

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF LOCAL IMPROVEMENTS**

FEBRUARY 10, 2011

A Special Meeting of the Board of Local Improvements convened at 11:17 a.m. on Thursday, February 10, 2011, at City Hall, 419 Fulton Street, Room 404, Peoria, Illinois, and was called to order by President Gene Hewitt.

ROLL CALL

Roll call showed the following Board of Local Improvements Members in attendance: President Gene Hewitt, Secretary Randall Ray, Board Member Jeff Smith, and Board Member Amy Benecke McLaren – 4; Absent: Board Member Erle Currie - 1.

Others in attendance included Attorney Scott Brunton of Miller, Hall & Triggs, Project Engineers Mike Taylor and Scott Reeise, City Surveyor Steve Austin, and Engineering Division Secretary Ruth Blancaflor.

MINUTES

Board Member McLaren moved to approve the Minutes of the Special Meeting of December 21, 2010, as printed; seconded by Board Member Smith.

Approved by viva voce vote.

ITEM NO. 1 BID OPENINGS:

A. THE NORTH EASTON PLACE ROADWAY IMPROVEMENT PROJECT (N. GALE AVE. TO W. FORREST HILL AVE.) a Distance of 1,020 Feet (0.19 miles) to be Improved and CONSIDERATION of AWARD of a CONTRACT. [District 4].

President Hewitt stated the Engineer's estimate for the North Easton Place Roadway Improvement was \$252,064.80. He opened and read the following bids:

	<u>Total Bids, As Read:</u>	<u>(Total Bids, as Corrected:)</u>
Illinois Civil Contractors, Inc.	\$230,461.45**	N/A
R.A. Cullinan & Son, Inc.	\$237,913.60	\$237,913.58
C&G Concrete Construction Co.	\$252,336.11	N/A
Ordaz Construction Co., Inc.	\$255,626.37	N/A
Hein Construction Co., Inc.	\$257,302.25	N/A
Stark Excavating, Inc.	\$264,184.55	N/A
Wm. Aupperle & Sons	\$271,762.42	N/A
N.E. Finch Co.	\$273,273.00	N/A
P.A. Atherton Construction, Inc.	\$294,487.80	N/A

Board Member Smith moved to approve the apparent low bid of Illinois Civil Contractors, Inc. in the amount of \$230,461.45 and award the contract for the North Easton Place (North Gale

Avenue to West Forrest Hill Avenue) Roadway Improvement Project, subject to checking by the Engineering Division and clearance through the Equal Opportunity Office; seconded by Board Member McLaren.

Approved by viva voce vote.

**Illinois Civil Contractors, Inc. has current EOO Certification #02533-120331.

B. GROWTH CELL 1A PHASE II ROADWAY IMPROVEMENTS: WILHELM ROAD AND BRIDGE a Distance of 489 Feet (0.09 miles) to be Improved and CONSIDERATION of AWARD of a CONTRACT or Such Other Action Concerning the Bridge as the Board Deems Appropriate. [District 5].

President Hewitt opened and read the following bids:

	<u>Total Bids, As Read:</u>	<u>(Total Bids, as Corrected:)</u>
Stark Excavating, Inc.	\$1,693,126.90**	N/A
Midwest Foundation Corporation	\$1,694,863.89	N/A
Otto Baum Company, Inc.	\$1,978,753.83	N/A
N.E. Finch Company	\$2,071,900.00	N/A

Board Member Smith moved to receive the apparent low bid of Stark Excavating, Inc. in the amount of \$1,693,126.90, that due diligence be performed by the city's Engineering Division and Equal Opportunity Office, to consult with Peoria County and other funding sources, and bring back the consideration of an award of the contract for the Wilhelm Road and Bridge Improvement Project to the Board of Local Improvements within 90 days of this meeting; seconded by Board Secretary Ray.

Approved by viva voce vote.

**Stark Excavating, Inc. has current EOO Certification #02373-110630.

Project Engineer Scott Reeise stated the Engineer's estimate for the Wilhelm Road and Bridge, Growth Cell 1A Phase II Roadway Improvements, was approximately \$2.2 million.

Secretary Ray stated he believed it was now time for the City to formally seek input from Peoria County, since it was theirs to pay and there were funding questions remaining.

President Hewitt agreed that those issues needed to be decided immediately, or the project would not be constructed this year. In the meantime, he said, City Staff could perform their internal work on the bid.

Attorney Brunton stated he was very optimistic about the amount of the bids. He requested that a meeting be held among the parties to determine the exact structure of the financing. He said he was in the process of updating the Assessment Roll and Petition and he wanted to be able to modify the petition, too, based on the capitalized interest. He said he would have that work done within about a week. Further, he said there were about 800 parcels in the area of the Phase II assessment.

There was further discussion regarding the funding of the project. It was noted that \$2.7 million was the original estimate, which included two years of capitalized interest and other charges built in. The "hard cost" of the project was \$1.6 million, with contingencies. It was noted that the original amount of the Special Assessment should be appropriate, because the bids were right with that dollar amount, but they needed to determine how to fund up to \$2.7 million.

As a result of the discussion, it was decided that a meeting be scheduled with financial staff from the City and the County and to include Attorney Brunton to further discuss the funding needs of the project. It was decided those in attendance should include staff from the County Assessor's Office, City Comptroller Jim Scroggins, City Treasurer Patrick Nichting, Peoria County Budget and Grants Coordinator Randy Brunner, and Mr. Ray.

Board Member McLaren requested that Peoria County be provided a listing of the parcels for the Phase II project. She explained it was imperative for their accounting purposes.

ITEM NO. 2 APPROVAL of PETITIONS FOR SUBDIVISION APPORTIONMENT of SPECIAL ASSESSMENT FOR GROWTH CELL 1A ROADWAY IMPROVEMENTS IN RE: 06-TX-220 and 06-TX-221, as follow:

A. WYNNCREST SECTION 3 AND SECTION 4 SUBDIVISIONS Assessments A and B. [District 5].

Board Member Smith moved to approve the Petitions for Subdivision Apportionment of Special Assessment for Growth Cell 1A Roadway Improvements in Re: 06-TX-220 and 06-TX-221 for Wynncrest Section 3 and Section 4 Subdivisions, Assessments A and B; seconded by Board Secretary Ray.

Approved by viva voce vote.

In discussion with Secretary Ray, Attorney Brunton confirmed this Petition followed the same methodology as the previous assessments. He said Wynncrest Section 4 Subdivision was only one lot, which consisted of the Dunlap School, and he said he understood that Special Assessment B should be paid at closing for that lot.

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD


After three calls, President Hewitt determined there were no citizens present who wished to address the Board.

Adjournment

There being no further discussion, Board Secretary Ray moved to adjourn the meeting; seconded by Board Member McLaren.

Approved by viva voce vote.

The Special Meeting of the Board of Local Improvements adjourned at 11:46 a.m.


Gene Hewitt, President
Board of Local Improvements

/rmb