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**Monday, May 04, 2015
5:30 PM**

CITY COUNCIL AGENDA

I. Call to Order

1. Swearing in of Mayor McElroy
2. Swearing in of Newly Elected City Council Members
3. Roll Call
4. Pledge of Allegiance
5. Invocation

II. Approval of Minutes

Approval of April 20, 2015 City Council Meeting Minutes

III. Unfinished Business

IV. New Business

1. Proclamations and Recognitions
 - A. Proclamations
 - B. Mayor's Recognitions
2. Resolution Authorizing City Manager to Enter into Agreement with Busey Bank to Lease Purchase Ten (10) 2015 Ford Police Interceptor Mid Size Utility Vehicles
3. Resolution Accepting the Bid and Authorizing the Execution of a Contract with Burdick Plumbing & Heating Company, Inc., for 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project, City Project 2015-09
4. Resolution Accepting the Bid and Authorizing the Execution of a Contract with Burdick Plumbing & Heating Company, Inc., for the 2015 Annual Water Main Replacement Project, Forest Crest Subdivision City Project 2015-10
5. Ordinance Rezoning Property From R-1 Single Family Residence District To M-1 Intense Commercial/Light Industrial District - 3200-3400 Blocks East Mound Road

6. Consent Calendar: Items listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. If separate action is desired on any item, it will be removed from the Consent Calendar and considered separately.

- A. Receiving and Filing of Minutes of Boards and Commissions

- B. Ordinance Approving Appointment City Clerk

- C. Ordinance Approving Appointment City Treasurer

- D. Ordinance Designating Mayor Pro Tempore

7. Appearance of Citizens

Policy relative to Appearance of Citizens:

A 15 minute time period is provided for citizens to appear and express their views before the City Council. Each citizen who appears will be limited to 3 minutes. No immediate response will be given by City Council or City staff members.

8. Other Business

V. Adjournment

CITY COUNCIL MINUTES

Monday, April 20, 2015

On Monday, April 20, 2015, the City Council of the City of Decatur, Illinois, met in Regular Meeting at 5:30 p.m., in the Council Chambers, One Gary K. Anderson Plaza, Decatur, Illinois. Mayor Michael T. McElroy presided; together with him being Councilmen Jerry J. Dawson, Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe and Dana M. Ray. Seven members were present. Mayor McElroy declared a quorum present.

City Manager, Tim Gleason, attended the meeting as well.

Mayor McElroy led the Pledge of Allegiance to the Flag.

The minutes of the meeting of April 6, 2015, were presented. Councilman Larry W. Foster moved the minutes be approved as written; seconded by Councilman Jerry J. Dawson, and on call of the roll, Councilmen Larry W. Foster, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor McElroy voted aye. Patrick S. Laegeler, abstained. The Mayor declared the motion carried.

This being the time set aside for unfinished business and there being no unfinished business, the Mayor proceeded to New Business. There being no proclamations, Mayor McElroy recognized Councilmen Larry W. Foster and Patrick S. Laegeler and thanked them for their service on the City Council.

R2015-44 Resolution Designating Honorary Street – Horace G. Livingston was presented.

Councilman Patrick S. Laegeler moved the Resolution do pass; seconded by Councilman Patrick S. McDaniel. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

The Mayor introduced Sue Lawson of the Coalition of Neighborhood Organizations who provided the following dates/times of events in the community: Park City Rummage Sale, April 24, 2015, 8:00 a.m. – 1:00 p.m. and April 25, 2015, 8:00 a.m. – Noon; Bingo on May 5, 2015 and May 19, 2015; Ladies Luncheon on May 12, 2015. Ms. Lawson reported on the Easter Celebration at City of Praise Church in GM Square and that Francie and Angie would no longer be employed at Dove, Inc. because of budget cuts. Ms. Lawson reported that they had received a \$1,000.00 Pollination Grant for shrubs and plants to be planted in strategic places.

Richelle Irons, with Neighborhood Outreach, provided information about City Wide Spring Cleaning, which will be held the week of May 16, 2015 through May 22, 2015. Call 217-424-2783 for more information about City Wide Spring Cleaning.

2015-14 Ordinance Approving the Transfer of Volume Cap in Connection With Private Activity Bond Issues, and Related Matters was presented.

Councilman Julie Moore-Wolfe moved the Ordinance do pass; seconded by Councilman Pat McDaniel. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

R2015-45 Resolution Accepting the Bid and Authorizing the Execution of a Contract for Streetscape Festival Power Wiring, City Project 2014-27 was presented.

Councilman Larry W. Foster moved the Resolution do pass; seconded by Councilman Julie Moore-Wolfe. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

R2015-46 Resolution to Appropriate Motor Fuel Tax Funds to Improve the Approaches to the At-Grade Crossing of Ocean Trail Road and 27th Street with the CSX Railroad by Municipality Under the Illinois Highway Code, City Project 2015-05 was presented.

Councilman Jerry J. Dawson moved the Resolution do pass; seconded by Councilman Dana M. Ray. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

R2015-47 Resolution Authorizing Stipulated Agreement 1829 for Improvements to Ocean Trail Road Highway-Rail Grade Crossing North of US Route 36, City Project 2015-05 was presented.

Councilman Julie More-Wolfe moved the Resolution do pass; seconded by Councilman Patrick S. Laegeler. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

R2015-48 Resolution Authorizing Stipulated Agreement 1855 for Improvements to the 27th Street Highway-Rail Grade Crossing North of US Route 36, City Project 2015-05 was presented.

Councilman Jerry J. Dawson moved the Resolution do pass; seconded by Councilman Larry W. Foster. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

R2015-49 Resolution to Award Broker and Employee Benefit Consulting Services for Self-Insured Group Health Benefit Program to JL Hubbard dba SBSI Semonis was presented.

Councilman Patrick S. Laegeler moved the Resolution do pass; seconded by Councilman Julie Moore-Wolfe. On call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

Mayor Michael T. McElroy called for Consent Calendar Items A through D and asked if any Council member wished to have an item removed from Consent Calendar. Items A through D were approved by Omnibus Vote.

Councilman Pat McDaniel moved that Consent Calendar Items A through D be approved by Omnibus Vote; seconded by Councilman Jerry J. Dawson, and on call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-

Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried.

Receiving and Filing of Minutes of Boards and Commissions,

R2015-50 Resolution Approving Appointments to Boards and Commissions

2015-15 Ordinance Authorizing Consumption of Alcoholic Liquor 100 Block South Oakland Avenue Between West Main Street and West Wood Street – Lock Stock & Barrel

2015-16 Ordinance Amending City Code Chapter 29 Delaying Increases in Minimum Fines for Administrative Adjudication of Offenses

This being the time for Appearance of Citizens, the following appeared:

1. Sherry Procaroine thanked out-going City Council members for their service and congratulated the Livingston family and friends. Ms. Procaroine requested that the upcoming Administrative Court Study Session include a study of the Ordinances or policies and review of line to line items. Ms. Procaroine requested that City Council check prior policy regarding tenants vacating and leaving the landlords with outstanding water bills.
2. Kit Paulin expressed her thanks and gratitude for Pat Laegeler's 15 years of service.
3. Don Carmichael shared his concerns about chemicals contributing to childhood diseases and asked that Council consider changing the neighborhood standards to be more environmental friendly for the sake of the children.
4. Sheila Watson-Livingston expressed that she was grateful and thanked the Council for remembering Horace G. Livingston.

This being the time for Other Business:

1. Pat McDaniel thanked the City Manager and City Staff for promptly taking care of a very potential serious traffic situation with a sign that was put on a business.
2. Larry Foster thanked his wife for her support. Mr. Foster cherished the time he served on the City Council and wished success to the City.
3. Patrick Laegeler thanked everyone for their kind words. Mr. Laegeler said that he considered it a privilege to serve for 16 years and appreciated the support from the community.
4. Mayor McElroy provided the website address for citizens to place their vote for Kraft Hockeyville.

Councilman Pat McDaniel moved to recess to study session for the Treasurer's Financial report; seconded by Councilman Julie Moore-Wolfe and on call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor Michael T. McElroy voted aye. Mayor Michael T. McElroy declared the motion carried. Gregg Zientara, Director of Financial Management, provided an overview of the financial report.

Councilman Patrick S. Laegeler moved to recess to closed executive session for the purpose of a discussion regarding collective bargaining matters; seconded by Councilman Pat McDaniel and on call of the roll, Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor McElroy voted aye. The Mayor declared the motion carried. Council went into closed executive session at 6:37 p.m.

There being no further business, Councilman Larry W. Foster moved the regular Council meeting be adjourned; seconded by Councilman Dana M. Ray, and on call of the roll Councilmen Larry W. Foster, Patrick S. Laegeler, Pat McDaniel, Julie Moore-Wolfe, Dana M. Ray, Jerry J. Dawson, and Mayor McElroy voted aye. The Mayor declared the Council meeting adjourned at 7:03 p.m.

Approved May _____, 2015
Debra G. Bright
City Clerk

FINANCIAL MANAGEMENT DEPARTMENT
#2015 - 07

DATE: April 30, 2015

TO: Honorable Mayor McElroy and City Council Members

FROM: Tim Gleason, City Manager
Gregg Zientara, City Treasurer & Director of Finance

SUBJECT: Resolution Authorizing the City Manager to Enter into an Agreement with Busey Bank to Lease Purchase Ten (10) 2015 Ford Police Interceptor Mid Size Utility Vehicles and accessory equipment packages

SUMMARY RECOMMENDATION:

On January 20, 2015, Council approved Council Resolution R2015-01, accepting the bid from Jackson Ford, Inc. and authorizing the City to proceed with the acquisition of Ten (10) 2015 Ford Police Interceptor Mid Size Utility Vehicles.

City Administration recommends City Council approval of the attached Resolution authorizing the City Manager to enter into a lease purchase financing arrangement with Busy Bank to finance the acquisition of the vehicles replacing obsolete police patrol vehicles with terms as follows:

Vehicles	Quantity	Purchase Price	Financing Terms	Interest Rate
Police Vehicles	10	\$ 274,082.00	24 months	2.00%
Accessory package(s)		13,417.00	24 months	2.00%
Total		\$ 287,499.00		

City Administration recommends the financing arrangement as the desirable acquisition method due to the combination of limited current cash resources available for equipment replacement and the low cost of financing available in today's financing market.

BACKGROUND:

Requests for financing proposals were sent to several financing institutions. The lowest price proposal was submitted by PNC Equipment Finance of, a unit of PNC Bank. PNC proposal included interest rate pricing of 1.278% for 24 month term, for a total cost of \$291,998. Busey Bank proposal included interest rate pricing of 2.00% for 24 month term, for a total cost of \$294,362, therefore, \$2,364 higher than the total cost under the PNC proposal.

City Staff concluded that selection of the Busey Bank proposal was of greater interest for the City due to Busey's history in Central Illinois and long standing involvement in community affairs.

POTENTIAL OBJECTION:

There are no known objections to this ordinance request.

INPUT FROM OTHER SOURCES:

No input from other sources.

STAFF REFERENCES:

Tim Gleason, City Manager
Gregg Zientara, City Treasurer & Director of Finance

BUDGET/TIME IMPLICATIONS:

None.

RESOLUTION NO. R2015-_____

**RESOLUTION AUTHORIZING THE CITY MANAGER
TO ENTER INTO AN AGREEMENT WITH BUSEY BANK TO LEASE PURCHASE
TEN (10) 2015 FORD POLICE INTERCEPTOR MID SIZE UTILITY VEHICLES
AND VEHICLE ACCESSORY EQUIPMENT PACKAGE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the City Manager be, and he is hereby, authorized to enter into a 24-month lease purchase agreement with Busey Bank to purchase ten (10) 2015 Ford Police Interceptor Mid Size Utility Vehicles and accessory equipment package, with terms and conditions as acceptable to the City.

Section 2. That the annual interest rate will be 2.0%, the quarterly payments will be \$36,764.05 and the total cost over two years will be \$294,362.42.

PRESENTED and ADOPTED this 4th day of May, 2015.

MICHAEL T. McELROY, MAYOR

ATTEST:

CITY CLERK

Public Works Memorandum
NO. 2015-17

DATE: April 27, 2015

TO: Honorable Mayor McElroy and City Council Members

FROM: Tim Gleason, City Manager
Richard G. Marley, P.E., Public Works Director

SUBJECT: Resolution Accepting the Bid and Authorizing the Execution of a Contract for 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project, City Project 2015-09

SUMMARY RECOMMENDATION:

It is recommended by staff that the City Council approve the attached resolution accepting the bid and awarding the contract for the 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project, City Project 2015-09, to Burdick Plumbing & Heating Company, Inc., (Burdick Company) as the lowest responsible bidder in the amount of \$358,075, and that the Mayor be authorized to execute the contract, and the City Clerk to attest.

PRIOR COUNCIL ACTIONS:

July 20, 2009 - The City Council was presented the Stormwater Master Plan in study session. The Master Plan identified 47 problem drainage areas.

December 1, 2014 - The City Council approved the Fiscal Year 2015 Capital Improvements Plan which included an allocation of funds for this project.

BACKGROUND:

Sanitary Sewer Priorities

Under the direction of the City Council, the Public Works Department has established four priorities to improve the City's sanitary sewer collection system as defined in the Sanitary Sewer Master Plan.

1. Critical Large Diameter Sewer Rehabilitation.
2. Sanitary Sewer Overflows Due to Inflow and Infiltration.
3. ***System Operation and Maintenance***
4. ***Small Diameter Sewer Rehabilitation***

The 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project primarily addresses priority numbers 3 and 4, system operation and maintenance and small diameter sewer rehabilitation. The project is an annual project prepared by the Public Works Department to assist with both emergency repairs and normal improvements to the City's sanitary sewer system.

Storm Sewer Priorities

The 2009 Stormwater Master Plan addresses three main topics:

1. Stormwater Problem Area Prioritization
2. Regulation, Standards, and Policies
3. Stormwater Expenditures and Funding Mechanisms

In April, 2014, the City Council approved the creation of a Stormwater Utility to provide a dedicated funding source to improve known drainage problems and to improve maintenance on existing stormwater facilities. In addition to providing for rapid response work for storm sewer problems, the 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project will address some of items 1 and 2 above.

Project Description

The 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project will remove and replace damaged sanitary and storm sewer segments as they are identified through televised inspections and routine maintenance. This project enables the City to perform rapid response work as sewer system problems arise and must be addressed quickly. Having unit bid prices in place for sewer repairs enables the City to move rapidly to address collapsed pipe or sink holes as they are located in the sewer system and before they turn into major public problems. This also reduces the number of emergency time and material repair contracts that must be brought before the City Council.

The 2015 Miscellaneous Sanitary & Storm Sewer Improvement project will repair storm and sanitary sewers under one contract. All the repair costs at each location will be separated between storm and sanitary improvements and will be paid for under the Sewer Fund (sanitary sewer works) or Stormwater Fund (storm sewer work)

Public Letting Results

The project specifications were prepared by the Public Works Department. The project was advertised Wednesday, April 8, 2015, and bids were opened on Thursday, April 23, 2015. The results for the letting are as follows:

<u>Bidder</u>	<u>Bid Price</u>	<u>Compared to Engineer's Est. Over/Under</u>
Burdick Plumbing & Heating Company, Inc.	\$358,075.00	(-11.02%)
Entler Excavating Company, Inc.	\$407,589.00	1.28%
Feutz Contractors, Inc.	NO BID	----
Engineer's Estimate	\$402,425.00	----

Three contractors took out bid packages and two contractors submitted a bid proposal for the 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project. Burdick Plumbing & Heating Company, Inc. provided the lowest responsible bid at 11.02% below the engineer's estimate.

Burdick Company has successfully completed storm and sanitary sewer projects for the City and adheres to the prevailing wage rate requirements of the State of Illinois.

Staff recommends that the City Council approve a contract with Burdick Company to perform the 2015 Miscellaneous Sanitary Sewer Improvement Project.

Contractors for City Projects shall comply with City Code Chapter 28, Article 10, "Minority Participation Goals for Public Works Contracts."

Contractors for City projects shall make a good faith effort to comply with the following minimum goals:

1. Ten (10) percent of the total dollar amount of the contract should be performed by Minority Business Enterprises if subcontracting opportunities are available; and,
2. Eighteen (18) percent of the total hours worked should be performed by minority workers.

Subcontracting is not required for a City project. Burdick Company does not intend to use subcontractors for this project.

POTENTIAL OBJECTION: There are no known objections to this resolution.

INPUT FROM OTHER SOURCES: None

STAFF REFERENCE: Richard Marley, Public Works Director, Matthew Newell, City Engineer and Troy Hall, Civil Engineer I. Richard Marley will be in attendance at the City Council meeting to answer any questions of the Council on this item.

BUDGET/TIME IMPLICATIONS:

Budget Impact: Funding for this project is currently allocated from the Sanitary Sewer Fund at approximately 75% of the project cost (\$268,556) for sanitary sewer work, and the Stormwater Fund at approximately 25% of the project cost (\$89,519) for storm sewer and drainage work. The Sewer Fund is supported by sanitary sewer user fees and the Stormwater Fund is supported by stormwater utility fees. The total project cost is \$358,075.

Staff Impact: The Capital Improvement Plan has allocated staff time for this project. The project will begin on May 11, 2015 and will be completed by June 1, 2016.

This memorandum was prepared by Troy Hall, Civil Engineer I and reviewed by Matt Newell, P.E., City Engineer.

Attach: 2

cc: Burdick Plumbing & Heating Company, Inc.
Entler Excavating Company, Inc.

RESOLUTION NO. _____

**RESOLUTION ACCEPTING THE BID AND AUTHORIZING
THE EXECUTION OF A CONTRACT
WITH BURDICK PLUMBING & HEATING COMPANY, INC.
FOR 2015 MISCELLANEOUS SANITARY & STORM
SEWER IMPROVEMENT PROJECT
CITY PROJECT 2015-09**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:**

Section 1. That the tabulation of bids received for City Project 2015-09, 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project, and presented to the Council herewith, be received and placed on file.

Section 2. That the bid of Burdick Plumbing & Heating Company, Inc., in the amount of \$358,075 be, and it is, hereby accepted and a contract awarded, accordingly.

Section 3. That the Mayor and City Clerk be, and they are hereby, authorized and directed to execute a contract between the City of Decatur, Illinois, and Burdick Plumbing & Heating Company, Inc., for said plan, for their bid price of \$358,075.

PRESENTED and ADOPTED this 4th day of May, 2015.

Michael T. McElroy, Mayor

ATTEST:

Debra G. Bright, City Clerk

Project Name: 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project

Project Number: 2015-09

Bid Date: Thursday, April 23, 2015

Time: 10:00 A.M.

Fund: Sewer Fund and Storm Sewer Fund

Organization Code: Sanitary 79487906 and Storm 78487806

Object Code: Sanitary 489030 and Storm 489040

Engineer's Estimate

City Engineering Division

Burdick Plumbing & Heating Company, Inc.
1175 N. 20th Street
Decatur, IL 62521

Ph: 217-429-2385
Fax: 217-429-9781

Jeff Burdick
jeff @burdickplumbing.com

Entler Excavating Co., Inc.
819 N Sunnyside Rd
Decatur, IL 62521

Ph: 217-428-1865
Fax: 217-428-1895

Stuart Entler / Karen Rohman
Karenentlerex@gmail.com

Item Number	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
20800150	TRENCH BACKFILL	850	CU YD	\$35.00	\$29,750.00	\$35.00	\$29,750.00	\$39.00	\$33,150.00
21400100	GRADING & SHAPING DITCHES	200	FOOT	\$5.00	\$1,000.00	\$5.00	\$1,000.00	\$5.00	\$1,000.00
25000100	SEEDING, CLASS 1	2	ACRE	\$3,500.00	\$7,000.00	\$3,250.00	\$6,500.00	\$3,500.00	\$7,000.00
25100105	MULCH, METHOD 1	2	ACRE	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00	\$1,500.00	\$3,000.00
25100630	EROSION CONTROL BLANKET	30	SQ YD	\$5.00	\$150.00	\$5.00	\$150.00	\$5.00	\$150.00
25200100	SODDING	30	SQ YD	\$30.00	\$900.00	\$35.00	\$1,050.00	\$30.00	\$900.00
28000510	INLET PROTECTION	4	EACH	\$50.00	\$200.00	\$50.00	\$200.00	\$1.00	\$4.00
28000900	FENCH (EROSION CONTROL)	75	FOOT	\$5.00	\$375.00	\$5.00	\$375.00	\$5.00	\$375.00
40800010	BITUMINOUS MATERIALS (PRIME COAT)	100	GAL	\$5.00	\$500.00	\$5.00	\$500.00	\$5.00	\$500.00
40800040	INCIDENTAL BITUMINOUS SURFACING	25	TON	\$300.00	\$7,500.00	\$275.00	\$6,875.00	\$350.00	\$8,750.00
42000100	PORTLAND CEMENT CONCRETE PAVEMENT, 6 INCH	250	SQ YD	\$65.00	\$16,250.00	\$65.00	\$16,250.00	\$65.00	\$16,250.00
42000101	ADDITIONAL DEPTH OF PAVEMENT PER 1 INCH GREATER THAN 6 INCH	500	SQ YD	\$12.00	\$6,000.00	\$10.00	\$5,000.00	\$12.50	\$6,250.00
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	80	SQ YD	\$85.00	\$6,800.00	\$75.00	\$6,000.00	\$79.00	\$6,320.00
42400200	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	200	SQ FT	\$9.00	\$1,800.00	\$12.00	\$2,400.00	\$10.00	\$2,000.00
44000100	PAVEMENT REMOVAL	400	SQ YD	\$10.00	\$4,000.00	\$10.00	\$4,000.00	\$15.00	\$6,000.00
44000200	DRIVEWAY PAVEMENT REMOVAL	150	SQ YD	\$13.00	\$1,950.00	\$15.00	\$2,250.00	\$12.50	\$1,875.00
44000600	SIDEWALK REMOVAL	200	SQ FT	\$3.00	\$600.00	\$2.50	\$500.00	\$4.00	\$800.00
44001700	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	200	FOOT	\$70.00	\$14,000.00	\$73.00	\$14,600.00	\$75.00	\$15,000.00

Project Name: 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project

Project Number: 2015-09

Bid Date: Thursday, April 23, 2015

Time: 10:00 A.M.

Fund: Sewer Fund and Storm Sewer Fund

Organization Code: Sanitary 79487906 and Storm 78487806

Object Code: Sanitary 489030 and Storm 489040

Engineer's Estimate

City Engineering Division

Burdick Plumbing & Heating Company, Inc.
1175 N. 20th Street
Decatur, IL 62521

Ph: 217-429-2385
Fax: 217-429-9781

Jeff Burdick
jeff @burdickplumbing.com

Entler Excavating Co., Inc.
819 N Sunnyside Rd
Decatur, IL 62521

Ph: 217-428-1865
Fax: 217-428-1895

Stuart Entler / Karen Rohman
Karenentlerex@gmail.com

Item Number	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
44213200	SAW CUTS	1,200	FOOT	\$5.00	\$6,000.00	\$5.00	\$6,000.00	\$5.00	\$6,000.00
59300100	CONTROLLED LOW-STRENGTH MATERIAL	50	CU YD	\$85.00	\$4,250.00	\$80.00	\$4,000.00	\$100.00	\$5,000.00
60228110	MANHOLES, SANITARY, 4 FT-DIAMETER, TYPE 1 FRAME, CLOSED LID	8	EACH	\$4,250.00	\$34,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00
60228120	MANHOLES, SANITARY, 5 FT-DIAMETER, TYPE 1 FRAME, CLOSED LID	2	EACH	\$5,500.00	\$11,000.00	\$5,000.00	\$10,000.00	\$5,000.00	\$10,000.00
60228111	ADDITIONAL DEPTH OF MANHOLE 4 FT-DIAMETER	15	FOOT	\$250.00	\$3,750.00	\$225.00	\$3,375.00	\$500.00	\$7,500.00
60228112	ADDITIONAL DEPTH OF MANHOLE 5 FT-DIAMETER	3	FOOT	\$300.00	\$900.00	\$350.00	\$1,050.00	\$500.00	\$1,500.00
60240220	INLETS, TYPE A, TYPE 1 FRAME AND GRATE	2	EACH	\$2,000.00	\$4,000.00	\$1,750.00	\$3,500.00	\$2,000.00	\$4,000.00
60235700	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	2	EACH	\$2,500.00	\$5,000.00	\$2,100.00	\$4,200.00	\$2,200.00	\$4,400.00
60238700	INLETS, TYPE B, TYPE 1, FRAME AND GRATE	2	EACH	\$2,500.00	\$5,000.00	\$2,200.00	\$4,400.00	\$2,500.00	\$5,000.00
60240220	INLETS, TYPE B, TYPE 3, FRAME AND GRATE	2	EACH	\$3,000.00	\$6,000.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00
67100100	MOBILIZATION	25	EACH	\$1,500.00	\$37,500.00	\$1,000.00	\$25,000.00	\$1,500.00	\$37,500.00
70102620	TRAFFIC CONTROL AND PROTECTION, STANDARD	18	EACH	\$750.00	\$13,500.00	\$500.00	\$9,000.00	\$1,000.00	\$18,000.00
70102625	TRAFFIC CONTROL AND PROTECTION, STANDARD	8	EACH	\$1,750.00	\$14,000.00	\$1,600.00	\$12,800.00	\$1,000.00	\$8,000.00
Z0001000	SUSPENSION OF WORK	30	HOUR	\$300.00	\$9,000.00	\$300.00	\$9,000.00	\$350.00	\$10,500.00
Z0018900	DOWEL BARS	70	EACH	\$10.00	\$700.00	\$7.50	\$525.00	\$10.00	\$700.00
Z0059500	SEWER,, TYPE 2, 6 INCH	70	FOOT	\$45.00	\$3,150.00	\$40.00	\$2,800.00	\$50.00	\$3,500.00
Z0059600	SEWER, TYPE 2, 8 INCH	100	FOOT	\$60.00	\$6,000.00	\$50.00	\$5,000.00	\$60.00	\$6,000.00
Z0059700	SEWER, TYPE 2, 10 INCH	50	FOOT	\$75.00	\$3,750.00	\$65.00	\$3,250.00	\$75.00	\$3,750.00
Z0059800	SEWER, TYPE 2, 12 INCH	50	FOOT	\$95.00	\$4,750.00	\$75.00	\$3,750.00	\$95.00	\$4,750.00

Project Name: 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project Project Number: 2015-09 Bid Date: Thursday, April 23, 2015 Time: 10:00 A.M. Fund: Sewer Fund and Storm Sewer Fund Organization Code: Sanitary 79487906 and Storm 78487806 Object Code: Sanitary 489030 and Storm 489040				Engineer's Estimate City Engineering Division		Burdick Plumbing & Heating Company, Inc. 1175 N. 20th Street Decatur, IL 62521 Ph: 217-429-2385 Fax: 217-429-9781 Jeff Burdick jeff@burdickplumbing.com		Entler Excavating Co., Inc. 819 N Sunnyside Rd Decatur, IL 62521 Ph: 217-428-1865 Fax: 217-428-1895 Stuart Entler / Karen Rohman <u>Karenentlerex@gmail.com</u>	
Item Number	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
Z0059900	SEWER, TYPE 2, 15 INCH	20	FOOT	\$110.00	\$2,200.00	\$90.00	\$1,800.00	\$115.00	\$2,300.00
Z0059925	SEWER, TYPE 2, 18 INCH	20	FOOT	\$130.00	\$2,600.00	\$110.00	\$2,200.00	\$140.00	\$2,800.00
Z0059950	SEWER, TYPE 2, 24 INCH	20	FOOT	\$155.00	\$3,100.00	\$140.00	\$2,800.00	\$150.00	\$3,000.00
Z0060900	SEWER, TYPE 3, 6 INCH	20	FOOT	\$55.00	\$1,100.00	\$50.00	\$1,000.00	\$52.00	\$1,040.00
Z0061000	SEWER, TYPE 3, 8 INCH	50	FOOT	\$60.00	\$3,000.00	\$65.00	\$3,250.00	\$60.00	\$3,000.00
Z0061100	SEWER, TYPE 3, 10 INCH	35	FOOT	\$75.00	\$2,625.00	\$80.00	\$2,800.00	\$75.00	\$2,625.00
Z0061200	SEWER, TYPE 3, 12 INCH	25	FOOT	\$90.00	\$2,250.00	\$85.00	\$2,125.00	\$95.00	\$2,375.00
Z0061500	SEWER, TYPE 3, 15 INCH	25	FOOT	\$115.00	\$2,875.00	\$100.00	\$2,500.00	\$115.00	\$2,875.00
Z0061600	SEWER, TYPE 3, 18 INCH	20	FOOT	\$130.00	\$2,600.00	\$130.00	\$2,600.00	\$140.00	\$2,800.00
Z0061700	SEWER, TYPE 3, 24 INCH	10	FOOT	\$155.00	\$1,550.00	\$150.00	\$1,500.00	\$150.00	\$1,500.00
Z0009000	ALTERATIONS, CANCELLATIONS, EXTENSIONS, DEDUCTIONS, AND EXTRA WORK	1	EACH	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Z0064600	SELECTIVE CLEARING	0.2	ACRE	\$5,000.00	\$1,000.00	\$4,500.00	\$900.00	\$4,000.00	\$800.00
XX000541	EXPLORATORY EXCAVATION	20	EACH	\$550.00	\$11,000.00	\$500.00	\$10,000.00	\$500.00	\$10,000.00
XX000551	STABILIZED CONSTRUCTION ENTRANCE (6-INCH)	10	SQ YD	\$100.00	\$1,000.00	\$75.00	\$750.00	\$100.00	\$1,000.00
XX003424	CONNECT TO EXISTING STRUCTURE	15	EACH	\$1,500.00	\$22,500.00	\$1,000.00	\$15,000.00	\$1,200.00	\$18,000.00
XX005486	CONNECT TO EXISTING PIPE (6-12 INCH)	4	EACH	\$150.00	\$600.00	\$125.00	\$500.00	\$250.00	\$1,000.00
XX005487	CONNECT TO EXISTING PIPE (15-24 INCH)	1	EACH	\$300.00	\$300.00	\$200.00	\$200.00	\$500.00	\$500.00
XX005488	CONNECT TO EXISTING PIPE WITH STAINLESS STEEL SHEAR RINGS (6-8 INCH)	15	EACH	\$550.00	\$8,250.00	\$400.00	\$6,000.00	\$500.00	\$7,500.00

Project Name: 2015 Miscellaneous Sanitary & Storm Sewer Improvement Project Project Number: 2015-09 Bid Date: Thursday, April 23, 2015 Time: 10:00 A.M. Fund: Sewer Fund and Storm Sewer Fund Organization Code: Sanitary 79487906 and Storm 78487806 Object Code: Sanitary 489030 and Storm 489040				Engineer's Estimate City Engineering Division		Burdick Plumbing & Heating Company, Inc. 1175 N. 20th Street Decatur, IL 62521 Ph: 217-429-2385 Fax: 217-429-9781 Jeff Burdick jeff@burdickplumbing.com		Entler Excavating Co., Inc. 819 N Sunnyside Rd Decatur, IL 62521 Ph: 217-428-1865 Fax: 217-428-1895 Stuart Entler / Karen Rohman Karenentlerex@gmail.com	
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Item Number	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
XX005489	CONNECT TO EXISTING PIPE WITH STAINLESS STEEL SHEAR RINGS (12-15 INCH)	12	EACH	\$650.00	\$7,800.00	\$600.00	\$7,200.00	\$700.00	\$8,400.00
XX005490	CONNECT TO EXISTING PIPE WITH STAINLESS STEEL SHEAR RINGS (18-24 INCH)	7	EACH	\$950.00	\$6,650.00	\$900.00	\$6,300.00	\$950.00	\$6,650.00
XX004209	SANITARY SERVICE CONNECTION	8	EACH	\$600.00	\$4,800.00	\$500.00	\$4,000.00	\$750.00	\$6,000.00
XX005719	FILLING EXISTING SANITARY SEWER <15 INCH	20	FOOT	\$30.00	\$600.00	\$30.00	\$600.00	\$50.00	\$1,000.00
	TOTAL BIDS (AS CORRECTED)				\$402,425.00		\$358,075.00		\$407,589.00
	Percent Over Under ENGINEER'S ESTIMATE						-11.02%		1.28%


 Matthew C. Newell, P.E., City Engineer

4-23-15
 Date

Water Management Memorandum No. 2015-06

DATE: April 28, 2015

TO: Honorable Mayor McElroy and City Council

FROM: Tim Gleason, City Manager
Keith Alexander, Director of Water Management
Jerry Stevens, Engineering Services Coordinator

SUBJECT: Annual Water Main Replacement Project, City Project 2015-10

SUMMARY RECOMMENDATION:

City Council approve the attached resolution awarding the contract for the Annual Water Main Replacement Project, City Project 2015-10, to Burdick Plumbing & Heating Company, Inc., in the amount of \$1,141,105.00 and that the Mayor be authorized to execute the contract, and the City Clerk attest.

BACKGROUND:

Project Description

The City's Annual Water Main Replacement project targets water main segments throughout the City experiencing high rates of main breaks or that require extensive repairs. The Water Management Department tracks each repair made to determine which water mains need to be replaced on a priority basis as funding allows. Due to the revenue enhancement created by the implementation of the Reliable Water Supply Program in 2013, there is currently over five times as much funding available for annual water main replacements compared to the average for the years 2011 to 2014.

This year's proposed project is the Forest Crest Subdivision in the southwest quadrant of the City. A location map is attached.

St. Louis Bridge Road: Since 1980 there have been 79 main breaks in the Forest Crest Subdivision area. Of these, 27 were on St. Louis Bridge Road with 13 in the last 3 years. These mains, laid in the 1960's, do not have an interior cement liner nor exterior protective coating that new ductile iron water mains have. The mains failed due to unusual soil conditions that promoted exterior corrosion causing the pipe to weaken and fail. This year's project replaces the existing 6" main with new 8" ductile iron pipe with a polyethylene exterior envelope to further protect the pipe from corrosive soils. New ductile iron pipe is predicted to have a service life of 50 years with polyethylene envelopes adding another 50 years for a total of 100.

File Drive, Alice Lane and Baker Drive: This portion of the project replaces a segment of 6" water main with a new 8" main extending from St. Louis Bridge Road south to Alice Drive and directionally boring a new water main under a small creek on File Drive. Of the 79 main breaks in the subdivision, 19 were on Alice Drive, 13 were on File Drive and 7 on Baker Drive. Alternate Bid No. 1 is to construct a new main along Baker Drive.

Forest Crest Drive: The Forest Crest Drive water main was replaced in 2012 and will be connected to the new water main on Alice Drive and St. Louis Bridge Road.

Bidding

Plans and specifications were prepared by Water Management and Public Works. The project was advertised on April 8, 2015 and bids were opened on April 23, 2015. The bid tabulation is attached. Bid summary:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate Bid No. 1</u>	<u>Base Bid + Alternate Bid</u>	<u>Compared to Engineer's Estimate Over (- Under)</u>
Burdick Plumbing & Heating Company, Inc.	\$953,200.00	\$187,905.00	\$1,141,105.00	2.2%
Entler Excavating Company, Inc.	\$984,835.00	\$194,950.00	\$1,179,785.00	5.7%
Engineer's Estimate	\$941,150.00	\$185,000.00	\$1,116,150.00	

Recommended Award

Burdick Plumbing & Heating Company, Inc. provided the low bid for the proposed work and has satisfactorily completed numerous projects for the City. Staff recommends that the City Council award the Base Bid and Alternate Bid No. 1 to Burdick Plumbing & Heating Company, Inc.

BUDGET/TIME IMPLICATIONS: Funding for this project is allocated in the Water Capital Fund. The recommended low bid amount is \$1,141,105.00 including Alternate Bid No. 1. The project is scheduled to begin in May and end in November.

POTENTIAL OBJECTION: None known.

INPUT FROM OTHER SOURCES: None.

STAFF REFERENCE: Keith Alexander, Director of Water Management, (217-424-2863) and Jerry Stevens, Engineering Services Coordinator (217-424-2833).

Attachments

KDA/cag

cc: Burdick Plumbing & Heating Co.
Entler Excavating Co.
Randy Miller, Water Services Manager

RESOLUTION NO. 2015 - _____

**RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
AGREEMENT WITH BURDICK PLUMBING & HEATING COMPANY, INC.
FOR THE 2015 ANNUAL WATER MAIN REPLACEMENT PROJECT,
FOREST CREST SUBDIVISION CITY PROJECT 2015-10**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
DECATUR, ILLINOIS:**

Section 1. That the tabulation of bids received for City Project 2015-10, 2015 Annual Water Main Replacement Project, Forest Crest Subdivision, and presented to the Council herewith, be received and placed on file.

Section 2. That the bid of Burdick Plumbing & Heating Company, Inc., in the amount of \$1,141,105.00 be, and it is hereby, accepted and a contract awarded, accordingly.

Section 3. That the Mayor and City Clerk be, and they are hereby, authorized and directed to execute a contract between the City of Decatur, Illinois, and Burdick Plumbing & Heating Company, Inc. for the bid price of \$1,141,105.00.

PRESENTED and ADOPTED this 4th day of May, 2015.

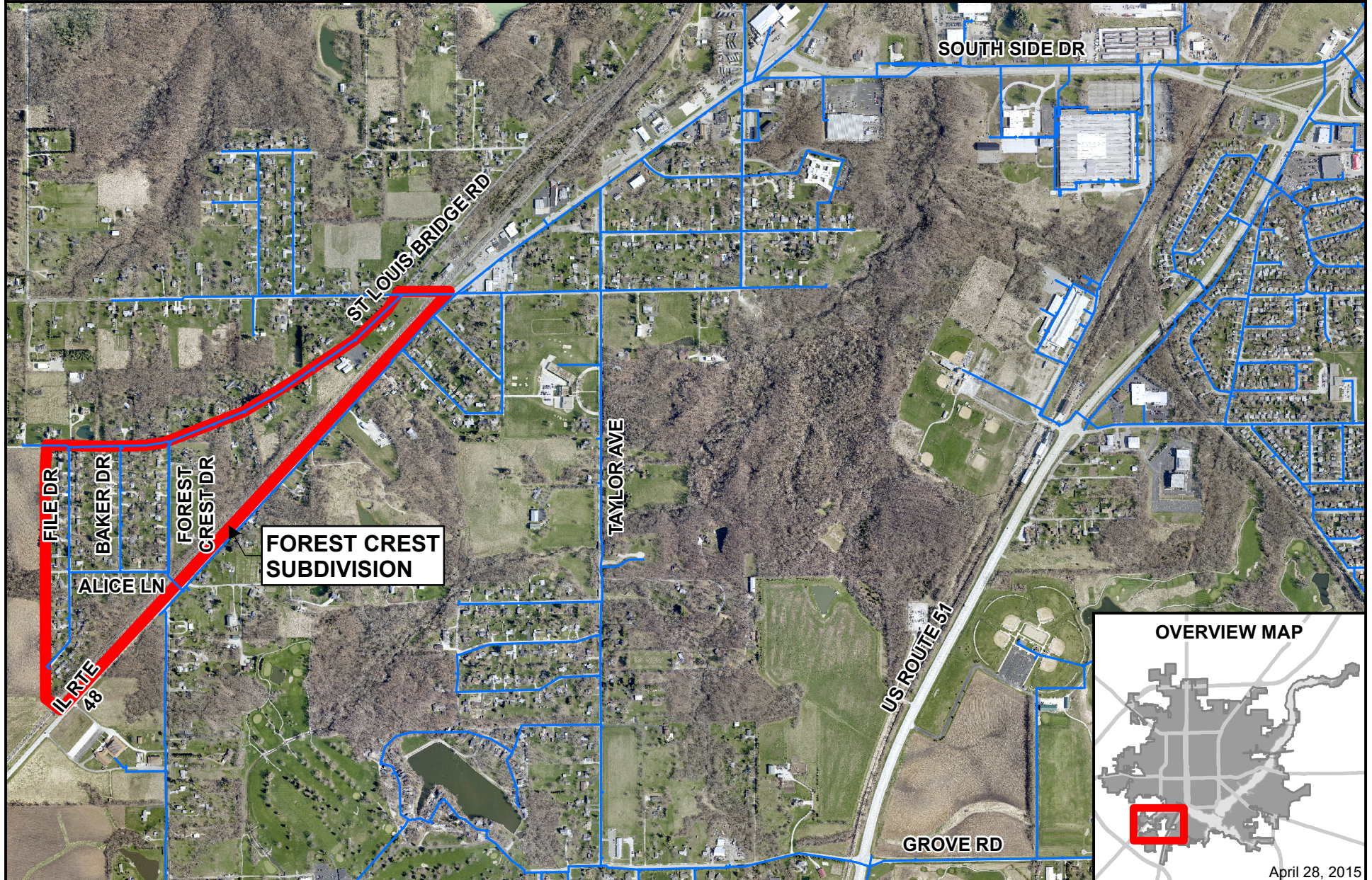
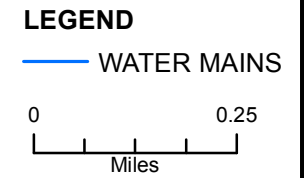
Michael T. McElroy, Mayor

ATTEST:

City Clerk



ANNUAL WATER MAIN REPLACEMENT PROJECT 2015-10 FOREST CREST SUBDIVISION CITY OF DECATUR



April 28, 2015

Project Name: Annual Water Main Replacement Project
Forest Crest Subdivision
Project Number: 2015-10

Bid Date: Thursday, April 23, 2015

Time: 10:00 A.M.

Fund: Water Non Lake Capital

Organization Code: 81808118

Object Code: 488800

Engineer's Estimate

City Engineering Division

**Burdick Plumbing &
Heating Company, Inc.**
1175 N 20th Street
Decatur, IL 62521

Ph: 217429-2385
Fax: 217-429-9781

Jeff Burdick
jeff@burdickplumbing.com

Entler Excavating Co., Inc.
819 N Sunnyside Road
Decatur, IL 62522

Ph: 217-428-1865
Fax: 217-428-1895

Stuart Entler/Karen Rohman
karenentlerex@gmail.com

Item No.	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	6 INCH POLYWRAPPED D.I.P. WATER MAIN	200	FEET	\$50.00	\$10,000.00	\$30.00	\$6,000.00	\$44.00	\$8,800.00
2	8 INCH POLYWRAPPED D.I.P. WATER MAIN	5,500	FEET	\$60.00	\$330,000.00	\$40.00	\$220,000.00	\$56.00	\$308,000.00
3	12 INCH POLYWRAPPED D.I.P. WATER MAIN	960	FEET	\$75.00	\$72,000.00	\$65.00	\$62,400.00	\$80.00	\$76,800.00
4	10 INCH HDPE PIPE WATER MAIN DIRECTIONAL BORED	180	FEET	\$150.00	\$27,000.00	\$120.00	\$21,600.00	\$125.00	\$22,500.00
5	10 INCH HDPE TO 10 INCH D.I.P. COUPLING	2	EACH	\$400.00	\$800.00	\$500.00	\$1,000.00	\$1,250.00	\$2,500.00
6	10 INCH X 8 INCH D.I.P. REDUCER, MJ	2	EACH	\$400.00	\$800.00	\$500.00	\$1,000.00	\$400.00	\$800.00
7	12 INCH X 8 INCH TAPPING SLEEVE AND VALVE WITH VALVE BOX	1	EACH	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
8	12 INCH VALVE, MJ WITH VALVE BOX	2	EACH	\$4,000.00	\$8,000.00	\$4,500.00	\$9,000.00	\$3,500.00	\$7,000.00
9	12 INCH 45 DEGREE BENDS, MJ	1	EACH	\$400.00	\$400.00	\$600.00	\$600.00	\$400.00	\$400.00
10	12 INCH 22.5 DEGREE BENDS, MJ	2	EACH	\$400.00	\$800.00	\$600.00	\$1,200.00	\$400.00	\$800.00
11	12 INCH X 6 INCH TEE WITH ROTATABLE GLAND, MJ	2	EACH	\$600.00	\$1,200.00	\$800.00	\$1,600.00	\$600.00	\$1,200.00
12	12 INCH X 8 INCH REDUCER, MJ	1	EACH	\$400.00	\$400.00	\$700.00	\$700.00	\$400.00	\$400.00
13	12 INCH X 6 INCH REDUCER, MJ	1	EACH	\$400.00	\$400.00	\$700.00	\$700.00	\$400.00	\$400.00
14	12 INCH X 12 TEE, MJ	1	EACH	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$475.00	\$475.00
15	12 INCH X 8 INCH TEE, MJ	2	EACH	\$400.00	\$800.00	\$800.00	\$1,600.00	\$400.00	\$800.00
16	12 INCH SLEEVE, MJ	1	EACH	\$400.00	\$400.00	\$600.00	\$600.00	\$400.00	\$400.00
17	12 INCH PLUG, MJ	1	EACH	\$200.00	\$200.00	\$500.00	\$500.00	\$400.00	\$400.00
18	12 INCH GRIP RING ACCESSORY KITS	20	EACH	\$250.00	\$5,000.00	\$180.00	\$3,600.00	\$225.00	\$4,500.00
19	10 INCH GRIP RING ACCESSORY KITS	2	EACH	\$200.00	\$400.00	\$150.00	\$300.00	\$200.00	\$400.00
20	10 INCH SERVICE SADDLES	2	EACH	\$400.00	\$800.00	\$400.00	\$800.00	\$425.00	\$850.00
21	8 INCH VALVE, MJ WITH VALVE BOX	8	EACH	\$2,500.00	\$20,000.00	\$2,500.00	\$20,000.00	\$235.00	\$1,880.00
22	8 INCH 45 DEGREE BENDS, MJ	7	EACH	\$300.00	\$2,100.00	\$400.00	\$2,800.00	\$250.00	\$1,750.00
23	8 INCH 22.5 DEGREE BENDS, MJ	4	EACH	\$300.00	\$1,200.00	\$400.00	\$1,600.00	\$250.00	\$1,000.00
24	8 INCH X 8 INCH TEE, MJ	2	EACH	\$400.00	\$800.00	\$450.00	\$900.00	\$350.00	\$700.00
25	8 INCH X 6 INCH TEE, MJ	1	EACH	\$400.00	\$400.00	\$450.00	\$450.00	\$350.00	\$350.00
26	8 INCH GRIP RING ACCESSORY KITS	30	EACH	\$200.00	\$6,000.00	\$200.00	\$6,000.00	\$200.00	\$6,000.00

Project Name: Annual Water Main Replacement Project
Forest Crest Subdivision
Project Number: 2015-10

Bid Date: Thursday, April 23, 2015

Time: 10:00 A.M.

Fund: Water Non Lake Capital

Organization Code: 81808118

Object Code: 488800

Engineer's Estimate

City Engineering Division

**Burdick Plumbing &
Heating Company, Inc.**
1175 N 20th Street
Decatur, IL 62521

Ph: 217429-2385
Fax: 217-429-9781

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819 N Sunnyside Road
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Ph: 217-428-1865
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Stuart Entler/Karen Rohman
karenentlerex@gmail.com

Item No.	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
27	8 INCH FIELD LOCKS	12	EACH	\$150.00	\$1,800.00	\$150.00	\$1,800.00	\$165.00	\$1,980.00
28	8 INCH X 6 INCH TEE WITH ROTATABLE GLAND, MJ	13	EACH	\$400.00	\$5,200.00	\$650.00	\$8,450.00	\$350.00	\$4,550.00
29	8 INCH PLUG, MJ	2	EACH	\$200.00	\$400.00	\$300.00	\$600.00	\$225.00	\$450.00
30	6 INCH VALVE, MJ WITH VALVE BOX	16	EACH	\$2,000.00	\$32,000.00	\$1,500.00	\$24,000.00	\$1,950.00	\$31,200.00
31	6 INCH SLEEVE	2	EACH	\$200.00	\$400.00	\$400.00	\$800.00	\$225.00	\$450.00
32	6 INCH CAP, MJ	2	EACH	\$200.00	\$400.00	\$300.00	\$600.00	\$200.00	\$400.00
33	6 INCH GRIP RING ACCESSORY KITS	10	EACH	\$150.00	\$1,500.00	\$150.00	\$1,500.00	\$150.00	\$1,500.00
34	FIRE HYDRANT	15	EACH	\$2,500.00	\$37,500.00	\$4,500.00	\$67,500.00	\$3,400.00	\$51,000.00
35	1-1/2 INCH X 50 FT WATER SERVICE (LONG) W/CURB STOP AND CORP	1	EACH	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00	\$2,500.00	\$2,500.00
36	1 INCH X 10 FT WATER SERVICE (SHORT) W/CURB STOP AND CORP	36	EACH	\$1,000.00	\$36,000.00	\$1,500.00	\$54,000.00	\$1,200.00	\$43,200.00
37	1 INCH X 50 FT WATER SERVICE (LONG) W/CURB STOP AND CORP, BORED	29	EACH	\$1,500.00	\$43,500.00	\$3,000.00	\$87,000.00	\$2,500.00	\$72,500.00
38	REMOVE FIRE HYDRANT AND ABANDON EXISTING VALVE	14	EACH	\$750.00	\$10,500.00	\$600.00	\$8,400.00	\$700.00	\$9,800.00
39	ABANDON EXISTING VALVE	8	EACH	\$500.00	\$4,000.00	\$600.00	\$4,800.00	\$550.00	\$4,400.00
40	TRENCH BACKFILL	3,300	TONS	\$20.00	\$66,000.00	\$27.00	\$89,100.00	\$30.00	\$99,000.00
41	PIPE CULVERT REMOVAL	400	FEET	\$10.00	\$4,000.00	\$8.00	\$3,200.00	\$10.00	\$4,000.00
42	CORRUGATED STEEL CULVERT PIPE, 12 INCH	800	FEET	\$25.00	\$20,000.00	\$45.00	\$36,000.00	\$22.50	\$18,000.00
43	END SECTIONS	80	EACH	\$150.00	\$12,000.00	\$250.00	\$20,000.00	\$125.00	\$10,000.00
44	PAVEMENT SAW CUTS	400	FEET	\$10.00	\$4,000.00	\$4.00	\$1,600.00	\$5.00	\$2,000.00
45	DRIVEWAY PAVEMENT REMOVAL	400	SQ YD	\$10.00	\$4,000.00	\$15.00	\$6,000.00	\$12.50	\$5,000.00
46	CLASS D PATCHES, 3 INCH	250	SQ YD	\$100.00	\$25,000.00	\$75.00	\$18,750.00	\$90.00	\$22,500.00
47	CLASS D PATCHES, 5 INCH	100	SQ YD	\$100.00	\$10,000.00	\$100.00	\$10,000.00	\$100.00	\$10,000.00
48	PCC DRIVEWAY PAVEMENT, 6 INCH	20	CU YD	\$200.00	\$4,000.00	\$300.00	\$6,000.00	\$100.00	\$2,000.00
49	STONE DUMPED RIPRAP, RR2	120	SQ YD	\$50.00	\$6,000.00	\$5.00	\$600.00	\$50.00	\$6,000.00
50	GRADING AND SHAPING DITCHES	6,500	FEET	\$3.00	\$19,500.00	\$3.50	\$22,750.00	\$4.50	\$29,250.00
51	INLET AND PIPE PROTECTION	40	EACH	\$200.00	\$8,000.00	\$60.00	\$2,400.00	\$125.00	\$5,000.00

Project Name: Annual Water Main Replacement Project
Forest Crest Subdivision
Project Number: 2015-10

Bid Date: Thursday, April 23, 2015

Time: 10:00 A.M.

Fund: Water Non Lake Capital

Organization Code: 81808118

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Engineer's Estimate

City Engineering Division

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Item No.	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
52	TEMPORARY EROSION CONTROL SEEDING	200	POUND	\$6.00	\$1,200.00	\$5.00	\$1,000.00	\$5.00	\$1,000.00
53	CLEARING AND GRUBBING	0.2	ACRE	\$25,000.00	\$5,000.00	\$7,500.00	\$1,500.00	\$10,000.00	\$2,000.00
54	SEEDING, CLASS 1 (LAWN MIXTURE)	2.5	ACRE	\$4,000.00	\$10,000.00	\$4,800.00	\$12,000.00	\$4,000.00	\$10,000.00
55	NITROGEN FERTILIZER NUTRIENT	200	POUND	\$6.00	\$1,200.00	\$3.00	\$600.00	\$3.00	\$600.00
56	PHOSPHORUS FERTILIZER NUTRIENT	200	POUND	\$6.00	\$1,200.00	\$3.00	\$600.00	\$3.00	\$600.00
57	POTASSIUM FERTILIZER NUTRIENT	200	POUND	\$6.00	\$1,200.00	\$3.00	\$600.00	\$3.00	\$600.00
58	MULCH, METHOD 2	2.5	ACRE	\$2,000.00	\$5,000.00	\$1,800.00	\$4,500.00	\$2,500.00	\$6,250.00
59	EXPLORATION EXCAVATIONS	30	EACH	\$400.00	\$12,000.00	\$700.00	\$21,000.00	\$500.00	\$15,000.00
60	TRAFFIC CONTROL	1	LSUM	\$2,000.00	\$2,000.00	\$12,500.00	\$12,500.00	\$5,000.00	\$5,000.00
61	MOBILIZATION	1	LSUM	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00
62	WHITE ROCK	100	TONS	\$20.00	\$2,000.00	\$27.00	\$2,700.00	\$30.00	\$3,000.00
63	ALTERATIONS, CANCELLATIONS, EXTENSIONS, DEDUCTIONS AND EXTRA WORK	1	LSUM	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
64	16 INCH SLEEVES	50	FEET	\$100.00	\$5,000.00	\$18.00	\$900.00	\$100.00	\$5,000.00
65	CUT AND CAP OLD 6 INCH MAIN, REMOVE VALVE BOX	1	EACH	\$750.00	\$750.00	\$500.00	\$500.00	\$500.00	\$500.00

ALTERNATE BID

A-1	8 INCH POLYWRAPPED D.I.P. WATER MAIN	1,200	FEET	\$60.00	\$72,000.00	\$42.00	\$50,400.00	\$65.00	\$78,000.00
A-2	8 INCH X 6 INCH TEE WITH ROTATABLE GLAND, MJ	2	EACH	\$400.00	\$800.00	\$700.00	\$1,400.00	\$400.00	\$800.00
A-3	6 INCH SLEEVE	-1	EACH	\$200.00	-\$200.00	\$420.00	-\$420.00	\$200.00	-\$200.00
A-4	6 INCH VALVE, MJ WITH VALVE BOX	2	EACH	\$2,000.00	\$4,000.00	\$1,575.00	\$3,150.00	\$1,950.00	\$3,900.00
A-5	FIRE HYDRANT	2	EACH	\$2,500.00	\$5,000.00	\$4,725.00	\$9,450.00	\$3,500.00	\$7,000.00
A-6	1 INCH X 10 FT WATER SERVICE (SHORT) W/CURB STOP AND CORP	9	EACH	\$1,000.00	\$9,000.00	\$1,650.00	\$14,850.00	\$1,200.00	\$10,800.00
A-7	1 INCH X 50 FT WATER SERVICE (LONG) W/CURB STOP AND CORP, BORED	9	EACH	\$1,500.00	\$13,500.00	\$3,300.00	\$29,700.00	\$2,500.00	\$22,500.00
A-8	REMOVE FIRE HYDRANT AND ABANDON EXISTING VALVE	2	EACH	\$750.00	\$1,500.00	\$700.00	\$1,400.00	\$800.00	\$1,600.00
A-9	CLASS D PATCHES, 3 INCH	150	SQ YD	\$100.00	\$15,000.00	\$80.00	\$12,000.00	\$90.00	\$13,500.00

Project Name: Annual Water Main Replacement Project
Forest Crest Subdivision
Project Number: 2015-10

Bid Date: Thursday, April 23, 2015

Time: 10:00 A.M.

Fund: Water Non Lake Capital

Organization Code: 81808118

Object Code: 488800

Engineer's Estimate

City Engineering Division

Burdick Plumbing &
Heating Company, Inc.
1175 N 20th Street
Decatur, IL 62521

Ph: 217429-2385
Fax: 217-429-9781

Jeff Burdick
jeff@burdickplumbing.com

Entler Excavating Co., Inc.
819 N Sunnyside Road
Decatur, IL 62522

Ph: 217-428-1865
Fax: 217-428-1895

Stuart Entler/Karen Rohman
karearentlerex@gmail.com

Item No.	Pay Item	QTY	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
A-10	CLASS D PATCHES, 5 INCH	200	SQ YD	\$100.00	\$20,000.00	\$110.00	\$22,000.00	\$100.00	\$20,000.00
A-11	PAVEMENT SAW CUTS	400	FEET	\$10.00	\$4,000.00	\$6.00	\$2,400.00	\$5.00	\$2,000.00
A-12	DRIVEWAY SAW CUTS	100	FEET	\$10.00	\$1,000.00	\$6.00	\$600.00	\$5.00	\$500.00
A-13	TRENCH BACKFILL	200	TONS	\$20.00	\$4,000.00	\$30.00	\$6,000.00	\$40.00	\$8,000.00
A-14	PIPE CULVERT REMOVAL	200	FEET	\$10.00	\$2,000.00	\$9.00	\$1,800.00	\$10.00	\$2,000.00
A-15	CORRUGATED STEEL CULVERT PIPE, 12 INCH	200	FEET	\$25.00	\$5,000.00	\$48.00	\$9,600.00	\$22.50	\$4,500.00
A-16	END SECTIONS	20	EACH	\$150.00	\$3,000.00	\$275.00	\$5,500.00	\$125.00	\$2,500.00
A-17	GRADING AND SHAPING DITCHES	1,200	FEET	\$3.00	\$3,600.00	\$4.00	\$4,800.00	\$4.50	\$5,400.00
A-18	SEEDING, CLASS 1 (LAWN MIXTURE)	1.5	ACRE	\$4,000.00	\$6,000.00	\$5,250.00	\$7,875.00	\$4,000.00	\$6,000.00
A-19	MULCH, METHOD 2	1.5	ACRE	\$2,000.00	\$3,000.00	\$2,000.00	\$3,000.00	\$2,500.00	\$3,750.00
A-20	NITROGEN FERTILIZER NUTRIENT	100	POUND	\$6.00	\$600.00	\$3.00	\$300.00	\$3.00	\$300.00
A-21	PHOSPHORUS FERTILIZER NUTRIENT	100	POUND	\$6.00	\$600.00	\$3.00	\$300.00	\$3.00	\$300.00
A-22	POTASSIUM FERTILIZER NUTRIENT	100	POUND	\$6.00	\$600.00	\$3.00	\$300.00	\$3.00	\$300.00
A-23	WHITE ROCK	50	TONS	\$20.00	\$1,000.00	\$30.00	\$1,500.00	\$30.00	\$1,500.00
	TOTAL BASE BIDS (AS CORRECTED)				\$941,150.00		\$953,200.00		\$984,835.00
	Percent Over Under ENGINEER'S ESTIMATE						1.28%		4.64%
	TOTAL ALTERNATE BIDS (AS CORRECTED)				\$175,000.00		\$187,905.00		\$194,950.00
	Percent Over Under ENGINEER'S ESTIMATE						7.37%		11.40%
	TOTAL BASE BIDS + ALTERNATE BIDS (AS CORRECTED)				\$1,116,150.00		\$1,141,105.00		\$1,179,785.00
	Percent Over Under ENGINEER'S ESTIMATE						2.24%		5.70%

Jerold W. Stevens
Jerold W. Stevens, P.E., Engineering SVCS Coordinator

4/28/15
Date

DEVELOPMENT SERVICES MEMORANDUM
No. 15-13

April 29, 2015

TO: Honorable Mayor Michael T. McElroy and City Council

FROM: Tim Gleason, City Manager
Billy Tyus, Assistant City Manager
Suzan M. Stickle, Senior Planner

SUBJECT: Rezone 3200-3400 Blocks of East Mound Road from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District

SUMMARY RECOMMENDATION: Staff recommends approval of the rezoning to M-1 Intense Commercial/Light Industrial District. The City Plan Commission voted 6-0 to recommend approval of this petition at the April 23, 2015 meeting; the minutes of the meeting are attached.

BACKGROUND: The 68 acre subject site is located in the 3200-3400 Blocks of East Mound Road and is currently zoned R-1 Single Family Residence District. This site was annexed to the City of Decatur in November of 1998. The current use of the subject site is agricultural.

The petitioner proposes to rezone from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District to allow for the industrial uses that are permitted uses in the M-1 Intense Commercial/Light Industrial District.

The surrounding zoning includes M-1 Intense Commercial/Light Industrial District to the north, south and east, B-2 Commercial District to the south and west and R-3 Single Family Residence District to the south.

The Macon County and Decatur Comprehensive Plan shows this area as employment. The land uses permitted by the M-1 Intense Commercial/Light Industrial District are compatible with the majority of uses to the north and east as well as the zoning to the north, east and west.

If the property is rezoned to M-1 Intense Commercial/Light Industrial District and development occurs, the adjacent properties will have a buffer yard between the residential properties and the development in accordance with the regulations of the Zoning Ordinance.

POTENTIAL OBJECTION: There were no known objectors at the Plan Commission Meeting.

INPUT FROM OTHER SOURCES: The petition has been reviewed by the City's Technical Review Committee; Planning, Engineering and Fire.

STAFF REFERENCE: Any additional questions may be forwarded to Suzan M. Stickle at 424-2786 or at smstickle@decaturil.gov.

BUDGET/TIME IMPLICATIONS: None.

ORDINANCE NO. _____

**ORDINANCE REZONING PROPERTY
R-1 SINGLE FAMILY RESIDENCE DISTRICT TO
M-1 INTENSE COMMERCIAL/LIGHT INDUSTRIAL DISTRICT
- 3200-3400 BLOCKS EAST MOUND ROAD -**

WHEREAS, on the 23rd day of April, 2015, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of Tim Vieweg, to rezone premises legally described as:

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 30, Township 17 North, Range 3 East of the 3rd P.M. except the following: The East 20 acres of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 30 Township 17N, Range 3E of the Third Principal Meridian (exclusive of the public right of way of Mound Road); The East 20 acres of the following : beginning at the Southwest corner of Section 30, Township 17 North, Range 3 East of the 3rd P.M., thence North 33.10 chains, thence East 30.21 chains, thence South 33.10 chains, thence West 30.21 chains to the place of beginning; The East 40 acres of the South 33.10 chains of the Southwest Quarter (SW ¼) of Section 30, Township 17 North, Range 3 East of the 3rd P.M., except the right of way of the Champaign Branch of the Illinois Central Railroad Company and except also, the right of way for State Route 48.

All Situated in Macon County, Illinois,

from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District; and,

WHEREAS, the Decatur City Plan Commission recommended that the prayer of said petition be granted.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the recommendation of the Decatur City Plan Commission be, and the same is hereby, received, placed on file and approved.

Section 2. That said above described premises be, and they are hereby, rezoned from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District.

Section 3. That the Districts hereinabove mentioned are those districts set forth and defined in Ordinance No. 3512 of the City of Decatur, Illinois, commonly known as the Zoning Ordinance, and all the provisions, regulations, restrictions and requirements therein set forth shall apply to the premises above described herein.

Section 4. That the zoning of said premises as set out herein shall be shown and verified on the Zoning District Map as in such Ordinance No. 3512 provided and said Districts be, and they are hereby, amended and changed as herein set forth.

PRESENTED, PASSED, APPROVED AND RECORDED this 4th day of May, 2015.

MICHAEL T. MCELROY, MAYOR

ATTEST:

CITY CLERK

STAFF REPORT
Decatur City Plan Commission

COMMON NAME: 3200-3400 Blocks of East Mound Road

GENERAL INFORMATION

Hearing Date April 23, 2015
Calendar No. 15-12
Property Location 3200-3400 Blocks of East Mound Road
Requested Action Rezoning from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District
Petitioner Tim Vieweg
Representative Phil Cochran, Chastain & Associates

LAND USE AND ZONING

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Agricultural	R-1	Employment
North	Agricultural	County, M-1	Mixed Use Commercial/Residential, Employment
South	Commercial, Single Family Residential, Agricultural	B-2, R-3, M-1	Employment, Residential- Low Density
East	Single Family Residential, Agricultural, Industrial Construction in Progress	County, M-1	Employment
West	Mobile Home Park, Commercial Construction in Progress	B-2	Residential-Low Density, Retail

BACKGROUND

1. The 68 acre subject site is located in the 3200-3400 Blocks of East Mound Road and is currently zoned R-1 Single Family Residence District. This site was annexed to the City of Decatur in November of 1998. The current use of the subject site is agricultural.

PROJECT DESCRIPTION

1. The petitioner proposes to rezone from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District to allow for the industrial uses that are permitted uses in the M-1 Intense Commercial/Light Industrial District.

STAFF ANALYSIS

1. The surrounding zoning includes M-1 Intense Commercial/Light Industrial District to the north, south and east, B-2 Commercial District to the south and west and R-3 Single Family Residence District to the south.
2. The Macon County and Decatur Comprehensive Plan shows this area as employment. The land uses permitted by the M-1 Intense Commercial/Light Industrial District are compatible with the majority of uses to the north and east as well as the zoning to the north, east and west.

3. If the property is rezoned to M-1 Intense Commercial/Light Industrial District and development occurs, the adjacent properties will have a buffer yard between the residential properties and the development in accordance with the regulations of the Zoning Ordinance.

STAFF RECOMMENDATION

1. Staff recommends approval of the rezoning.

PLAN COMMISSION ACTION

1. Section XXIX. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing on a rezoning request, and then forward its report and recommendation to the City Council for final approval. A motion to forward Calendar Number 15-12 to the City Council with a recommendation for approval is suggested.

The above report constitutes the testimony and recommendation of the Planning and Sustainability Division, Department of Planning and Building Services, City of Decatur.

Suzan M. Stickle
Senior Planner

ATTACHMENTS

1. Petition
2. Location Map

**City of Decatur, Illinois****PETITION FOR REZONING***Petition before the Mayor, City Council and Members of the Plan Commission of Decatur, Illinois*

Economic and Urban Development Department
One Gary K. Anderson Plaza
Decatur, Illinois 62523-1196

424-2793
FAX 424-2728

Please Type**SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION**

Petitioner	Tim Vieweg				
Address	225 S. Main St. Suite 200				
City	Decatur	State	IL	Zip	62523
Telephone	217-454-4037	Fax		E-mail	
Property Owner	Inland Port Industrial Park LLC c/o Tim Vieweg				
Address	225 S. Main St. Suite 200				
City	Decatur	State	IL	Zip	62523
Telephone	217-454-4037	Fax		E-mail	
Representative	Phillip W. Cochran / Chastain & Associates LLC				
Address	5 N. Country Club Rd.				
City	Decatur	State	IL	Zip	62521
Telephone	217-422-8544	Fax		E-mail	pcochran@hlcllp.com

SECTION TWO: SITE INFORMATION

Street Address	3400 E. Mound Rd.					
Legal Description	SEE ATTACHED					
Present Zoning	☒ R-1	☐ R-2	☐ R-3	☐ R-5	☐ R-6	Is this property a Planned Unit Development? ☐ YES Approval Date: _____ ☒ NO
	☐ B-1	☐ B-2	☐ B-3	☐ B-4	☐ O-1	
	☐ M-1	☐ M-2	☐ M-3	☐ PMR-1		
Please list all improvements on the site:						Agricultural Uses
Size of Tract	68	☐ SF	☒ AC			

SECTION THREE: REQUESTED ACTION

Rezone Property To:	☐ R-1	☐ R-2	☐ R-3	☐ R-5	☐ R-6	Will this property be a Planned Unit Development? ☐ YES ☒ NO
	☐ B-1	☐ B-2	☐ B-3	☐ B-4	☐ O-1	
	☒ M-1	☐ M-2	☐ M-3	☐ PMR-1		
Other:						

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
To allow for industrial development of the property.	

SECTION FOUR: JUSTIFICATION	
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>	
1. This zoning is consistent with the zoning of the property to the North and to the South. The property to the West is zoned B-2 and R-6. 2. The proposed zoning is consistent with the Comprehensive Plan adopted by the City. 3. There are adequate public sanitary sewers and water mains in the Mound Rd. right of way to serve an industrial development. 4. IL Route 48 and Mound Road are improved roadways and have the capacity to service the property. 5. There is an existing rail line on the West side of Rt. 48 which can provide rail service to the property.	

SECTION FIVE: CERTIFICATION	
	To be placed on the agenda of the regular meeting on the first Thursday of the month at 3:00 PM in the City Council Chambers, petition must be received on the first Thursday of the preceding month. Failure of the petitioner or the petitioner's representative to attend the Plan Commission hearing may result in items being tabled. Incomplete or erroneous petitions may delay items being heard by the Plan Commission.
Petitioner's Signature	<i>Tim Weaver</i> <i>by [Signature] its representative</i> Date <i>3/12/15</i>

NOTES:	
1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. Please make checks payable to the City of Decatur. See Schedule "A" for fees. 2. Signature of this petition grants permission to City staff to place a sign, indicating a request for zoning action, on the subject property at least 10 days prior to the Decatur City Plan Commission hearing. Said sign will be removed within 15 days of final action by City Council. 3. In the event a petition for rezoning is denied by the Council, another petition for a change to the same district shall not be filed within a period of one year from the date of denial, except upon the initiation of the City Council or the City Plan Commission after showing a change of circumstances which would warrant a renewal. 4. All petitions before the Decatur City Plan Commission are reviewed through the Development Technical Review (DTR) Process. Please consult the DTR Brochure for information related to this process.	

OFFICE USE ONLY	
Date Filed	
By	

3400 E. Mound Road

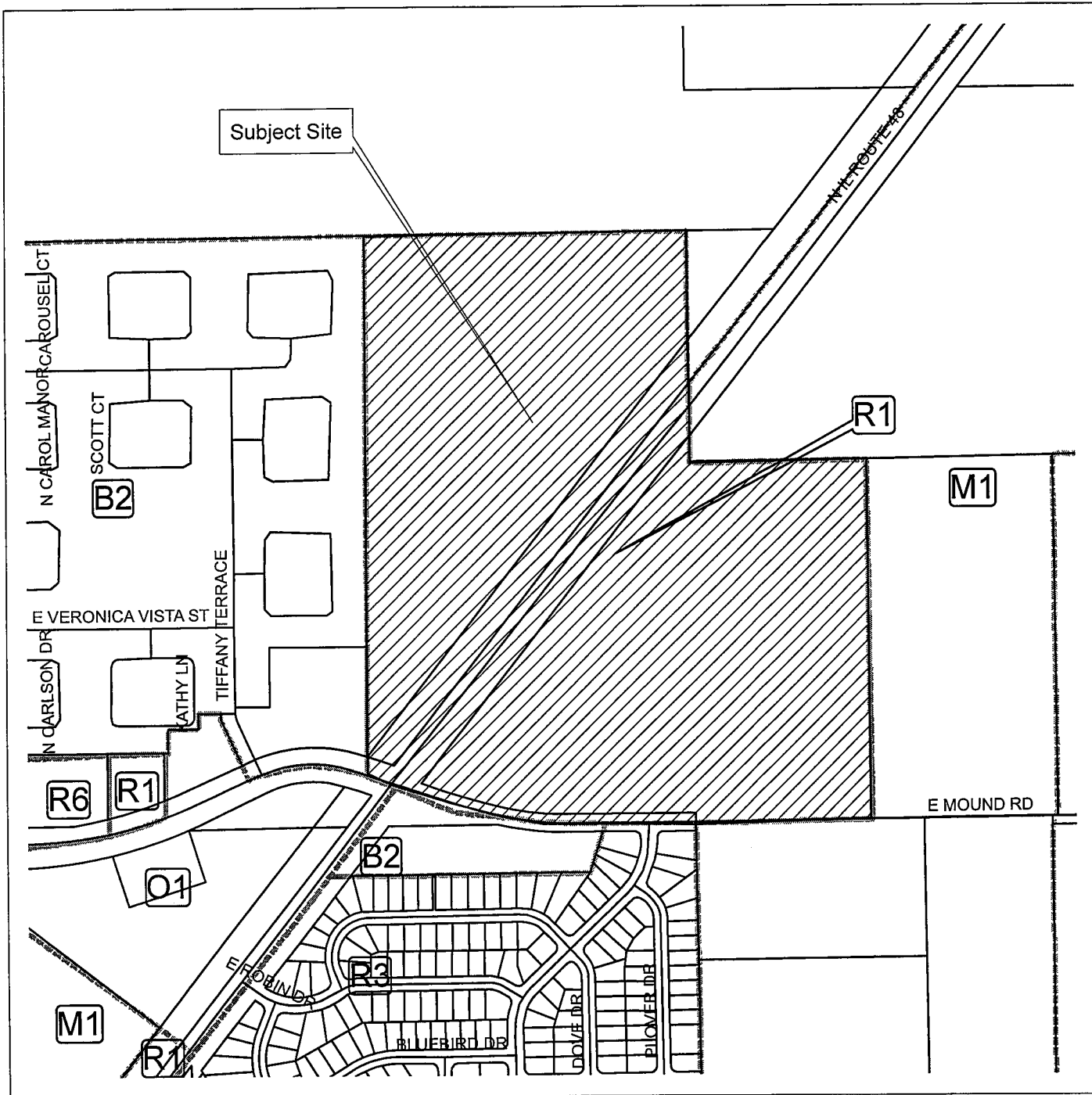
Legal Description

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 17 North, Range 3 East of the 3rd P.M. except the following: The East 20 acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30 Township 17N, Range 3E of the Third Principal Meridian (exclusive of the public right of way of Mound Road); The East 20 acres of the following : beginning at the Southwest corner of Section 30, Township 17 North, Range 3 East of the 3rd P.M., thence North 33.10 chains, thence East 30.21 chains, thence South 33.10 chains, thence West 30.21 chains to the place of beginning; The East 40 acres of the South 33.10 chains of the Southwest Quarter (SW $\frac{1}{4}$) of Section 30, Township 17 North, Range 3 East of the 3rd P.M., except the right of way of the Champaign Branch of the Illinois Central Railroad Company and except also, the right of way for State Route 48.

All Situated in Macon County, Illinois

Decatur City Plan Commission

3200-3400 Blocks of East Mound Road



Cal. No.: 15-12

Date: April 23, 2015

Petition of: Tim Vieweg

Requested Action: Rezone to M-1 Intense Commercial/
Light Industrial District

0 250 500 1,000 1,500
Feet



Legend

- Decatur Roads
-  subject site
-  Decatur Parcel data
-  Decatur Zoning

Excerpts from Plan Commission Minutes of April 23, 2015:

Cal. No. 15-12

Petition of TIM VIEWEG to rezone property located in the 3200-3400 BLOCKS OF EAST MOUND ROAD from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District.

Mrs. Joselyn Stewart was sworn in by Mrs. Janet Poland.

Mrs. Stewart presented the recommendation of staff:

The 68 acre subject site is located in the 3200-3400 Blocks of East Mound Road and is currently zoned R-1 Single Family Residence District. This site was annexed to the City of Decatur in November of 1998. The current use of the subject site is agricultural.

The petitioner proposes to rezone from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District to allow for the industrial uses that are permitted uses in the M-1 Intense Commercial/Light Industrial District.

The surrounding zoning includes M-1 Intense Commercial/Light Industrial District to the north, south and east, B-2 Commercial District to the south and west and R-3 Single Family Residence District to the south.

The Macon County and Decatur Comprehensive Plan shows this area as employment. The land uses permitted by the M-1 Intense Commercial/Light Industrial District are compatible with the majority of uses to the north and east as well as the zoning to the north, east and west.

If the property is rezoned to M-1 Intense Commercial/Light Industrial District and development occurs, the adjacent properties will have a buffer yard between the residential properties and the development in accordance with the regulations of the Zoning Ordinance.

Staff recommends approval of the rezoning.

Section XXIX. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing on a rezoning request, and then forward its report and recommendation to the City Council for final approval. A motion to forward Calendar Number 15-12 to the City Council with a recommendation for approval is suggested.

Mr. Matt Dial asked what the buffer yard referred to. Ms. Suzy Stickle said if the property by the mobile home park is developed the buffer yard would come into play. It is ten (10) percent of the width of the lot. The minimum is ten (10) feet and the maximum is fifty (50) feet. Mr. Dial asked if they were planning on building in the mobile home park area. Ms. Stickle said at this time no. There are also landscaping requirements for the buffer yard and if there is a parking lot, dumpster or truck dock within twenty-five feet of the required buffer yard there would be a six (6) foot site break fence required.

Mrs. Mary Cave, representative, was sworn in by Mrs. Poland.

Mrs. Cave asked if there were any questions.

Mr. Dial asked if there were plans to build anything by the mobile home park. Mrs. Cave said the only plan at this time is to build at the far east of the property. Any future development next to the residential area would follow all the buffer yard and landscaping requirements.

There were no objectors present.

It was moved and seconded (Newton/Smith) to forward Calendar No. 15-12 to the City Council with a recommendation for approval. Motion carried unanimously.

MINUTES OF THE MEETING
OF THE
DECATUR PLAN COMMISSION

Thursday, March 5, 2015
City Council Chamber, Decatur Civic Center

The March 5, 2015 meeting of the Decatur City Plan Commission was called to order at 3:02 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Chairman Glenn Livingston who determined a quorum was present.

Members Present: Bruce Frantz, Jack Myatt, Kent Newton,
Susie Peck, Mike Sotiroff, Glenn Livingston

Members Absent: Bill Clevenger, Matt Dial, Ed Harris, Terry Smith

Staff Present: Suzy Stickle, Billy Tyus, Joselyn Stewart,
Griffin Enyart, Troy Hall, Wendy Morthland, Janet Poland

It was moved and seconded (Frantz/Peck) to approve the minutes of the February 5, 2015 meeting of the Decatur City Plan Commission as presented. Motion carried unanimously.

New Business

Cal. No. 15-09	Petition of MY SHIPPING PLACE, LTD to rezone property located at 575 NORTH BRUSH COLLEGE ROAD from R-3 Single Family Residence District to M-1 Intense Commercial/Light Industrial District.
----------------	--

Ms. Suzy Stickle was sworn in by Mrs. Janet Poland.

Ms. Stickle presented the recommendation of staff:

The subject site is approximately 7.5 acres and is located at 575 North Brush College Road. The site is the former Brush College Elementary School and is currently zoned R-3 Single Family Residence District.

The petitioner proposes to rezone from R-3 Single Family Residence District to M-1 Intense Commercial/Light Industrial District to allow for all those uses permitted in the M-1 Intense Commercial/Light Industrial District.

The surrounding zoning immediately adjacent to the parcel includes B-2 Commercial District to the south and east, and R-3 Single Family Residence District to the north and west. There is also a significant amount of M-1 Intense Commercial/Light Industrial to the north and west and plans are to develop the corridor as a transportation corridor. The Macon County and Decatur Comprehensive Plan shows this area as Schools-Public and Private as well as Open Space. The permitted land uses in the M-1 District are compatible with land uses to the east and south. The proposed zoning is compatible with adjacent zoning districts to the east and south.

Although the Comprehensive Plan shows this area as schools and open space, there is low potential for development of this site for schools, parks and open space given its proximity to the industrial areas and the intermodal ramp to the north and the potential future of North Brush College Road corridor expansion. An intense commercial/light industrial use in this proximity to the intermodal ramp would be an appropriate use for this site.

If the property is rezoned to M-1 Intense Commercial/Light Industrial District and a change in use or other development occurs, the adjacent properties will have a buffer yard between the residential properties and the development in accordance with the regulations of the Zoning Ordinance.

Staff recommends approval of the rezoning.

Section XXIX. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing on a rezoning request, and then forward its report and recommendation to the City Council for final approval. A motion to forward Calendar Number 15-09 to the City Council with a recommendation for approval is suggested.

Mr. Tony Caccomo, representative, was sworn in by Mrs. Poland.

Mr. Caccomo stated the intended use for this property is to turn it into a commercial baking facility. He said this is an appropriate use for this property. The site, building and location fit.

Mr. Jack Myatt asked what type of employment opportunities this would bring.

Mr. Caccomo stated at full occupancy which will be in twelve (12) to eighteen (18) months they hope to have twenty-five (25) jobs in baking, packing and distribution.

Mr. Bruce Frantz asked if they planned to do any demolishing or an addition to the building. Mr. Caccomo said they plan to reconfigure some of the rooms inside and he feels as they incubate some smaller companies, and as they grow, they will add additional food manufacturing facilities.

Chairman Glenn Livingston asked how long it would take before they are operating. Mr. Caccomo stated they should be in production between six (6) and seven (7) months and fully occupied within twelve (12) to eighteen (18) months.

Mr. Frantz asked if they had anticipated any partnering with Richland Community College. Mr. Caccomo stated they will have a very strong partnership with Richland's Culinary Arts Department as well as their Business Department.

Mr. Charlie McGorray, was sworn in by Mrs. Poland.

Mr. McGorray said he has helped Mr. Caccomo get this project off the ground and running. He stated they should be able to employ a lot of people. If things go the way they expect they should be able to employ more than forty (40) people in three (3) to four (4) years.

There were no objectors present.

It was moved and seconded (Frantz/Myatt) to forward Calendar No. 15-09 to the City Council with a recommendation for approval. Motion carried unanimously.

Cal. No. 15-10

Petition of JUDD BOURNE, to rezone property located at 550 NORTH VAN DYKE STREET from M-2 Heavy Industrial District to M-1 Intense Commercial/Light Industrial District.

The subject site located at 550 North Van Dyke Street is currently zoned M-2 Heavy Industrial District and consists of approximately 1.69 acres.

The petitioner proposes to rezone from M-2 Heavy Industrial District to M-1 Intense Commercial/Light Industrial District to allow for all those uses permitted in the M-1 Intense Commercial/Light Industrial District.

Rezoning the site from M-2 Heavy Industrial District to M-1 Intense Commercial-Light Industrial District would decrease the intensity of the uses permitted on the site and not create any adverse effects on the adjacent properties or the City as a whole.

The surrounding zoning includes M-2 Heavy Industrial to the north and east, M-1 Intense Commercial-Light Industrial District to the south and B-2 Commercial District to the west. The Macon County and Decatur Comprehensive Plan shows this area as Employment. The existing uses of the property are permitted uses in the M-1 Intense Commercial/Light Industrial District. The existing uses are compatible with both the adjacent uses and zoning districts.

Staff recommends approval of the rezoning.

A motion to forward Calendar Number 15-10 to the City Council with a recommendation for approval is suggested.

Ms. Diana Stone, representative, was sworn in by Mrs. Poland.

Ms. Stone said that Mr. Judd Bourne wanted to change the rezoning so that they can have retail outlets to promote more business in Decatur.

Chairman Livingston asked if there would be a lot of renovations. Ms. Stone said that renovations have been made and Mr. Bourne is ready to rent out to businesses.

Mr. Frantz asked if any historical efforts had been put in to maintain the building. Ms. Stone said she was not aware of any. Ms. Stickle said she was not aware of any historical efforts that had been made.

There were no objectors present.

It was moved and seconded (Sotiroff/Newton) to forward Calendar No. 15-10 to the City Council with a recommendation for approval. Motion carried unanimously.

There being no further business, it was moved and seconded (Myatt/Frantz) to adjourn the meeting. Motion carried unanimously. Chairman Glenn Livingston declared the meeting adjourned at 3:14 P.M.



Kent Newton, Secretary
Decatur City Plan Commission

COUNCIL MEMORANDUM

2015-03

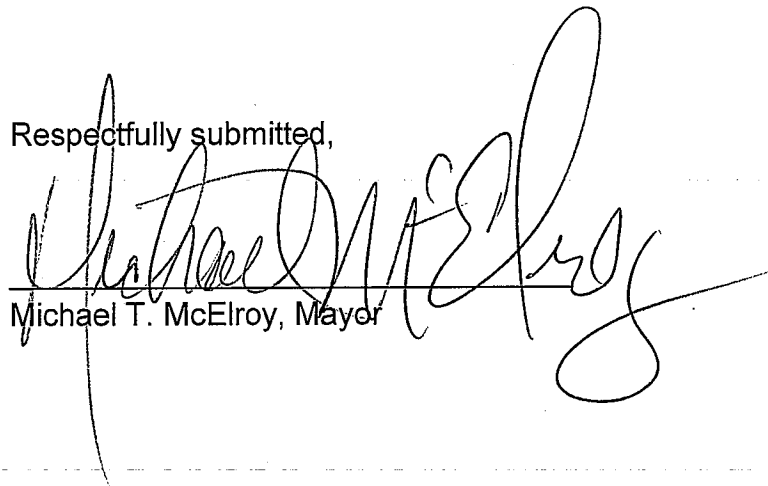
DATE: April 28, 2015
TO: Council Members
FROM: Michael T. McElroy, Mayor
SUBJECT: Appointment of City Clerk

Your approval of the appointment by the Mayor of the following named person to the office designated is hereby requested:

Debra G. Bright

City Clerk

Respectfully submitted,


Michael T. McElroy, Mayor

ORDINANCE NO. 2015-_____

**ORDINANCE APPROVING APPOINTMENT
CITY CLERK**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:

Section 1. That the request for approval of appointment by the Mayor of Debra G. Bright, City Clerk, be received and placed on file.

Section 2. That said request be, and the same is hereby, approved, and said person be, and she is hereby, authorized and directed to be appointed to said respective office for the term of four years commencing May 1, 2015, and continuing to April 30, 2019, or until her respective successor is appointed and qualified.

Section 3. That the existing provisions of applicable ordinances in conflict with the provisions of this ordinance, to the extent of such conflict be, and the same are hereby modified to conform with the provisions hereof, otherwise to remain in full force and effect.

PRESENTED, PASSED, APPROVED AND RECORDED this _____ day of _____, 2015.

MICHAEL T. MC ELROY, MAYOR

ATTEST:

CITY CLERK

COUNCIL MEMORANDUM

2015-04

DATE: April 28, 2015
TO: Council Members
FROM: Michael T. McElroy, Mayor

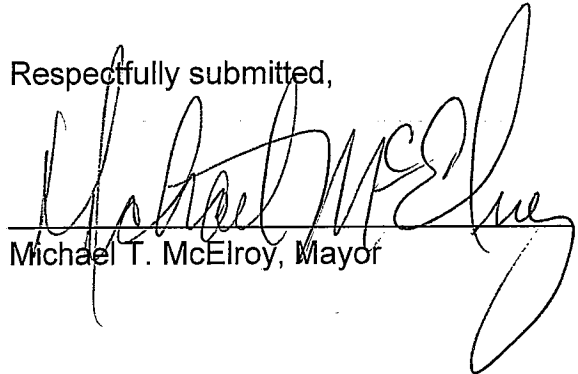
SUBJECT: Appointment of City Treasurer

Your approval of the appointment by the Mayor of the following named person to the office designated is hereby requested:

Gregg Zientara

City Treasurer

Respectfully submitted,



Michael T. McElroy, Mayor

ORDINANCE NO. 2015-_____

**ORDINANCE APPROVING APPOINTMENT
CITY TREASURER**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:

Section 1. That the request for approval of appointment by the Mayor of Gregg Zientara, City Treasurer, be received and placed on file.

Section 2. That said request be, and the same is hereby, approved, and said person be, and he is hereby, authorized and directed to be appointed to said respective office for the term of four years commencing May 1, 2015, and continuing to April 30, 2019, or until his respective successor is appointed and qualified.

Section 3. That the existing provisions of applicable ordinances in conflict with the provisions of this ordinance, to the extent of such conflict be, and the same are hereby modified to conform with the provisions hereof, otherwise to remain in full force and effect.

PRESENTED, PASSED, APPROVED AND RECORDED this _____ day of _____, 2015.

MICHAEL T. MC ELROY, MAYOR

ATTEST:

CITY CLERK

COUNCIL MEMORANDUM

2015-05

DATE: April 28, 2015

TO: Council Members

FROM: Michael T. McElroy, Mayor

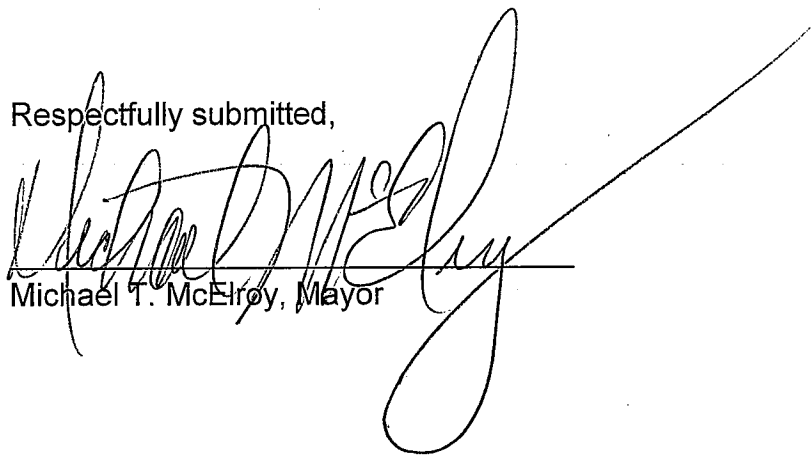
SUBJECT: Appointment of Mayor Pro Tempore

Your approval of the appointment by the Mayor of the following named person to the office designated is hereby requested:

Julie Moore-Wolfe

Mayor Pro Tempore

Respectfully submitted,



Michael T. McElroy, Mayor

ORDINANCE NO. 2015-_____

ORDINANCE DESIGNATING MAYOR PRO TEMPORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:

Section 1. That Councilwoman Julie Moore-Wolfe be, and said Councilwoman is hereby, designated Mayor Pro Tempore.

Section 2. That in case of the temporary absence of the Mayor from the City or the temporary inability of the Mayor to discharge the duties of Mayor, said duties shall be discharged by said Mayor Pro Tempore.

PRESENTED, PASSED, APPROVED AND RECORDED this _____ day of _____, 2015.

MICHAEL T. MC ELROY, MAYOR

ATTEST:

CITY CLERK

**COUNCIL INFORMATION MEMORANDUM
NO. 2015 - 18**

DATE: April 30, 2015

TO: Honorable Mayor McElroy and City Council Members

FROM: Tim Gleason, City Manager
Richard G. Marley, P.E., Public Works Director

SUBJECT: Siren Control System Replacement

Work is scheduled to start on Tuesday May 12, 2015 to replace radio controls for the City's 21 outdoor emergency warning sirens. The work is scheduled to be complete on Friday May 29, 2015. Work will proceed on one siren at a time. All other sirens in the system will remain operational while each siren is being upgraded.

Each siren will be tested after the radio control upgrade is installed by turning the siren on and off within a few seconds. The on-off test could occur one to three times at each siren. During the test, a short burst of sound lasting no more than 15 seconds will be heard from the siren. Press releases will be issued before control replacement work begins on May 12th to inform the public of the siren tests. A follow-up press release will be issued to notify the public when the work is completed.

No work to replace siren radio control systems will occur during possible severe weather events.

This is for your information.