



CITY COUNCIL MEETING MINUTES

June 27, 2016

7:00 pm

The following councilmembers were present with Mayor John McTaggart presiding:

Garrett Mellott Chuck Adams
Margaret Shriver Chuck Stites

The following staff members were present:

- Michael Webb, City Manager
- Mark Mathies, Police Chief
- Tim Whitham, Fire Chief
- Michelle Bounds, City Treasurer
- Morgan Kronawitter, Customer Service Clerk

APPROVE MINUTES OF JUNE 13, 2016

Councilmember Stites made the motion to approve the minutes. Councilmember Shriver seconded the motion. Mayor McTaggart requested a roll call vote, which passed unanimously (*unanimous votes are recorded as 4-0 for tonight's meeting due to Councilmember Gillam's absence*).

STATEMENT OF BILLS PAID \$237,978.92

Councilmember Shriver made the motion to approve the statement of bills paid. Councilmember Adams seconded the motion. Mayor McTaggart requested a roll call vote, which passed unanimously.

REQUESTS OR COMMENTS FROM THE PUBLIC

There were no requests or comments from the public.

CONDUCT A PUBLIC HEARING REGARDING ESTABLISHING A REDEVELOPMENT DISTRICT WITHIN THE CITY OF EDWARDSVILLE AND CONSIDER ORDINANCE NO. 965 REGARDING THE SAME

Councilmember Adams made the motion to open the public hearing to consider establishment of a redevelopment district as well as Ordinance No. 965. Councilmember Mellott seconded. Mayor McTaggart requested a roll call vote, which passed unanimously.

Dottie Riley, representing the City's Bond Counsel, reviewed the past actions of the City Council which lead to this point. She also reviewed the public notice activity of staff related to the public hearing. Ms. Riley noted that the purpose of tonight's meeting is to consider the creation of a tax increment finance (TIF) district. The TIF process has two stages where stage one is to consider the creation of the district and stage two is to consider at a subsequent time any specific plans associated with the development areas. Adopting the ordinance does not obligate the City to any action outside of creation of the district. The public hearing also allows Council to determine that the area is eligible for TIF financing based on the state-defined blight criteria. The development's counsel has provided a blight study and made it available to the City Council.

City Manager Michael Webb introduced Korb Maxwell, who represented the applicant. Mr. Maxwell confirmed Ms. Riley's comments. He also confirmed that were a TIF district to be approved, the next step would be to submit a redevelopment plan for review. Mr. Maxwell noted



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that the development is unchanged from the last time it was before the Council and included two hotels, a power sports retail location, a sit-down restaurant, a meeting/conference space, additional pad sites, and an area marked for future development. Councilmember Stites asked what the estimated timetable is to break ground, which Mr. Maxwell responded that the goal to begin is fall of 2016. Mayor McTaggart then asked if any members of the public wished to speak. Seeing none, Councilmember Adams made the motion to close the public hearing and Councilmember Mellott seconded. Mayor McTaggart requested a roll call vote, which passed unanimously.

Councilmember Adams made the motion to adopt Ordinance No. 965. Councilmember Stites seconded. Mayor McTaggart requested a roll call vote, which passed unanimously.

CONSIDER ORDINANCE NO. 966 AMENDING ARTICLE A.700, MUNICIPAL COURT RELATED FEES, APPENDIX A, OF THE CODE OF ORDINANCES

Mr. Webb noted that this change was recommended by Municipal Court staff and the Judge in order to keep pace with changes at the state level. Councilmember Mellott made the motion to adopt Ordinance No. 966. Councilmember Adams seconded the motion. Mayor McTaggart requested a roll call vote, which passed unanimously.

CONSIDER BIDS FOR THE LTC SEWER IMPROVEMENT PROJECT

Mr. Webb reviewed the background of this item, noting that the City issued a request for bids for the LTC sewer project in May of 2016. The bids included a base bid and an add alternate. Base bids included the lift station wet well, installation of the pump and backup generator, force main, boring, and he access road to the lift station. The overall low base bid of \$807,232 was received by She Digs It, LLC, who has performed similar work for the Unified Government and other communities. From a revenue standpoint, temporary notes have been issued for this project and a breakdown of those costs are included in the agenda memo.

Councilmember Stites asked what the major reason was for the final costs being above he engineer's estimates. Randall Gorton of BHC Rhodes responded that the most significant differences between the engineer's estimate and the low bidder's price were the boring underneath I-70, however the amount that was bonded will cover these unanticipated costs. Additionally, Mr. Gorton noted that BHC Rhodes was off in their estimates at what the contractors would submit based on previous work done. Mr. Webb also noted the bids were likely higher due to the fact that the work is to be done under a freeway rather than in anticipation of hitting rock. Councilmember Stites asked if there was a possibility that the costs would go up if the contractors encountered rock. Mr. Gorton noted that the presence of rock will not affect the costs of the work detailed in the base bids. Councilmember Adams noted that seeding and restoration for the low bid was six times higher than the next lowest. Councilmember Adams asked if it was possible to reissue that portion of the bid to bring it more in line with the other prices. Mr. Gorton replied that incidentals and overhead costs are captured in different ways from different groups, which is likely the situation with this item. Councilmember Shriver noted that she had reservations not knowing very much about the low



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bidder, which Mr. Webb agreed with. Mr. Webb did note that staff is performing the necessary reference checks related to She Digs It.

Representatives of She Digs It were on hand and gave a brief history of their firm and the work they have done. She noted that they can be bonded up to 4.1 million dollar projects. She noted that there have been no issues with the previous work. She Digs It is a certified Women's Business Enterprise and is currently working on obtaining Disadvantaged Business Enterprise and Small Local Business Enterprise certification. Councilmember Mellott asked if there was a catastrophic occasion that she envisioned that could bust the project, which she did not foresee.

Councilmember Adams made the motion to accept the bid from She Digs It for the maximum price of \$807,232. Councilmember Mellott seconded. Mayor McTaggart requested a roll call vote, which passed unanimously.

ADVISORY REPORTS CITY MANAGER

Mr. Webb provided an update on Kansas Ave. and noted that 98th St. is open going north and south. He also provided an update on the remodel work being done in the north portion of the offices. Finally, he noted that City Hall will be closed July 4th.

CHIEFS (POLICE & FIRE)

Police Chief Mathies provided an update on recruiting efforts as well as the status of some of the recent hires who are currently at the Academy.

Fire Chief Whitham stated that the new fire truck has arrived. He also reviewed the regulations related to fireworks and fireworks stands in the City. Finally, he noted that three offers have been made to potential new personnel. Barring complications, they would begin the first week of July.

PUBLIC WORKS

Mr. Webb noted that the search for a new Public Works Director is ongoing and the Unified Government is also currently looking to fill key Public Works positions. There seems to be difficulties in filling these positions in other organizations. A second round of the search will begin soon.

COUNCIL AND MAYOR COMMENTS

Councilmember Shriver thanked the Fire Chief for the fireworks updates. She also thanked Mike Martin for the work being done during this baseball season. She also congratulated Zack Daniel on his new son.

Councilmember Stites asked what the process is on banning fireworks if weather dictates that action. Chief Whitham replied that the recommendation would be brought to the Mayor after



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review by the City Manager. Councilmember Stites also asked the status of mowing along Riverview and clean up along 98th St. He asked about the status of the flag at the City Park, which staff is aware of and are addressing. Councilmember Stites also brought up the southeast corner of 98th St. and Kansas Ave., asking if there was landscaping planned for the area. Mr. Webb responded that he believed they were just cutting back the rock. Mr. Gorton noted that the area will be smoothed off by the contractor in the future.

Councilmember Adams noted that he has seen some confusion about the lack of a stop sign at 98th St. and Kansas Ave. Mr. Webb said staff will review signage options.

Councilmember Mellott stated he'd like staff to consider purchase of an articulated brush hog as part of the budget planning process. Additionally, he'd like staff to consider some kind of protection for parked police cars. Mr. Webb stated a sally port has been considered, but was not pursued this year due to budget constraints. There was also some discussion on the new fire equipment. Finally, Councilmember Mellott noted some complications with Deffenbaugh trash service. Mr. Webb noted that a \$5.00 credit was awarded to residents for the third quarter billing as a thank you for their patience during the transition.

Mr. Webb noted that there will likely be work sessions related to budget and the TIF district prior to the next four City Council meetings.

Mayor McTaggart thanked Morgan for sitting in for Zack Daniel. He appreciated the Council's questions and concerns regarding the LTC project.

ADJOURNMENT

The meeting was adjourned at 8:08 pm

Zachary Daniel

City Clerk