ENVIRONMENTAL SERVICES UTILITY
BOARD MEETING
FEBRUARY 16TH, 2021
SUMMARY OF MINUTES

The meeting for Kankakee Environmental Services Utility was held on Tuesday, February 16th 2021 at 6:00 P.M. in the Public Safety Building.

ESU Members Present
Ald Tyler Tall
Ald Michael Prude
Ald Stacy Gall
Ald Larry Osenga
Ald Danita Swanson
Ald Chris Curtis
Ald Fred Tetter

Superintendent
Pete Schiel

Additional Alderman Present
Ald Carl Brown

ESU Staff Present
Clara Hall, Admin/TS Manager
Zach Newton, GIS/Operations Mgr
Dennis Doyle, DPW Asst. Supt.

Others Present
Elizabeth Kubal, Comptroller
Mike McGrath, Legal

MAYOR WELLS ARMSTRONG: I will call the meeting to order for Environmental Services Utility Tuesday, February 16th, is there anyone that has signed up for public comments? Yes, Alderman Brown.

PUBLIC COMMENTS

ALD BROWN: Thank you Mayor and thank you, committee members. I'm here to discuss the condition of Space Center. I don't know if you guys have been over there or not but the

conditions are really bad. We had an employee that had to move from office to office because the rain is falling down and ceiling tiles are falling down. We had water damage. We had mold and stuff in the ceiling. People complaining about headaches and it's hard to breathe in there. It's getting so that basically we got to do something. When I looked at the bill, my thought was until they make some improvement or some work is done is to hold the bill but I didn't see a bill that will be paid this month so I couldn't do that. If you look at the pictures now, don't go by the pictures, go look for yourself. We pay the Space Center a lot of money. We should not be having this. I mean I know it's cold I know pipe bursts and you have water problems, and all that. But this is unacceptable here. I just want you to take a look at it. Don't take this lightly because I think it opens up for liability because people can't work in that environment. I'm just bringing it to your attention and I hope that you do get a chance to not only look at the pictures but to visit there. Thank you.

MAYOR WELLS-ARMSTRONG: Thank you. Anyone else? Okay, we'll move on to roll call.

ROLL CALL

CLARA HALL:

Ald Tall - Present	Ald Swanson - Present
Ald Prude - Present	Ald Curtis - Present
Ald Gall - Present	Ald Tetter - Present
Ald Osenga - Present	Clerk Dumas - Absent

APPROVAL OF MINUTES

MAYOR WELLS-ARMSTRONG: Okay, moving on to Item 3 on the agenda is the approval of the minutes. May I have a motion to approve the minutes?

ALD OSENGA: So move.

ALD GALL: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Osenga and Seconded by Alderwoman Gall. Any discussion on the minutes? Okay, Hearing none. All in favor?

BOARD MEMBERS: Aye.

MAYOR WELLS-ARMSTRONG: Motion carries. Minutes are approve. Item 4 the approval

of the bills. May I have a motion to approve?

ALD SWANSON: I'll make that motion to approve the bills in the amount of $974,142.53.

ALD TETTER: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Tetter. Any discussion on the bills? Alderman Tall?

ALD TALL: Yes, looking at the Space Center amount. Is this total $15,918.56?

MAYOR WELLS-ARMSTRONG: What check number?

ALD TALL: Its check number, actually 30012. There is quite a few of them that says Space Center.

MAYOR WELLS-ARMSTRONG: Oh yeah. Pete you see that?

PETE SCHIEL: So we are having some issues with logging into their their payment type app. We ended up getting that rectified and Elizabeth can maybe testify to this, that we ended up catching up with the November, December, January billing. But I think everything is rectified is that correct.

ELIZABETH KUBAL: Yes, it was I think four months-worth, as I recall, and it had to do with the billing and now, that's all been worked out Tammy assured me of that.

ALD TALL: I guess the second part, going back to public comments that Alderman Brown made. I know we've been having problems with Space Center for a while and if we go back to our minutes. We were going to send them a letter to try rectify some of the problems and the liability that the city has with our employees being there in the building that being in that condition. I'm just not comfortable with them. So, when we get around to doing a roll call I will address it. That's it. That was the only question I had.

MAYOR WELLS-ARMSTRONG: Okay, we have a motion and a second for the bills, correct? Okay. Any other discussion? Roll Call.
Hearing none, Roll Call please.

CLARA HALL: Ald Tall - Yes on all bills except for the Space Center

Ald Prude – Yes on all bills except for the Space Center
Ald Gall – Aye (abstain on check #'s 29994 and 3005)
Ald Osenga - Aye
Ald Swanson - Aye
Ald Curtis – Aye (abstain on check # 30012)
Ald Tetter – Aye with the exception of the Space Center
Clerk Dumas - Absent

MAYOR WELLS-ARMSTRONG: Thank you. Elizabeth?

ELIZABETH KUBAL: Yes. So, how did that vote go down because that's a lease agreement and it concerns me greatly I understand the concerns that have been expressed. But I mean, do I talk to Mike after the meeting as to how to proceed on that bill. Because I believe that that check has been released.

MAYOR WELLS-ARMSTRONG: So, 4 in favor?

MIKE MCGRATH: *(inaudible)*

ELIZABETH KUBAL: It's cleared. I didn't think it went for three. That's what I thought.

MAYOR WELLS-ARMSTRONG: Who abstained? Alderman Curtis, do you have a conflict?

ALD CURTIS: (inaudible) I always abstain because I have a conflict. (inaudible)

ELIZABETH KUBAL: That's why I was concerned because of the dates. I'm confident that check is left our office. You know with us only meeting once a month. This was the deal with us cutting twice a month so to help vendors, years ago we did that.

MAYOR WELLS-ARMSTRONG: Alderwoman Swanson?

ALD SWANSON: Just a comment to go along with Elizabeth is that we do have a lease agreement with them and we all know we have pay out that lease even though we don't agree with the conditions that are there. And also when you look at the bill. This is not just February's bills, this is August, January, December, November. I mean, we are obligated to pay these if you guys don't. That puts the city in a bad spot. We all know the conditions, it was bad when we were having our Code meetings over there. I don't even know how many years ago that was but we do have a lease

agreement and we do have to pay the bills. And like I said, just one month because of the billing or whatever. I'm sorry but I mean, there was a glitch so some of these bills. It's not just February, it's various months.

ALD TALL: I understand that we have a lease agreement. We've been talking to them for several months almost a year or more. When we first started looking at the Lebeau building and the problem seem to be getting worse. Our employees are getting sicker. One way to get a person to the table is take something off the table. So, I think we hold a check until they come to the table to talk.

MAYOR WELLS-ARMSTRONG: Alderman Tetter?

ALD TETTER: So, we have already dispersed the check is that not correct?

ELIZABETH KUBAL: Yes, I just looked at the dates though the four or three months when or four months went on the 21st of January, it was a manual to get caught up because of the deficit, and then the separate checks is actually two checks which have been which I meant 29957 and 30012. The February piece is even gone too, because it was for 2/1/2021 and we send those out timely, when we went to that system knowing we still only meet here once a month. The only checks sitting in my office right now are all the ones dated 2/16/21, of which neither one of those checks are. This is not a violation of anything we've done in the past, we've done it this way now for at least at least three and a half to four years, if not a little longer for years. Because we were getting late charges as you recall, because we were only paying once a month and it was quite burdensome on my office to produce that many bills you know for one meeting. So, the committee at that time voted for this change with, I believe it was Pete and I recommendation.

MAYOR WELLS-ARMSTRONG: Go ahead Alderman Tetter.

ALD TETTER: So, with that being said I understand the predicament we are in. I would like to have an entered into the record that this particular matter. We fought front and center, immediately because we are we are putting ourselves at risk for a lawsuit. I went over there that's in the 7th Ward and I'm not taking any more excuses about the condition of that building. I went in there and I had to mask and leave because of the smell. It's completely unacceptable. That's

what I would call a slumlord. It's deplorable working conditions you can't flush toilets, you can't take a shower. You can drink the water ceilings are falling in, rodents are infesting it. Your Honor, I really do think that someone from the city where it's, whether it's Code or whoever needs to come over there, and they need to condemn that. That's all I have.

MAYOR WELLS-ARMSTRONG: Thank you Alderman Tetter. Alderman Curtis?

ALD CURTIS: I didn't realize there was two checks that I would like to check number 29957 I need to add to abstention also.

MIKE MCGRATH: There wasn't a *(inaudible)* is because the majority of votes is *(inaudible)*...checks already went out checks are now two checks. Upon receipt of the checks have been cashed. If not, somebody could make a motion to void the checks or put a stop payment on the checks that they'd like more recommendations that somebody over there you have the issue locally, the health department County Health Department and the Department of return.

MAYOR WELLS-ARMSTRONG: Alderman Tetter?

ALD TETTER: Thank you, Your Honor, and that's exactly the route that I would like to take. This is the last time I'm going to approve these bills are for that particular structure, with its conditions being the way it is. That's for the record.

MAYOR WELLS-ARMSTRONG: So, are you switching our vote to a yes?

ALD TETTER: Yes, Your Honor.

MAYOR WELLS-ARMSTRONG: Okay, so four to one.

MIKE MCGRATH: *(inaudible)*

MAYOR WELLS-ARMSTRONG: Motion carries.

PETE SCHIEL: Mike, we can go ahead and catch up tomorrow if that's Okay?

MIKE MCGRATH: Sure.

MAYOR WELLS-ARMSTRONG: Alright, thank you. So, you said the Kankakee County Health Department, building code and who else Mike?

MIKE MCGRATH: The City Code department and the Fire department.

MAYOR WELLS-ARMSTRONG: Okay. Alright, moving on to Item 4 Monthly Activity Reports.

PETE SCHIEL: Thank you very much mayor. It's a comprehensive monthly report. As you can see, we're in the process with the Lebeau building. Obviously, we're going to hopefully get approval of the board and Council. Keep in mind that the contracts bonds insurance mobilization will occur from 2/16/21 to 2/26/21. Theoretically, construction will start right around 3/1/21, and our objective is to have substantial completion on 8/13/21. I just wanted to share some of that information with you. Safe Routes to School project the electrical hookup is completed, we ended up having that electrical inspector from the county help us with that inspection and Com Ed was going to go ahead and do the final connectivity for that project. Also, to you see on page two, the ice buildup on the inlets at the hydroelectric plant. If we fire up those turbans then ice will come through and break probes. So, it's for our best interest at this time of the year not to fire those units up. But I'd like to go ahead and defer to Dennis since he may have to leave a little bit earlier. Dennis if you want to come up to the mic and kind of explain some of the items that you've worked with at DPW.

DENNIS DOYLE: There's a report in there it's based on a single storm, you know, we had pretty much a replay of that last night and going on as we speak, just to kind of give you an idea what we're up against there in the, in the middle of the night so it's organized chaos I guess is the best way to put it. But, you know, do some details fall through the cracks is it just gonna happen you got 26 moving parts. You know, it's gonna happen but we get them rectified just as a, just as quick as we can so if you got any specific questions that I'd be happy to address those.

MAYOR WELLS-ARMSTRONG: Go ahead Alderman Curtis.

ALD CURTIS: The question that I have is there still seems to be several cars *(inaudible)* after last night's storm. Where's our stance on that based on trying to clear some of these roads because *(inaudible)* the curves are getting closer and closer because of that most people watching the trucks through between two cars that it was almost nearly impossible. That is the

point that we start ticketing into towing or what do we do with the cars I have *(inaudible).*

DENNIS DOYLE: We can't ticket and tow things, but I mean we have reached a point in some places in the city where we can't get our frontline trucks through. We had to two streets this morning that we were able to get a loader through to open up. But when we get the shift split like this, there isn't anybody to put in the loader everybody's got an assigned route with a truck. You know, so there we were able to move some things around and get that done but you know that at the very least those streets are going to go, you know, to the end of the line they'll be the last ones done, you know if you can't if we can't get one of our frontline trucks down it so. But, yeah, parking it's not getting any easier it's it seems to be getting worse.

PETE SCHIEL: So, we do have an ordinance out there that people are supposed to park on one side of the street on even days, the other side of the street. Doesn't look like people are really following that at all. I was checking the streets and alleys throughout the day and Dennis, Burt, and I go out quite often. I noticed on Myrtle, just to the south of River Street, I'm not sure how you guys even get a truck through there. So, and that's something to that Dennis has sent several emails to the Chief and maybe that's something that we can get more public or maybe we can have Jasmine, I'll reach out to her maybe tomorrow. See if we can have a press release, just to remind everybody that they need to clear out, as you said Alderman Curtis identified many locations were from that original storm there's still vehicles on Maple Street from that original storm and I don't know how DPW does it but.

DENNIS DOYLE: Well, and once that cars moved now, you know, that stuff has been there. The, the snow has been there it's not stolen anymore it's an ice block, you know, and if the guy runs into it, you know, with one of our trucks, you know it'll, it'll damage things that, you know, they are their bulldozers are just meant to move to move snow.

PETE SCHIEL: Everybody can kind of help get that word out in your awards that would be greatly appreciated.

MAYOR WELLS-ARMSTRONG: Alderwoman Gall?

ALD GALL: I remember in maybe 2013-2014 when we had a ton of smell And I think that might have been the year we made some routes, and I think we did radio ads and things like that. I heard Bradley had one when I was shopping, I heard of in the store that they were ticketing in cars so maybe we can do something like that?

MAYOR WELLS-ARMSTRONG: Radio ads to move the cars?

ALD GALL: Yes.

MAYOR WELLS-ARMSTRONG: Alderman Prude?

ALD PRUDE: I have actually two comments on that. One, in my area getting tow stickers on them. The problem that I have is that in my area is we can't park on the opposite side of the street because there is a no parking. In my ward we are getting tickets and I have a problem with that if other wards are not getting ticketed. Why is my ward getting ticketed? I'm seeing it all the way around in my ward, tow stickers. The second issue that I have here is, *(inaudible)* and a lot of our constituents have to go up here and go right by the Currency Exchange (inaudible) but if you can clear all the way down to the County Building, you can clear all the out in front of the Currency Exchange as well.

DENNIS DOYLE: Like I said, some things are gonna fall through the cracks when you get as many things going on, as soon as we knew we had a problem we got that rectified.

ALD PRUDE: I just drove through there the other day and it was the same way *(inaudible).*

DENNIS DOYLE: You're talking about the corner at Oak. Okay. I mean I know we had a crew there with a with a skid steer opening that up so I'm not sure.

ALD PRUDE: That was around 2:00P.M. today.

DENNIS DOYLE: None of the sidewalks are done. I mean we haven't yet. Okay. And none of that I mean we have a skid steer down there now but he just got down there, half an hour ago.

ALD PRUDE: That's what I am saying *(inaudible).*

DENNIS DOYLE: I mean we did address as soon as we knew it was an issue

we got to take care of it.

ALD SWANSON: Just to comment on the stickers. I know I even saw on Facebook that the residents of the wards were starting to get ticketed. So, don't think it's just in one area, I did notice that my street, I called the non-emergency number and within an hour, there was a sticker on the car. Same thing just if people are really seen some just call that non-emergency number, and they will get a sticker on it. I think they're trying to cover all areas, there's just a lot,

MAYOR WELLS-ARMSTRONG: Dennis anything else?

DENNIS DOYLE: No. Thank you I'm going to take off.

MAYOR WELLS-ARMSTRONG: Zach, you have the floor.

ZACH NEWTON: I just want to point out, four things. One is we continue to monitor HTS levels at Stonestreet, as hydrogen sulfide. The good news is, is that it seems to be monitoring control it's been that way for a while. As I said in the past the bad news is, is that the damage is done to the wet well there. If you have not been there and looked inside when you're going along Kennedy Drive is that big building. If you were to open the door and look inside at about what a 30 to 50 foot drop into the wet well there's three turbans that bring the waist butter up and it goes on over to KRMA. Long story short, the concrete is deteriorated to such a state where you can put your finger into the, into the wall and write your name and flick it off. The way to get down into the wet well there is a series of stairs that are built into that concrete. So it makes me nervous anytime that myself or my crew have to go down in there because of what you can do with a finger to the concrete. I say all this just to bring awareness to the board. In the next fiscal year, we really need to try to find a way to get some money to get that solidified there are ways to do that. I just want to bring it to your attention. The next thing is the cold weather, and the snow, when temperatures are like this, we have to limit of putting the vactors out on the streets just to minimize the damage the potential damage that could happen to the vactors, we try to preventative maintenance as much as we can. We still respond to sewer calls, and we still do diligence spot checks. I put a picture in there of a manhole that's full of grease that we found during one of our spot checks. The other thing is with DPW. If you don't know the

sewer crew we help plow the city buildings and the city parking lots for DPW so that they can stay out on the streets and doing what they're doing and keep those streets open for residents. These last two storms, we had great communication, good coordination, we really hit our stride working together to keep everything up and open and running. The last thing that I would like to talk about is to actually circle back to the Space Center. I have the PowerPoint that I'm happy to put on anybody's computer should they want it there's a lot of videos that don't translate well in the handout that I gave. Just to, I guess, point out a couple of things that haven't already been said. Clara has an air purifier filter in her office. When it started leaking, we got the thing up and running, and it did not even last, the day before the filter were spent. So, it just gives you an indication of what must have come out of that ceiling. We did get that changed so she's got a couple new ones now. And we did get her into a leak free office that I hope will stay that way. I'm sure she does too, everything, I think is as far as she's concerned up and running and I hope that, you know, Clara, I apologize that it was so much trouble. We moved her once and that area started leaking. We moved her again to a third spot and that area started leaking. So it's been really ridiculous. The past few days. But like I said, I think we finally got an office. that is leak free. That's all I got. Any questions?

ALD TETTER: You had mentioned this Stone Street, lift station that is servicing what percentage of our city's waste?

ZACH NEWTON: I would say that roughly 70% of the city's wastewater runs through there.

ALD TETTER: So, in an event that if there was a malfunction there we would have a tremendous backup in throughout the city is that accurate to say,

ZACH NEWTON: We would have a very major problem. Yes.

ALD TETTER: Secondly, do you have an estimated cost to repair that and do we have money set aside to support such a repair?

ZACH NEWTON: Last summer we did just for an estimate get a price and what it might take, and any kind of fix would probably come out of capital.

ELIZABETH KUBAL: I'm not for sure to the extent I can only imagine the cost of such a feat but I think it could be a situation where we would need to look at possibly IEPA loans again might be an option. Usually those are very low interest that's what we have done before, as a project. Those are very time consuming and there has to be a plan in place for that, but that would be probably the first place I would start, if we need that kind of funding, you know, because we are trying to protect the liquidity of the ESU.

ALD CURTIS: This is something that's like $1 million or something that's $22 million dollars to do.

ZACH NEWTON: Not that much. Pete, do you remember what the…

PETE SCHIEL: Wasn't it in the 190-200 range or was it a little higher than that.

ZACH NEWTON: I think that was about it.

PETE SCHIEL: 190 or quarter million, we can get some additional prices we can go out to bid for that.

ZACH NEWTON: Yeah, absolutely,

PETE SCHIEL: Elizabeth, will work on some…

ELIZABETH KUBAL: Yeah, that would not even qualify for such a thing.

PETE SCHIEL: Clara, do you have some items to share?

CLARA HALL: Good evening everyone. As far as Technical Services are concerned. Sorry, I have a little trouble breathing. As far as Technical Services is concerned, we have began to work on the lights at River Road, due to the weather we've only gotten about 20 of them done. So I've filed for an extension. We're supposed to get that reimbursement on that. Sorry, as you can see it was my office that got wet. Unfortunately, we've been going through this for 20 years and it is really taking a toll on me today. My chest is really heavy, but to breathe, I really wish you guys would take a moment to come over to the to see what we're dealing with to breathe and to see the mold. mildew and to see the rust, and all the other things that are going on. My work has gotten ruined again. My transcription tools are wet again. And I'm having migraine headaches and is getting hard to

breathe. I do go to the doctor on Thursday. I do have allergy issues to begin with so that may be why I'm so hypersensitive to it. But this is really, really important I'm kind of concerned because the snow is so heavy. If the roof may collapse. As Zach stated, I was in my original office. It poured down, move to another location it poured down, all of my technical services files, my supplies my transcription tools were on that table when it poured down. So, I moved to the next office, and then it began to pour down as well. Unfortunately, this took all of last week. I believe it happened early Tuesday morning, and it's been going on all week and it's really hard to breathe in there. Zack has done everything he can appreciate you and Attell for helping me out and getting me moved. I'm pretty much 80% set up and I should be able to work in my office tomorrow. I would assume, but this has been going on for a long time, you know, and a lot of times when we announce that there's a leak in the Space Center, I think, until you actually see what we're talking about. You have no idea what we're going through. I had a resident that came in I had to help her with something with Aqua. I was too embarrassed, too ashamed to take her I had to work with her out in the hallway, there's no heat in the hallway and work with her on the landing. I was too embarrassed to take a resident to any of those front offices, so I do appreciate you guys Mayor the ESU board and Council for finally getting out of this building. I was just hoping and praying that we could survive until we move out. That's all I have to say.

PETE SCHIEL: Alan do you have anything to share with the Lab, please.

ALAN TORONJO: Just a few items I mentioned. Of course, I have a thorough summary that's there in the packet, just started the year things for 2021, just in the process of reviewing different industrial permit renewal packages I don't foresee any major changes with those, those will be going out by May 1 of this year. Also, just a big USEPA pretreatment report, and I'm also working on that's gonna be due by the end of April. And just as a reminder, our trace metals analysis equipment for dates, is it's obsolete its past its usefulness. Just looking at some initial information on that it is going to be…$20,000 requirements so I'm in the process of getting bids ready for that. So once those coming through I'll go and present those to the board as well. And then other than that, I'll gladly take any questions.

MAYOR WELLS-ARMSTRONG: Moving on to the financials.

PETE SCHIEL: Elizabeth thank you for compiling this report for us. Let's just kind of go through a recap of where we're at with the nine month, 75% expenditure amount, with the, the administration, which is the 51.10. We're at 74.6% source services is at 54.2%, which treatment is right on track and 75.4% at the 75% mark. Technical Services is at a 66.9% lab services is at 61.3 debt service is right on track at 75%. We also have public works which is at 65.6%. Overall, and nine months 75% Mark, the total utility expenditures Grant 70.3 revenue report is currently at 71.6%. But as Elizabeth Allen and I identified that the December usage is for industrial sewer is about $654,512 for January, it's up to 798 900. So that is about 144,000. Keep in mind 425,000 of that is CSL Behring is Alan identified earlier in our discussions that CSL was shut down. Most of December for maintenance and repairs and things of that nature, the trends are looking up for us. So Mayor that's where we're at with the financial expenditures and revenue reports.

MAYOR WELLS-ARMSTRONG: Any questions for Pete. Alright, moving on to Item 7 update on the space in a building Item 8.

PETE SCHIEL: So, I think we kind of covered everything. So, I think we're good on that. Mike we will catch up tomorrow and I'll send you some additional information that I have.

MAYOR WELLS-ARMSTRONG: Item B Labeau Building.

PETE SCHIEL: Yeah so in front of you.

ALD TETTER: Your Honor?

MAYOR WELLS-ARMSTRONG: Yes, I'm sorry. Alderman Tetter?

ALD TETTER: When I went over to the Space Center and I did a thorough walkthrough, so that I could come in and talk with strict confidence as to what I'm saying. One thing that I did see and I think that it is needed, and it's just my opinion, and I'm on this board and I think that we can *(inaudible)* by establishing SOP's. Too often, and I will use you Pete as an example. If you would retire, that is a tremendous amount of talent and experience. We need something in place someone come and follow a template. So, they're learning curve would not be as difficult.

MAYOR WELLS-ARMSTRONG: Anything else on Item A regarding the Space Center? Alderman Prude?

ALD PRUDE: Just listening to Clara, the simple fact that the sickness that she's going through and all of that. And she's working under those conditions, how many other people are working under those same conditions? I just don't think it's safe for one to even have her in the building. I don't know how we can make that work that she's working from home or some type of way. Because I'm just listening to her voice and all that. I'm not okay with that.

MAYOR WELLS-ARMSTRONG: Just to respond to that, Clara can speak with James and HR and best why I'm working so hard to get our employees out of this building. Alderman Curtis?

ALD CURTIS: As a solution is there a room like the alderman room in the admin building possible for Clara and for some other people?

MAYOR WELL-ARMSTRONG: That's why I just said that James can address that. No, I'm saying that they even touch base with Pete and identify the employees and then look at a solution, an immediate solution. I was able to get one department out of there so far, ECDA out but we know this has been an ongoing issue for multiple years, that building is in horrible condition. And that's why you know we've been working really hard to find a permanent solution which is the Lebeau Building. Pete, if you can touch base with James tomorrow, identify those employees and let's get them moved. Thank you. Moving on to Item B Labeau Building.

PETE SCHIEL: This brings up the item with the Labeau building. I am happy to announce that there were six contractors who actually came through the mandatory walkthrough, and submitted for the competitive bid. Alexander Construction, Heritage Development, Johnson Downs, Kevin Nugent Construction, Piggish Simoneau, Ruben R. Smith, are with the information that is submitted in the packet. We identified that the Heritage Development was the low bidder on this at $1,355,000 for the entire project. This includes the base bid, which is the entire exterior and the source services area. Then we had discussed, Elizabeth and I discussed some liquidity issues. So, we ended up doing an alternate, which is on the Indiana building the west side of that and then also Code Enforcement. We kind of split that

out just to kind of see where everything was. We are happy to identify that the overall estimate for the project was $1.6 million, and the low bidder came back at one $1,355,000. So tonight, what I would like to do, we did our due diligence, we provided the mandatory walkthroughs of the building. I'd like to go ahead and recommend us continuing on with this process to maintain our schedule as you can see in the document. If we get it approved this evening, not only by ESU but the council, then we can continue on with the contract bonds insurance and mobilization, that process will start tomorrow. I'll get right on that. Construction could theoretically start on March 1st, and that would allow us to have enough time to get to the substantial completion by13th. So what we're asking this board and then passing on to Council. If we would be willing to approve this based on the documents that are submitted.

MAYOR WELLS-ARMSTRONG: Alderwoman Swanson?

ALD SWANSON: Just a question (inaudible) on the exterior, does that cover the roof also?

PETE SCHIEL: That covers all the bricks, things of that nature. Remember we already approved the roofs.

ALD SWANSON: I just want a clear understanding. It's the exterior but not the roof.

PETE SCHIEL: So basically, yeah it's the brick and block, things that need to be re tuckpointing, taking off the awnings cleaning up the caps, because that's where a lot of the, the water is getting into the building so you are correct Alderwoman.

ALD SWANSON: Alright thank you.

MAYOR WELLS-ARMSTRONG: Alderman Osenga?

ALD OSENGA: Pete, could you expand a little bit on G1 one, and G2 alternate. I'm a little confused there what exactly is all that?

PETE SCHIEL: So basically, in the Indiana building. We went ahead and cleaned up that entire building. So there are some more office spaces and I actually have all the information here if you'd like to see those areas in question. But what we did is because of the liquidity we needed to make sure that we had enough funds, but rather than having to find out that we didn't have enough money for this entire project, we'd have

to go out to bid again. So, my thought process let's go ahead and do a base bid and then what we did is we did the alternate one which is the Indiana building, and then the alternate for the, which is the G2 which is the Code Enforcement area. So, what we did is we decided to split that out just to kind of identify how much each one of those projects were and then we could make a decision, rather than having to go out to bid all over again. That's why we ended up doing it that way but luckily things came back better than we anticipated.

MAYOR WELLS-ARMSTRONG: So, you are looking for a motion? Alderman Tetter?

ALD TETTER: As it relates to this the this is one Sunday for $1.3. correct. I guess the question I have, is it because this is something where I'm starting to really take notice of contracts and these are larger contracts too that we are approving, and people are doing the work getting paid but I don't see any benefits or participation from our residents. Is there any way, which I know it will not be at this committee, but that's good that we probably need to look at Chairman Tall. Can a portion of this *(inaudible)* actually benefit directly from that?

PETE SCHIEL: Keep in mind, that every single one of these contractors or local contractors and the contractor who ended up getting the low bid is right in our downtown here.

ALD TETTER: Your honor with that being said, I move that we approve the $1.355 million

ALD PRUDE: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Tetter and Seconded by Alderman Prude. Any further discussion? Alderman Tall?

ALD TALL: Yes, to answer Alderman Tetter's question about the bid process. In our new bid process in our new ordinance. We put in a clause to protect and look at veterans, and other minorities. Before we would approve any bids, we would have to show proof of having some type of minority participation. I am in total agreement that we've been approving bids. Excess 1000 up to a million and even higher and when you look around as minorities. You don't see any women, African Americans or Hispanics on majority of these jobs so, I will wait until we go further.

MAYOR WELLS-ARMSTRONG: Did you say you're working on an ordinance Alderman Tall?

ALD TALL: Actually, the ordinance has gone to the attorney's It passed out of committee, waiting on it to come back so we can go to full Council.

MAYOR WELLS-ARMSTRONG: Okay, thank you. We have a motion in a second. Roll Call Alderman Curtis? Excuse me.

ALD CURTIS: Where is the money coming from for the alternate bid? The capital that we bonded?

PETE SCHIEL: So, we bought it for $1.4 million in capital we put the $400K back for the building purchase and then that's something that Elizabeth and I are worked through.

ELIZABETH KUBAL: Thank you. I don't think my mics working if it matters. Can you hear me okay? The Code piece which is the G2 piece. I found out we talked about this and I on February 9th the day after Budget. So, it's going to be put on that list that we've been working on at the Budget Committee, because the Code piece plays as a city responsibility. So, it seems fitting that, that come out the city capital money, whereas the $1.14 million is all ESU, which would be the Indiana building and then the main piece of the local building. Does that makes sense?

ALD CURTIS: That makes sense. What about the G1 then I guess?

ELIZABETH KUBAL: G1 is included in the $1.14 million.

ALD CURTIS: But if we are at $1.14 million and we take out the $425,000 for the building that takes us down to $975,000.

ELIZABETH KUBAL: Correct? All the assets *(inaudible)* any excess is gonna have to come out of the way, issue, typically funds or capital, which is through their operations funding, the capital that's the self-service that's the way they do it.

ALD CURTIS: *(inaudible)*

ELIZABETH KUBAL: Absolutely.

MAYOR WELLS-ARMSTRONG: Alderman Osenga?

ALD OSENGA: Pete, this bid that we're looking at, or does not include the roof, correct?

PETE SCHIEL: Correct. That was approved prior to this. So, we'll take care of the $72,000 for the one roof and $70,000 for the other versus the $352, which was one of the original estimates that we ended up receiving.

ALD OSENGA: Okay, I'm not opposed to this but I would like to review the roof bid a little bit and make sure that we have three valid bids. We have one but one was one was a complete tear off and one was at that special roof. I don't know I'm not a roofer I would like to review that and have some more discussion on that. Okay, but I'm not opposed to this.

MAYOR WELLS-ARMSTRONG: Roll Call.

CLARA HALL:

Ald Tall - No	Ald Swanson - Aye
Ald Prude – Yes	Ald Curtis - Aye
Ald Gall - Aye	Ald Tetter – Aye
Ald Osenga - Aye	Clerk Dumas – Absent

MAYOR WELLS-ARMSTRONG: Motion carries. No need for Executive Session.

ALD TALL: Mayor, before we adjourn. I have something for Pete, the lights on Court Street and Entrance Avenue the street light *(inaudible)* lighting was out at Court Street and Entrance and Fourth and Court Street.

PETE SCHIEL: That is part of the new construction. We are transitioning some old light out and new lights in. of you don't mind being patient as we finish that cycle.

ALD TALL: Okay, I will tell the residents.

MAYOR WELLS-ARMSTRONG: Motion to adjourn?

ALD PRUDE: So move.

ALD OSENGA: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Prude and seconded by Alderman Osenga. All in favor?

ESU BOARD MEMBERS: Aye.

MAYOR WELLS-ARMSTRONG: Okay we are adjourned.