

MINUTES OF SPECIAL TAX INCREMENT FINANCE AUTHORITY MEETING
AUGUST 26, 2010

The meeting was called to order by Chairman Jungquist at 7:30 a.m. in the Council Chambers of the East Tawas City Hall.

Members Present: Brewer, Fountain, Jungquist, Mooney, O'Connor, Ruster, and Council Representative Klenow.
Members Absent: Elliott.
Staff Present: City Manager Leslie, Director Pasakarnis and Clerk/Treasurer Baker.
Others Present: Jim Russo.

The purpose of the special meeting was to take action on the recommendation for awarding the contract for the Sawyer Street parking lot project.

TIFA Director Pasakarnis presented the recommendation from herself and Russo Engineering that the contract for the Sawyer Street parking lot project be awarded to the low bidder, Katterman Trucking, at a basic bid price of \$174,998 with acceptance of alternate A for an additional \$500 for dewatering and alternate D for F2 curbing at an additional cost of \$5,000 for a total of \$180,498 and noting that asphaltting of the lot would be done by Bolen Asphalt under the City contract at an expected cost of \$34,920. Alternate B for installing conduit and Alternate C that would have eliminated two of the parking lot lights will not be accepted. Director Pasakarnis also reported that she had vetted all of the subcontractors who will be used on the project and received good reviews on all of the subcontractor.

Clerk/Treasurer Baker noted that the City Council, at a special meeting on Wednesday, August 25, 2010, authorized the TIFA Board to award the contract to Katterman Trucking and accept alternates A and D as recommended by Director Pasakarnis and Russo Engineering.

Discussion was held concerning the alternate for installing conduit to prepare for putting utilities underground in the future. It was the consensus of the members that installing the conduit now could possibly save money in the long-run but it may be many years before the City would be in a position to put utilities underground so conduit will not be installed as part of this project.

Pat Ruster also asked about consideration for installing electrical outlets for charging electric cars but it was the consensus of members that no industry standards are in place at this time so it would not be practical to include this in the parking lot project.

Director Pasakarnis reported on the funds that are currently available for the parking lot project and how much money may be available to put toward the State Street parking lot project next year.

O'Connor moved, Ruster seconded, CARRIED, to accept the recommendation of Director Pasakarnis and Jim Russo and award the contract for the Sawyer Street parking lot project to Katterman Trucking at the basic bid price of \$174,998 and accept Alternate A for dewatering if needed at a cost of up to \$500 and Alternate D for F2 curbing at an additional cost of \$5,000. Yes: Brewer, Fountain, Jungquist, Mooney, O'Connor and Ruster.

Director Pasakarnis presented a proposal from Russo Engineering to provide construction management services at a cost not to exceed \$8,400. She also noted that she had a proposal from R. C. Hendrick and Son to provide construction management services for \$7,400. She recommended that Russo Engineering be hired to perform the construction management services since they designed the project and have provided great service in the past. Jim Russo noted that his proposal is a not-to-exceed cost and actual charges will probably be less.

Ruster moved, Brewer seconded, CARRIED, to accept the proposal for construction management services from Russo Engineering at a not-to-exceed cost of \$8,400. Yes: Brewer, Fountain, Jungquist, Mooney, O'Connor and Ruster.

Jim Russo reported that due to the need to get approval from USDA Rural Development prior to awarding the contract to Katterman Trucking, there will be an issue with bonding because the construction date cannot be determined until after approval is received from USDA and bonding cannot be obtained until a construction date is determined. He noted that this often happens when two agencies are involved and it will be worked through.

Meeting adjourned at 7:50 a.m.

Blinda A. Baker
Clerk/Treasurer