

## REDEVELOPMENT COMMISSION – MINUTES

SEPTEMBER 14, 2020

**MEMBERS:** Keith Campbell, Dick Robertson, Dr. Robert Taylor, Jon Milleman and Corey Kutz

Also in attendance – Communications & Community Development Joe Le Page, Attorney Rob Schein, Clerk-Treasurer Tonya Thayer

Corey Kutz calls the meeting to order at 6:30 p.m. and everyone is led in the Pledge of Allegiance.

Roll Call – Absent Jon Milleman

### APPROVAL OF AUGUST 10, 2020 MINUTES

*Motion by Robertson to approve said minutes, 2<sup>nd</sup> by Taylor. Motion carries by unanimous vote*

### NEW BUSINESS

**125 S. MERIDIAN STREET DEMOLITION BIDS/AWARD –** Derek Warren, Planning & Zoning opens and reads 8 bids for demolition. Denney Excavating was awarded the bid not to exceed \$260,688. **\*An error was discovered on 10-13-2020 that the contingency \$43,448 (which was figured at 20% and should have been figured at 10%) for \$21,724, making the new grand total \$238,964 (not \$260,688), which will be revised at the October 13, 2020 meeting.**

Member of the Audience comes forward: Bob Donahue, Project Manager for Ace Paving, one of the companies that submitted a bid (the lowest bid) and states that “while we are new in the public works demolition side of our business we have been in the wrecking business for many years. We don’t have any previous history doing public works demolition, but we do have demolition

history that we can provide to the board. I would like for the board to consider not paying additional taxpayer dollars because of our lack of experience. We put together a pretty good team, we worked on this very hard to be very competitive in our numbers, we had a good number, and we can do the work. I don't think we should be disqualified; our bid bond met the requirements of the State Board of Accounts which should be sufficient. I ask you to reconsider who you make your award to or delay making the award to look at it a little closer. I just don't think this is how public works bidding... I did a lot of resurfacing work myself, but I also have a background in public works and I find this very unusual, I believe our bid was responsive and I believe we can do the work."

Kevin Krulik, City Engineer responds "we are sympathetic to taxpayer money that we are charged with allocating and executing and we take that very seriously when we are recommending something that is above or beyond the lowest bid received. The issue with the bond – we all agree we could get past that and look forward; they did submit some bonding documentation it just wasn't in the format we had asked for or recommended. The responsibility of the issue in my opinion and staff opinion is this is a surgical type of demolition, with the building sitting on all 4 property lines, on SR 32, Meridian St. with streetlight poles at that intersection. We think it would be responsible of us to determine and award to a contractor, that in our opinion, the most critical thing that they have existing public works demolition projects under their belts. Again, no offense to Ace Paving, we are being responsible not just with dollars and cents but being responsible with the nature of the contractor, that is why our recommendation to go with the 2<sup>nd</sup> bidder and determine them responsible and determine the low bidder non responsible because of the experience requirement."

Member Robertson agrees with Krulik's recommendation.

*Motion by Robertson to approve the demolition contract with Denney Excavating also to include the Alt. No. 2, resurfacing and striping of the parking lot on the North side and contingency of 10% for a total of \$260,688, 2<sup>nd</sup> by Taylor. Motion carries by a unanimous vote. **\*See above to amend error.***

**THE HEART OF LEBANON – PROGRESS REPORT – Missy Krulik gives report.**

**CLAIMS**

***Motion by Robertson to pay the Claims, 2<sup>nd</sup> by Taylor. Motion carries by unanimous vote.***

**ADJOURNMENT**

***Motion by Robertson to adjourn, 2<sup>nd</sup> by Kutz. Motion carries by unanimous vote.***

The next regular Lebanon RDC meeting is scheduled for: Tuesday, October 13,  
2020 at 6:30 pm

*Respectfully submitted by Tonya Thayer, Clerk-Treasurer*