

Minutes

December 22, 2014

Special Meeting of the Village Board of Trustees on the Roof Repair Project

Present: Mayor Carol Weaver

Trustees: Richard Phillips
Dale Leiser
Robert Puckett
Brain Murphy

Also attending: Robert Fitzsimmons, Village Attorney and Glenn Smith.

Mayor Weaver opened the meeting at 5:05 pm.

Mayor Weaver stated the purpose of this meeting was to clarify Marilyn Kaplan's bill on the work performed for the Roof Repair Project.

Marilyn's 2012 contract stated she would be paid 12% of the project cost. The village has not moved forward with the project and is now in the process of rebidding. Marilyn billed the village 12% of the lowest bidder's bid received in the first round of bidding of \$290,000. Her bill noted if rebidding of the project occurred in the future her fee would be recalculated at the same rate based on the project award amount and final construction costs.

Robert Fitzsimmons requested clarification of the original project costs in 2012 were \$125,000 and now he sees project costs at approximately \$500,000.

Trustee Puckett explained the scope of the work has changed. The village was trying to have all the work needed on the roof completed in one project.

Rob does not care for a contract that allows a percent base on a construction project as it can open the door for additional items or increased spending of a project. He noted the scope of the work needs to be what the village wants. Trustee Puckett and Murphy explained that it is typical for architects to charge based on project costs since the more complex a project is, more work is required in planning and development of bid materials and project administration.

Trustee Puckett stated the village will not go out to bid without knowing the scope of work that is necessary to be done. The bid will have additional options that can be done if the village can afford to have them done.

Rob noted the village can reject any and all bids if need be.

Trustee Puckett feels ethically we owe her the money for the work she has done. She will not be billing for preparation of the 2nd round of bids. Trustee Puckett presented an overview of how future bills from the architect, which would be based on 12% of total construction costs, would be trued up to reflect past amounts paid for work completed to date and which were based upon the lowest bid received during the first bidding round.

Trustee Puckett made a motion to pay Marilyn's invoice as submitted; seconded by Trustee Murphy. All voted "aye".

Trustee Puckett inquired if the sewer bonding would be paid through everyone's assessment on their tax bill would this be included in the 2% tax cap since it has already been determined that the sewer debt costs will be recovered through a separate surcharge.

Rob stated off the cuff he felt it would go against the 2% tax cap but he will do some research and get back to the board.

Mayor Weaver asked Robert Fitzsimmons if the village should renew the BAN for the sewer project. Rob stated a call to John Mineaux the bond attorney should be consulted. Mayor Weaver will call John Mineaux to see if the village should renew the BAN or to bond for 20 years.

Mayor Weaver made a motion to adjourn the meeting at 5:35 pm.

Respectfully submitted,

Nicole H. Heeder
Village Clerk