



**CITY OF
MONTPELIER
MONTPELIER,
VERMONT**

Agenda for City
Council Meeting
Wednesday, July 9,
2014
06:30 P.M.

- 1) Call to Order by the Mayor
- 2) 14-169. General Business and Appearances
- 3) 14-170. Consideration of the Consent Agenda:
 - a) Approve Minutes from the June 25, 2014 Regular City Council Meeting.
 - b) Approve a request from Julie Smart and Steve Pitonyak, Meadow Neighborhood Party Committee, for permission to close Summer Street (from Spring to Winter) for their "27th Annual Block Party" scheduled to be held on Saturday, August 16th, from 3:00 to 10:00 P.M. Their rain date would be Saturday, August 23rd.
 - c) Approve a request for a waiver of the City's Noise Ordinance for the above-mentioned Meadow Neighborhood Party in order to play music from 9:00 to 10:00 P.M.
 - d) Award the contract for Bituminous Concrete Paving - FY2015
 - 1) The Public Works Department solicited Invitations for Bids through the local newspaper and on the Vermont Bid System for the scheduled summer paving work. Bids were opened on Thursday, July 3rd, 2014 at 10:00 A.M. A total of three Contractors requested the contract bid documents but only one sealed and competitive unit price bid was received and publicly opened (Bid Tabulation attached). In addition to asphalt paving of streets, the

contract bid items include pavement reclamation, cold-plane/milling, excavation, sidewalk paving, curbing, and other incidental items. We also included a separate bid item for the paving of the Granite Street bridge deck as an "add- alternative". Shimming of "Upper" Main Street was included in the bid quantities, but this work would only be performed if the low bid price was favorable and within budget.

- 2) The single bid received was submitted by Engineers Construction, Inc. (ECI) in the amount of \$532,787.00 as the base bid and \$10,600.0 for the bridge add-alternative giving us a Total Bid of \$543,387.00.
- 3) ECI has successfully completed our annual paving contracts for several seasons in the past including the previous two seasons, and we have been very pleased with the quality of their work, project management approach and reliable schedules. A bid evaluation was conducted comparing the bid prices with our estimate of probable costs. This review revealed that the ECI bid is within, or slightly below, cost expectations for the various unit prices. The bid was not weighted, no irregularities were discovered and/or undue advantages revealed. Therefore, DPW staff has concluded that the low bid is in compliance with the contract instructions and requirements.
- 4) The streets scheduled for various surface improvements through this contract will be: Baldwin Street; Barre Street (Main Street - Charles Street); Main Street (4 segments, Loomis Street - Towne Hill Road); "Upper" Main Street (shim only: Murray Hill Drive - E. Montpelier corporate boundary); Greenock Avenue; Dyer Avenue; Emmons Street; Heaton Street and Woodrow Avenue (contiguous section); Freedom Drive; Gould Hill Road; Judson Drive; Putnam Street; and Witt Place.
- 5) Funding for the contract and for DPW supporting work (materials and equipment) is available from the Capital Improvement Plan (CIP), Resurfacing, Rehabilitation & Reconstruction Budget in the amount of \$561,365.00. For the Granite Street Bridge paving, this expense will be drawn from the Bridge Maintenance accounts.
- 6) Recommendation: Award of the construction contract for Bituminous Concrete Paving FY 15 as recommended by Public

Works staff to Engineers Construction, Inc. (ECI) in the amount of \$543,387.00 to include acceptance of the add-alternative bridge paving and designation of the City Manager as the duly authorized agent to execute the contract documents and any contract change orders if applicable.

- e) Payroll and Bills
- 4) 14-171. Consideration of setting the FY 2015 Municipal Tax Rate of \$0.9767, the Water/Sewer Benefit Charge of \$.02 and Sewer Separation Charge of \$.07; see attached memorandum from Finance Director.
- 5) 14-172. Appointments to the Development Review Board
 - a) The 3-year terms of Kevin O'Connell and John Lindley, III expire this month.
 - b) Staff advertised for these positions and received responses from Kevin O'Connell and Jack Lindley, both seeking reappointment; and new applicants John Adams, Elinor Bacon and Glennie Sewell.
 - c) It is anticipated that City Council will enter into Executive Session in accordance with Title I, §313, Executive Sessions, (3) The appointment or employment or evaluation of a public officer or employee.
 - c) Recommendation: Following an opportunity to meet and ask questions of the candidates, enter into Executive Session; return to public session and announce appointments to fill the two, 3-year terms on the Development Review Board.
- 6) 14-173. One Taylor Street Redevelopment - Discussion of Use
 - a) Council conducted a Public Hearing at their June 25th meeting which allowed the public to offer direct comments to the Council about their preferences. Richard Heaps from Northern Economic Consulting, Inc., Westford, Vermont, was in attendance to answer questions.
 - b) Prior to the June 25th hearing, parties from Redstone Commercial Group and the Capitol Plaza reached an agreement; the following is an excerpt from the joint statement they released: "As a neighbor to the project, the

Capitol Plaza will work with the City of Montpelier to provide the easement necessary across the Capitol Plaza property to complete the bike path portion of the project. Redstone, in turn, has decided not to pursue a hotel or other lodging establishment on the 1 Taylor Street property." This allowed the discussion to center around office space vs. residential units during the hearing.

- c) This project is #7 on the City Council's list of Goals for 2014-15: "Make significant progress on three major outstanding capital projects: District Heat, Transit Center and Montpelier Bike Path."
- d) Recommendation: Further discussion, and possible input from citizens; direction to staff and the developer.

7) 14-174. Discussion regarding the Public Safety Authority

- a) This item is a follow up to City Council's Goal #1: "Balance and control municipal budgeting, taxes and services relative to current population and grand list tax base, Subsection, "Further explore inter-municipal and intra-municipal agreements, as well as the possibility of merged services to find efficiencies."
- b) City Councilors Tom Golonka and Dona Bate will provide Council with an update.
- c) Recommendation: Receive update; discussion; possible direction to the PSA reps and/or staff.

8) 14-175. Discussion of the Council Goal #3: "Alleviate parking pressures in Montpelier to maintain a vibrant downtown."

- a) Staff will report out on the action step of: "Explore feasibility of parking structures in Montpelier."
- b) Recommendation: Receive update; discussion; possible direction to staff.

9) 14-176. Discussion of the Council Goal #5 "Create a hospitable environment for development."

- a) Staff will report out on the action step of "Adopt an economic development strategic plan."
- b) Staff recommends hiring a consultant to work with the Director of Planning and Community Development on the development of an Economic Development Strategic Plan. A proposed scope for this work is attached.
- c) Recommendation: Receive update from staff; discussion; direction to staff.

10) 14-177. Reports by City Council

11) 14-178. Mayor's Report

12) 14-179. Report by the City Clerk

13) 14-180. Status Reports by the City Manager Meeting with Attorney Robert Fletcher regarding the Vermont College of Fine Arts vs. City, Tax Appeal Case.

- a) It is anticipated that the entire substance of this update/discussion will be conducted in Executive Session in accordance with Title I, §313, Executive Sessions, (a) (1) "Contracts, labor relations agreements with employees, arbitration, mediation, grievances, civil actions, or prosecutions by the state, where premature general public knowledge would clearly place the state, municipality or other public body, or person involved at a substantial disadvantage."

14) Adjournment