



**Special Meeting and Regular Meeting  
January 8, 2021**

**Special Meeting**

**Call to Order:** The Board met virtually due to the COVID-19 pandemic per House Bill 197. The meeting was called to order at 6:35 p.m. by Bob Becker

**Roll Call:** Bob Becker, Cindy Lombardo, Jeff Deluca, Sandy Apidone, Maureen McGinty, Anita Gantner, and Art Gonzales

**Also in Attendance:** Park Director David Green, Administrative Coordinator Mindy Remec, and approximately 33 attendees.

**Unfinished Business:**

**Phase 2 bid Award Resolution 02-2021**

Mr. Gonzales introduced the discussion on Phase 2 bid awards. He reviewed costs for the base bid, base bid with alternate 1, and base bid with alternates 1 and 2. The base bid lowest bidder was Suburban at a cost of \$615,742. The base bid with alternate 1 lowest bidder was Northstar at a cost of \$675,239.70. The base bid with alternates 1 and 2 lowest bidder was Northstar at a cost of \$741,364.70. All of these options would have an additional 10 percent contingency cost plus engineering administration cost from Gannett Fleming of \$87,000.

The board discussed the three project bid options in detail, costs involved, start date for work, ODNR compliance, and the residual amounts that would be left available in the capital fund should any of the bids be accepted.

**MOTION by:** Mr. Gonzales and seconded by Mr. Deluca to approve and accept The Base Bid with Alternates 1 and 2 from Northstar Contracting, Inc. at a cost of \$741,364.70 plus a 10 percent contingency and engineering oversight with Gannett Fleming of \$87,000 with a late May 2021 start date

**DISCUSSION:** Additional trustee comments were about concerns for depleting reserve funds and the risk involved for cost overruns due to unknown factors, belief that the cost is accurate due to Gannett Fleming's estimate and the contractors' bids, and the average percentage cost of change orders.

**MOTION FAILED, Vote taken by roll call:** Ms. Lombardo (No), Mr. Becker (No), Mr. Deluca (Yea), Ms. Gantner (No), Mr. Gonzales (Yea), Ms. Apidone (No), Ms. McGinty (No)

**MOTION by:** Ms. Gantner and seconded by Mr. Deluca to approve and accept The Base Bid from Suburban at a cost of \$615,742 plus a 10 percent contingency and engineering oversight with Gannett Fleming of \$87,000

**DISCUSSION:** Trustees discussed the potential for the administration fee to be less than \$87,000 if the base bid only were approved

**AMENDED MOTION by:** Mr. Gonzales and seconded by Mr. Deluca to amend the motion to approve and accept The Base Bid with Alternate 1 from Northstar Contracting, Inc. at a cost of \$675,239.70 plus a 10 percent contingency and engineering oversight with Gannett Fleming of \$87,000

**DISCUSSION:** Additional trustee comments were confusion with the process, discussion about costs and potential amounts left in the capital fund, and ODNR compliance

**AMENDED MOTION PASSED, Vote taken by roll call: Ms. Apidone (No), Ms. Lombardo (Yea), Mr. Becker (Yea), Mr. Gonzales (Yea), Ms. McGinty (No), Ms. Gantner (Yea), Mr. Deluca (Yea)**

#### **Freedom Trail Letter**

Mr. Becker introduced discussion on the plan previously presented by Ms. Juanita Taylor and Ms. Serena Juchnowski to register the Oviatt house on the National Park Services Underground Railroad Network to Freedom. A motion authorizing Park Director Mr. Green to give permission to submit an application for the Freedom Trail registry does not bind the board from taking future action on Oviatt House.

**MOTION by:** Ms. Gantner and seconded by Mr. Gonzales authorizing Park Director Mr. Green to sign a letter giving permission for the National Park Services Underground Railroad Network to Freedom application

**DISCUSSION:** Additional discussion included explanation that this application was to have the location of the Oviatt House placed on the map for the Freedom Trail regardless of whether the house remains at that location. There are no consequences for future demolition of the house.

**MOTION PASSED, Vote taken by roll call: Mr. Becker (Yea), Ms. Lombardo (Yea), Mr. Deluca (Yea), Ms. McGinty (No), Ms. Gantner (Yea), Ms. Apidone (Yea), Mr. Gonzales (Yea)**

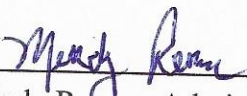
#### **Adjournment:**

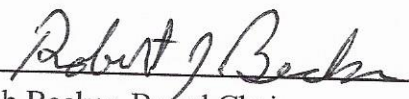
**MOTION by:** Ms. Lombardo and seconded by Ms. Gantner to adjourn the meeting at 7:26 p.m.

**MOTION PASSED, Vote taken by voice Yea, which was unanimous**

Submitted by:

Accepted by:

  
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Mindy Reme, Administrative  
Coordinator

  
\_\_\_\_\_  
Bob Becker, Board Chairperson