

MINUTES
Plainwell City Council
July 6, 2020

1. Mayor Keeler called the special meeting to order at 5:01 PM in City Hall Council Chambers.
2. Roll Call: Present: Mayor Keeler, Pro Tem Steele and Councilmember Wisnaski. Absent: Councilmember Overhuel and Councilmember Keeney.
Clerk Kelley confirmed there is a Quorum of the Council present.

3. New Business:

- A. City Manager Wilson and GHD Project Manager Jodie Dembowski provided an update on the Mill Demolition Project. The Memorandum of Agreement (MOA) was received by the Wisconsin Potawatomi Tribe on July 1. A worksheet breaking down costs was reviewed with Council. The proposed contract had a different total number, so the parties need to confirm all the modifications are accounted for. The schedule of work also needs to be clarified – Melching has agreed to honor the number of days to be worked, the new schedule needs to be finalized. There are required 10-day notices before abatement can begin. It was noted that there will be safety work to be done before actual demolition can start, but this work can be done during the abatement process. Melching has hired a safety director and GHD will monitor the project as well.

A motion by Steele, seconded by Wisnaski, to award Melching Inc. with an agreement to demolish 220,000 square feet of the Mill buildings in an amount of \$3,805,250.00, subject to confirmation of the costs included in the contract. On a roll call vote, all in favor. Motion passed.

- B. City Manager Wilson reported additional engineering work was needed to complete the preliminary stages of the Mill Demolition Project related to changes from the original plans to Building 2 and 3 changes recommended by the State Historic Preservation Office (SHPO). The work has been substantially completed and Wilson recommends approval of a change order with GHD for the work.

A motion by Steele, seconded by Wisnaski, to approve a Change Order of \$27,500.00 with GHD for additional Phase III engineering services. On a roll call vote, all in favor. Motion passed.

City Manager Wilson also asked for authority to negotiate a project with GHD to provide project oversight, reporting and monitoring. The preliminary cost estimate provided to Council is \$505,780.00 and includes costs for project oversight, reporting, sampling and on-site monitoring (which includes travel and per diem).

A motion by Wisnaski, seconded by Steele, to authorize the City Manager to negotiate a contract with GHD for project oversight services in an amount not to exceed \$505,780.00. On a roll call vote, all in favor. Motion passed.

City Manager Wilson reported air monitoring during the abatement project is another component of the Project that has a known cost. The city would contract with Analytical Testing and Consulting Services to provide air monitoring during and after the abatement work. The cost of the project is \$39,000 for 64 days' work plus eight (8) final air clearance samples.

A motion by Wisnaski, seconded by Steele, to approve the project with Analytical Testing and Consulting Services for air quality monitoring services during an after abatement at a cost of \$39,000. On a roll call vote, all in favor. Motion passed.

4. Public Comments: None
5. Council Comments: None
6. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 5:46 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
July 13, 2020



Brian Kelley, City Clerk