



City of Rock Falls Public Works / Public Property Committee Meeting Minutes

Date: 1-7-2015

Time Meeting Started: 8:15am Time Meeting Ended: 9:28am

Members		Also Attended	
Alderman Reitzel – Chairman	p	Mayor Wescott	p
Alderman Kleckler	p	Administrator Blackert	p
Alderman Watts	p	Clerk Arduini	p
		Ed Cox	p
		Ted Padilla	p
		Larry Spinka	p
		Brian Frickenstein	p
		Mark Searing	P
		Matt Hanson	P
Also Attended			

Topic	Discussion	Plan of Action
1.Call to order - Chairman Reitzel	Meeting was called to order at 8:15am	Meeting begins at 8:15am
2.Approve Minutes of the December 3rd, 2015 Public Works - Public Property Meeting	Minutes were reviewed by the committee	Minutes approved
3.Engineer's Report – Brian Frickenstein	Mr. Frickenstein reported that the bid opening for general maintenance materials will be Held on January 22 nd at 10:30am.	No action
4.Old Business		
a.Sidewalk and tree issue - 200 Block 1st Avenue	Mr. Spinka has not heard back from the tree cutter that was contacted.	Mr. Spinka will get the list of registered tree trimmers, and contact them for bids.
b.West End Sewer Extension to Long Shot.	No report	No action
c.Bell at Triangle Park	Alderman Reitzel inquired about the bell that was displayed along First Avenue. Mayor Wescott explained that the bell was given to the City in 1976. The Coloma Park District had maintained the bell at its former location, and the new owners of the property wanted it removed to sell the property. The bell is safe, and will be incorporated into the riverfront.	No action
5.New Business:		
a.Utility Board information.	No report	Tabled
b.Sidewalk, ADA, Crack Filling, and Rototill bids.	Administrator Blackert asked the committee if putting out 3 year bids for sidewalk, ADA, and rototilling would be allowed. The attorney finds nothing that would prohibit the City from doing it, and it would help with long term budgeting.	The Committee approves making the bids for three years.
c.Review of bids and recommendation for the Well #7 project.	Matt Hanson from Willett Hofmann and Assoc. presented the bid tabulations for the Well #7 project. The project is covered by two contracts. The pump and sleeve is not included in the bids.	The Committee recommends to the Council approval of the engineer recommendations for bid approval going to:

	<p>Contract No. 1 had a low bid by Brotcke Well & Pump from Fenton Mo. The company does have offices in Illinois. The bid for the pump installation was \$180,798.00. The City would have to waive a bid informality as the “notice to Labor Unions” was not completed. This form reads as it would be used after the bid is awarded, and is commonly not returned correctly.</p> <p>Contract No. 2 for the building modifications, and piping had the low bid by O’Brien Civil Works from Polo, IL. in the amount of \$219,356.</p> <p>The Water department had been budgeting \$660,000 for this project. It will be paid for over 10 years with the current debt line item, as two items are coming off the line item this year. The EPA loan may qualify for some forgiveness if bills get passed in the Illinois congress.</p>	<p>Contract No. 1, Brotcke Well & Pump in the amount of 180,798 waiving the bid informality.</p> <p>Contract No. 2, O’Brien Civil Works in the amount of \$219,356.</p> <p>Both approvals would be contingent of receiving the ILEPA revolving loan approval.</p>
d. Review of bids, and award for the cash farm lease 2016 of sewer plant farm land.	Clerk Arduini informed the committee that there were two bids received for the farm land for lease near the Sewer Plant.	The Committee recommends the Council accept the high bid of \$300 / acre from Mike Gaulrapp of Rock Falls, IL.
e. Stanley Consultants CMOM Plan services agreement.	Sewer Superintendent Ed Cox explained that with the current permit the sewer plant now needs two new items done within 18 months. CMOM – which outlines plans for capital improvement, and a phosphorus study. Stanley Consulting has presented a proposal for the studies at \$110,000 for the CMOM Study, and \$57,000 for the phosphorus study.	The Committee recommends to the Council Stanley Consultants to do both of the studies.
f. Lay down site for Martin & Company.	Adm. Blacker has been approached by Martin & Co. to use the former SJ Smith building for office space, and the land adjacent to it for equipment during the final phases of the IL Rt. 40 bridge reconstruction. The City will be closing on that property on January 20 th , 2015. Alderman Reitzel wants to be sure that contamination exposure of the equipment be added to the contract if it is approved	The committee gives approval for Adm. Blackert to continue negotiations with Martin & Co.
g. Water personnel position	No report	No action
h. Rock Falls Mini Storage and other rental buildings on the Hallman property.	Adm. Blackert presented a report giving approximate income and expenses for the newly acquired storage rental units. Adm. Blackert stated that there are two trucks that rent space, pay electric, and one also plows. S&M Rentals has the front of the large building, and it is full of sub-rentals, the back is rented to CMS Appliance. Alderman Kleckler sees no positives in keeping the storage units rented, and owned by the City. <p>The phase 2 environmental studies are not back, but they seem positive. The farm rent is currently \$280.00 /acre, or \$35,000/ year. Alderman Watts favors the city continuing the income generated by keeping the units rented until development begins.</p>	The Committee recommends that notice be generated and sent to the renters of the storage units to have their units cleaned out by the end of May.
i. City Hall South Doors emergency exit discussion	Alderman Klecker would like to see a panic bar installed on the south door of City Hall near the Mayor’s office. Alderman Schuneman would	Inspector Searing will get quotes on the installation of a panic bar.

	also like to see the City upgrade the security system.	
6. Wastewater – Ed Cox Superintendent a. Wastewater Updates	Superintendent Cox has turned in all of the December paperwork to the EPA, and there was no violations. The Vector will go in next week for maintenance. It will be in Chicago for 2-4 weeks.	No action
7. Water – Ted Padilla Superintendent a. Water Department updates	Mr. Padilla reported that he has not heard anything back from the Whiteside County Housing Authority contesting the decision that the water lines on the north loop of Garden Circle are on private property, and to be maintained by the WCHA. Mr. Padilla gave the committee a report illustrating the recent work in the Water Department.	No action
8. Street – Assistant Superintendent Larry Spinka	Mr. Spinka informed the committee that his department has been filling potholes, and working on the trucks and plows.	No action
9. Committee Member Items	Alderman Klecker asked if the City knew anything about Park District signs being taken down. Mayor Wescott explained that he has a meeting scheduled with the Park District, and he can find out then.	No action
10. Adjournment	With nothing else for the good of the committee, the meeting was adjourned at 9:28am	Meeting ends at 9:28am

Committee Chairman