

MINUTES
October 4, 2005
City Services Committee
City of Batavia

Chairman Volk called the meeting to order at 7:30 p.m.

1. Roll Call

Members present: Aldermen Volk, Vance, Wollnik, Dietz, Frydendall, and Liva

Members absent: Alderman Barnard

Also present: Aldermen Schmitz and Clark; Bill McGrath City Administrator (7:40 p.m./Item 5); Noel Basquin, City Engineer; Scott Haines, Street Superintendent; Howard Chason, Information Systems Coordinator; William Darin, Fire Chief; Kathy Montanari, Recording Secretary

2. Approval of Minutes

Motion: To approve the following City Services Committee minutes:

- August 24, 2005
- September 20, 2005

Maker: Vance

Second: Wollnik

Voice vote: 6 Ayes, 0 Nays, Motion Carried

3. Items Added/Removed/Changed

None.

4. Resolution 05-85-R: Purchase New Hydrostatic Articulating Vehicle

Haines reviewed his September 29, 2005 memo. Funds for the new piece of equipment were included in the 2005 budget. Standard Equipment submitted the low bid of \$68,587.00 for the vehicle and \$6,900.00 for the snow blower. Workers will be able to plow snow into the curb lane and then blow it into a removal vehicle with this unit, rather than plowing it up onto sidewalks. Other accessories available for the vehicle include a broom attachment, mower deck, and spray bar, though only the snow blower is being purchased at this time.

Haines explained that the unit was tested last winter and is capable of blowing heavy snow and slush. He explained that snow removal is challenging in the downtown area, since there is no stacking area nearby.

In response to a question from Vance, Haines said that snow is taken to a storage area south of the quarry parking lot south of Union Street.

Haines said delivery would be made approximately 45 days after the order is submitted. A contract is not necessary for the purchase.

Motion: To recommend to City Council approval of Resolution 05-85-R, approval of the bid from Standard Equipment for the 2005 Hydrostatic Articulating Vehicle in the amount of \$75,457.00

Maker: Liva

Second: Wollnik

Voice vote: 6 Ayes, 0 Nays, Motion Carried

5. Resolution 05-90-R: Public Works Parking Lot Improvement

Haines reviewed his September 29, 2005 memo. Funds for the improvement of the public works parking lot were included in the 2005 budget and will be split among the Street, Water, and Electric Departments. Geneva Construction has agreed to extend unit prices from the 2005 Street Improvement Program for this project, which will join existing paved areas. Material testing is not required.

Volk noted that City Attorney Noble had previously indicated that a waiver of formal bidding was not required since the total cost is less than \$20,000.

Motion: To recommend to City Council approval of Resolution 05-90-R, authorization of a contract with Geneva Construction for the 2005 Public Works Parking Lot Improvement for \$18,990.00

Maker: Liva

Second: Wollnik

Voice vote: 6 Ayes, 0 Nays, Motion Carried

6. Resolution 05-91-R: Authorization to Purchase Digital Fingerprinting System

Chason reviewed his September 30, 2005 memo. The Livescan digital fingerprint equipment system allows fingerprints to be captured and transmitted digitally; it also provides for quick comparison of prints with other state agencies. The current system was purchased about four years ago with grant funding, but the City has been informed by the manufacturer that the system will no longer be supported. The City has been approved for a 75/25 State grant; the City's portion will be \$4,784.00. This expenditure is less than the annual maintenance contract amount of approximately \$6,700.00 for the current system. The new annual maintenance fee will be \$2,314.00.

Vance asked why the total purchase price of \$19,135.00 was far less than what was paid for the old system, and Chason said that system was state-of-the-art equipment when it was purchased and prices have decreased substantially since then.

Schmitz questioned why the entire amount was referenced in the resolution, rather than the City's actual cost. Chason responded that the actual payout amount of \$19,135 would be reflected on the City's expense report, but revenue from the grant had already been received. McGrath added that staff still requires authorization for the expenditure regardless of where the funds are obtained. Revenue from the grant is taken into the General Fund, but the full amount must be budgeted and paid from the individual department's fund.

Liva asked how many options were available for this type of equipment, and Chason responded that Identix Incorporated was used since it was pre-bid by Kane County and the equipment is also State certified. Of the four available options for this equipment, the City selected the third best, which staff believes will be adequate to serve the City's needs.

Motion: To recommend to City Council approval of Resolution 05-91-R, authorizing purchase of the Livescan Digital Fingerprinting System for \$19,135.00

Maker: Wollnik

Second: Vance

Voice vote: 6 Ayes, 0 Nays, Motion Carried

7. Resolution 05-92-R: NICOR Agreement at Shumway Parking Lot

Basquin reviewed his September 30, 2005 memo. There is currently an 8-inch, high-pressure gas main on the Donovan Bridge, and staff requested that NICOR remove and relocate it in anticipation of bridge reconstruction in 2007. After reviewing potential sites, NICOR selected a site where electric and water utilities cross the Fox River. NICOR will be boring the gas main under the riverbed and is currently attempting to acquire space for a larger pit on the Shumway property west of the river. To accomplish this relocation, NICOR is requesting a 10-foot permanent easement across the City's substation property and two construction easements.

Volk asked if the work would require NICOR to temporarily dam the river. Brad Crabill of NICOR responded that the company intends to use directional boring, but that method will be contingent upon its ability to come to an agreement for a temporary easement on the Shumway property. Crabill said he hopes to avoid using a temporary dam.

Crabill then briefly went over the proposed route. The length of time the open trenching will necessitate a bike path closure depends on when construction takes place. NICOR will attempt to reopen the bike path as quickly as possible, and final restoration should be done within a few months. Basquin noted that all work would be done at NICOR's expense.

Dietz asked if the delay in bridge construction would affect this project. Crabill said NICOR hopes to do this project in the spring, but timing depends on reaching an agreement with the Shumway property owners. If an agreement for a temporary easement cannot be made, construction cannot begin as soon due to the extensive environmental permitting involved. McGrath said staff would contact the property owners about the easement.

Volk requested that there be as little disruption to the bike path as possible and encouraged staff to work with the Shumway property owners and NICOR in that regard.

Motion: To recommend to City Council approval of Resolution 05-92-R, authorizing execution of the Permanent Easement and Temporary Construction Easement Agreement with NICOR for the Shumway Avenue Electric Substation Parking Lot

Maker: Wollnik

Second: Vance

Voice vote: 6 Ayes, 0 Nays, Motion Carried

8. Architectural Fees for Fire Station Projects

McGrath reviewed his September 29, 2005 memo. The City has been working with architects Kluber Skahan since this began as a small project 4-5 years ago. An architectural fee was negotiated last year to protect the City if construction costs increased. A fixed fee of 7.75% of the then-estimated construction costs of \$4.7 million was agreed upon. At that time, the project consisted of approximately 16,000 square feet for both fire stations. Kluber Skahan has done the preliminary design phase with the City Council and has more recently been working on programming issues. After the contract was signed, the City Council toured several fire stations to get ideas on finishes and the level of quality that was desired. After several discussions, the City Council requested changes to the project that resulted in a doubling in size to approximately 30,000 square feet.

McGrath recommended that additional compensation be considered in light of the scope being doubled. Staff felt that any increase should be less than 7.75%, though, and the current amount being discussed is 7.35% (a 45% increase in architectural fees).

McGrath reported that he met earlier with Alderman Volk and Mayor Schielke about this issue. The firm is committed to the project regardless of the outcome of this issue, but staff recommends the contract be amended.

Dietz asked how fees were determined. McGrath explained that architectural fees in this area range from 7-9% of construction costs, not including phone systems and furniture. The last cost estimate was \$7.247 million and staff believed, due to the circumstances, a smaller percentage should be used. Kluber Skahan has been responsive to the City Council's and firefighters' requests. Dietz then asked if this could be characterized as an "arms length," good faith negotiation for both sides, and McGrath said yes.

Volk explained that the process began with a desire to improve the east side fire station; ESDA was not part of the project until more recently. Inclusion of ESDA and the increased size of new ladder trucks caused the sizes of apparatus floors to increase for both stations. The committee wants to build stations that are capable of servicing the City's needs for the next 50+ years. In addition, both stations are located at the gateways to the community, and City Council members want them to be quality buildings. Volk said Kluber Skahan is working on concepts and is committed to the project; he felt the firm was deserving of an increase.

McGrath recommended a 7.35% fee based on the estimated cost of construction with a “not to exceed” amount to protect the City’s interests. Kluber Skahan has indicated that “nearly” final concepts should be ready by the end of October; if the committee decides to decrease the size of the project at that time, the City would be protected by the “not to exceed” provision.

In response to a question from Liva about how this situation came about, McGrath said he contacted the firm immediately after hearing about it and suggested Kluber Skahan decide how it wished to respond as soon as possible. Soon after, the firm submitted a proposal, which was reviewed by Mayor Schielke and Committee Chairman Volk.

Vance felt the firm had dealt with the City in good faith and the City should respond in good faith, as well. She felt Kluber Skahan was a great firm and she supported the staff recommendation.

Frydendall asked how the project would be funded, and Volk said a 0.5% sales tax for capital improvements was passed by the voters last spring. Annual revenues are estimated at \$1.5 million, which is sufficient to cover 20-year bonds. Frydendall said he was uncomfortable voting on this request without knowing exactly what was being proposed for the buildings. McGrath responded that the committee previously indicated that the space allocations were appropriate, and the architects were trying to solve the issue of whether or not the stations could be rebuilt while being occupied. Exterior concepts have not yet been presented but are anticipated to be reviewed by the working committee in late October. The subcommittee’s comments will be forwarded to the next City Services committee, and an open house will be held soon after to obtain feedback from the neighborhood. Frydendall asked where ESDA facilities would be located, and Volk said ESDA was included in the west side fire station. Volk said the architects had produced two rough drawings of possible footprints that would piece together the rooms shown in the concept book; preliminary sketches and layouts may be ready by the end of the month. Frydendall then asked about the cost per square foot of the buildings.

McGrath said the City Council decided to handle the project using a working committee that would report periodically to the City Services committee. He will distribute all data accumulated thus far to City Services Committee members.

Clark said when the project was revisited, the drawings were fairly out of date and the space totaled about 16,000 square feet. After the tours, the project was handled by the working committee. She did not recall the City Council ever authorizing that the space be doubled. Volk said most of the increase stemmed from apparatus floors, sleeping quarters, and extra offices.

Volk recommended that the committee table the item and ask the architects to present concept drawings and new layouts at an upcoming meeting.

Wollnik noted that much of the space increase related to apparatus bays. She did not feel that the fee for designing the apparatus bay should be 7.5% or 7.75%, since the space was not as complex to design. Wollnik requested a comparison of the proposed

fees with architectural fees for other fire stations. McGrath pointed out that fees could not be determined by the importance of an individual use.

Frydendall noted that the steel contractor was excluded from the architectural contract when the west side fire station was built, since those companies use their own specifications. He believed the steel manufacturer would provide the specifications for that portion of the building.

Schmitz requested an update on the construction manager contract. McGrath said staff continued to work on the contract. The proposed construction manager met with staff and had an opportunity to briefly review the plans.

Motion: To table the architectural fees for the fire station projects

Maker: Vance

Second: Frydendall

Voice vote: 6 Ayes, 0 Nays, Motion Carried

9. Other

A. North Van Buren Street between Lathem and Ozier

Volk requested an update on the street program in that area. Basquin responded that staff is waiting for SBC to move its equipment. He anticipated that the project would be finished before winter.

B. Left Turn Lane/Signal on Island Avenue

Basquin said he requested an agreement from the State last week but has not yet received it. He was requested to follow up on the issue.

C. Restricted Parking Lane on East Wilson Street between Route 25 and Washington

Frydendall said that the parking restricted lane has not been usable since parking restriction signs were installed because 1-2 cars have always been parked in the lanes. Volk requested that the Police Department begin to issue warnings to those vehicles.

10. Adjournment

A motion was made and seconded to adjourn the meeting at 8:26 p.m.

Minutes prepared by
Kathy Montanari