

Public Property, Streets & Sidewalks Committee – September 24, 2018

A Public Property, Streets & Sidewalk Committee of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on September 24, 2018. ALD. BARRY COOPER called the Committee meeting to order at 6:48 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen TERRY BEWLEY, MICHAEL CHAUSSE, BARRY COOPER, and JAY DOHERTY. Mayor CHRIS HAGLOCH.

Also present ILA BERTRAND, Alderman, JIM HOLMES, Alderman, CHRIS KOPP, Alderman, ERIN KNACKSTEDT, City Administrator, CHRIS SULLIVAN, Chief of Police, JUSTIN BLASER, Director of Public Works & Utilities, and JAROD DALE, City Clerk.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. Doherty and seconded by ALD. Bewley to approve the Public Property, Streets & Sidewalks Committee meeting minutes of 08/27/18 as presented. A voice vote followed in agreement for approval.

Old Business: *Status Update on the Roosevelt Military Academy (RMA) Memorial Planning:* MAYOR Hagloch reported an appraisal to be completed by Schroeder – Greer Appraisal Co., 1330 38th Street, Rock Island, IL., 61201, in an amount of \$300 for property located at 705 NW 5th Avenue, Aledo. Corey Greer to complete the appraisal and develop an opinion of the market value of the subject property.

New Business: *Discussion on a request received by Blick & Blick Oil, Inc., for right-of-way property located in the 200 block of SE 5th Avenue:* DPW Blaser reported Blick's has approached City Staff regarding a piece of property owned by the City. It is a 50' x 155' section of old railroad right-of-way north of Blick's existing property located at 203 SE 5th Avenue. A limited title search of the property verified the owner to be the City.

DPW Blaser reported Blick's also moved the hydrant between the two properties recently in an amount of \$3,100.

The Committee recommended the property be sold and to entertain offers for the sale of real property. City Staff to advertise the invitation to bid and noted the City has the right to accept or reject any or all bids.

Discussion on Engineering / Architectural / Surveying Services Agreement for property located at 101 – 105 N. College Avenue, Aledo, IL. (commonly known as the Button Building): ADMINISTRATOR Knackstedt reported City Staff was instructed to explore

quotes for demolition documents and preparation of roof repair documents. Klingner & Associates, P.C. provided two (2) engineering and architectural services agreements for the committee to review.

- The engineering / architectural / surveying services agreement for roof repair was listed in the amount of \$37,500.
 - Phase I – Schematic Design - \$12,000
 - Phase II – Construction Documents - \$13,000
 - Phase III – Bidding / Negotiation / Permit - \$3,000
 - Phase IV – Construction Observation - \$9,500
- The engineering / architectural / surveying services agreement for demolition was listed in the amount of \$20,000.
 - Phase I – Schematic Design - \$4,000
 - Phase II – Construction Documents - \$10,000
 - Phase III – Bidding / Negotiation / Permit - \$2,500
 - Phase IV – Construction Observation - \$3,500

After review, the Committee requested Klingner & Associates, P.C. an opinion of probable cost for roof repair and demolition before a recommendation is made.

Motion to table by ALD. Doherty and seconded by ALD. Chausse. A Roll call vote was recorded as follows:

YES: Bewley, Chausse, Cooper, and Doherty. NO: None. Motion carried. 4 yeas, 0 nays.

Discussion on the Public Works Building (Gas Department Build Out), Schematic Plan and Opinion of Probable Cost by Klingner & Associates, P.C. for property located at 305 E. Main Street, Aledo, IL: DPW Blaser reported the 2018 CIP Budget provided a budgetary listed amount of \$60,000. The intent of the project was to renovate a section of the Public Works garage located at 305 E. Main Street and move the Gas Division into that area. Klingner & Associates, P.C. has provided a schematic floor plan and opinion of probable cost to build out that area.

- Opinion of Project / Construction Costs:
 - General Requirements - \$63,840.28
 - Demolition - \$10,560
 - Concrete - \$29,400
 - Metals - \$5,998.40
 - Woods & Plastics - \$1,390

- Thermal & Moisture Protection - \$7,261.20
- Openings - \$41,396
- Finishes - \$26,984.80
- Specialties - \$1,990.40
- Plumbing - \$15,000
- H.V.A.C. - \$12,000
- Electrical - \$18,000
- Utilities - \$12,420

Grand Total (Construction Cost + Prevailing Wage + Architect Fee) - \$297,951.71

Construction Cost Per S.F. (of grand total) – 14,360 area - \$20.75

DPW Blaser recommended the drain be fixed in F/Y 18 due to limited budgetary number. Consensus to move forward by the Committee.

Discussion on the Reinstallation of the Awnings at City Hall: DPW Blaser reported as part of the City Hall Exterior Renovations, the exterior window and door awnings were removed for the installation of new doors and windows. The brackets for the awnings at the door locations were mounted to the brick. The brackets for the awnings at the windows locations were attached to the old window frames.

In order to remount the awnings at the window locations, special brackets are to be made to attach to the brick, not the new window frames. No new brackets need to be made for the door awnings.

Staff has discussed whether or not to put any, or some, of the awnings back up because of how nice the new windows and doors look. Staff requested to know what the Committee's thoughts are on reinstalling the awnings. It was suggested to consider only installing awnings above doorways to provide protection from the weather and prevent snow and ice from possibly freezing locks.

The Committee provided a consensus to place the awnings above the doorways only with the brackets to be installed.

ALD. Chausse suggested the City consider a rock path behind the housing developments in the SE Quadrant located next to Wal-Mart. ALD. Chausse noted it was difficult to access the east-end of business district by neighborhood vehicles due to the restriction of traveling on the multi-use path or Route 17. City Staff to research alternatives to get around.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN DOHERTY that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 7:34 P.M.

Jarod Dale, City Clerk