (Bid 14-54)

Staff recommends that City Council authorize the City Manager to execute a contract for the Pitner Avenue/Dempster Street Sidewalk Project with Schroeder & Schroeder Inc. (7306 Central Park Avenue, Skokie, IL) in the amount of $167,438. Funding is provided by CDBG Funds $135,800 (215.21.5170.63030) and $31,638 (CIP Project 415864.65515).

For Action
Ald. Rainey moved to recommend that City Council authorize the City Manager to execute a contract for the Pitner Avenue/Dempster Street Sidewalk Project with Schroeder & Schroeder Inc. in the amount of $167,438, seconded by Ald. Grover.

The Committee voted unanimously 3-0 to recommend approval of the contract.

(A4) Approval of Change Order #1 with A. Lamp Concrete Contractors for the 2014 CIP 3 Street Resurfacing Project (Bid 14-31)

Staff recommends that City Council authorize the City Manager to execute Change Order #1 to the contract for 2014 CIP 3 Street Resurfacing Project with A. Lamp Concrete Contractors (800 W. Irving Park Road, Schaumburg, IL) in the amount of $345,156.70. This change order will expand the scope of contract to include street resurfacing on six additional streets. Funding is provided by the 2014 CIP Street Resurfacing Fund (415.26.4150.65515.415857).

For Action
Ald. Rainey moved to recommend that the City Council authorize the City Manager to execute Change Order #1 to the contract for 2014 CIP 3 Street Resurfacing Project with A. Lamp Concrete Contractors in the amount of $345,156.70 to expand the scope of contract to include street resurfacing on six additional streets, seconded by Ald. Grover.

The Committee voted unanimously 3-0 to recommend approval of the change order.

(A5) Resolution 64-R-14 Endorsing the Application of Little Beans Café Evanston LLC to the Cook County Assessor for Class 7a Status Designation for Commercial Development of the Vacant Property Located at 430 Asbury Avenue

Staff recommends adoption of Resolution 64-R-14. A resolution from the City of Evanston in support of Little Beans Café Evanston LLC (“Little Beans”) application to the Cook County Assessor is a required supplement to the Class 7a application.

For Action
Ald. Grover moved to recommend City Council adoption of Resolution 64-R-14 in support of Little Beans Café Evanston LLC (“Little Beans”) application to the Cook County Assessor is a required supplement to the Class 7a application, seconded by Ald. Rainey.

Rob Spengler and Shannon Valko, co-owners of Little Beans Café to be located at 430 Asbury Ave, explained that they applied for the Class 7a Status Designation to
meet the requirement to reduce the tax rate because the property is owned by CVS. Little Beans is negotiating a sublease with CVS.

Ald. Rainey thanked Mr. Spengler and Ms. Valko for their perseverance in the undertaking of this project. She noted that no one has been able to successfully acquire this space is the past eight or nine years. The neighbors in the area are thrilled about their occupancy.

Ms. Valko explained that the model of this business is a “play café” with play spaces for kids 0-6 and 5-12, which they currently have a location in Lincoln Park. It is a full-service family café with plans to serve coffee, pastries and ice cream. There will also be a classroom, gym, party rooms and camp programs. There will be employment opportunities for high school and college students. They are also planning to offer discount cards for teachers.

Junad Rizki, 2784 Sheridan, commented that the City is giving away $1 million in taxpayer money. He asked the committee to think about that given the expected budget cuts this year.

Ald. Rainey explained that this particular property has been vacant and deteriorated for years. The least the City can do is to support a high quality and successful business model.

Ald. Grover noted that the City is supporting the required recommendation to the Cook County Assessor’s office. It is the County’s decision to approve the application.

The Committee voted unanimously 3-0 to recommend adoption of the resolution.

(A6) Resolution 58-R-14, Authorizing the City Manager to Negotiate a TIF Redevelopment Agreement Regarding the Evanston Plaza Shopping Center

Staff recommends City Council adoption of Resolution 58-R-14, directing the City Manager to restate the City’s original commitment stated in Resolution 54-R-12 and authorizing the substitution of the party to negotiate with on the TIF Redevelopment Agreement Regarding Evanston Plaza Shopping Center to be Azzurri of Evanston, Inc. the contract purchaser for the real property located at 1900 Dempster. Funding is provided by the Dempster/Dodge Tax Increment Financing (TIF) District. On August 11, 2014, this resolution was held for the September 8, 2014 meeting.

For Action
Ald. Braithwaite moved to recommend City Council adoption of Resolution 58-R-14, directing the City Manager to restate the City’s original commitment stated in Resolution 54-R-12 and authorizing the substitution of the party to negotiate with on the TIF Redevelopment Agreement Regarding Evanston Plaza Shopping Center to be Azzurri of Evanston, Inc. the contract purchaser for the real property located at 1900 Dempster, seconded by Ald. Rainey.

City Manager Bobkiewicz clarified that he is asking for a restatement of Resolution 54-R-12 authorizing the City to work with Azzurri of Evanston.
Frank Grecco, Principal, explained that with the closing of the Dominick’s store Valli Produce zoned in on Evanston because of its familiarity with the diversity and density of the population. He explained that he and his brother-in-law Carmen Presta, feel that Evanston fits with their model of being owner-operators. They have four other locations where they own the property and operate the food store.

Brad Knab, Mehmert Store Services, discussed the concepts for improvement of the existing location. The preliminary design presents an “Old World” feel to the exterior. The interior of the store will change and expand by 11,000 sq. ft. by taking over vacant commercial space along Dodge Ave. The existing tenants will be relocated to the front of the store, which will increase access for customers. One main entry and one main exit will be utilized.

Mr. Grecco added that Valli has a signed sublease with Safeway. They are scheduled to close on the property on September 18, 2014.

Ald. Rainey noted that majority the closed Dominick stores that have been purchased by new owners still look the same on the inside.

At Ald. Rainey’s inquiry, Frank Schwaub, Property Manager, explained that the tenants located on the parking lot face will remain there. Customers will have better access to the nail shop.

At Ald. Grover’s inquiry, Mr. Grecco confirmed the new store is scheduled to open June 1, 2015.

Ald. Braithwaite thanked Valli Produce and City staff for all their efforts in negotiating this agreement. Mr. Grecco noted that residents can visit the Hoffman Estates store as it is the same footprint as the proposed location. A tour will be scheduled for residents, business associations and staff to visit that location. He also agreed to attend the 2nd Ward meeting to present the proposal and answer additional questions.

At Ald. Holmes’ inquiry, Mr. Schwaub explained that it is premature to announce new tenants until the property closing is complete.

Mr. Grecco noted that Valli’s opening will create between 100-200 new jobs depending on the mix of full and part-time employees. He added that typical store hours are 6am to 10pm, but can be adjusted to meet the needs of the neighborhood.

The Committee voted unanimously 4-0 to adopt the resolution.

IV. ITEMS FOR DISCUSSION

VI. COMMUNICATIONS

VII. ADJOURNMENT

Ald. Grover moved to adjourn, seconded by Ald. Braithwaite.
The Committee voted unanimously 4-0 to adjourn. The meeting was adjourned at 6:49 p.m.

Respectfully submitted,
Janella Hardin