

PUBLIC WORKS / FINANCE / SAFETY COMMITTEE MEETING

Monday, October 15, 2018

Present: Mayor Caron and Council Members Buhler, Danforth, Roby, Solum, Thorson, Vilhauer & Weyh

Also Present: Colin Paulsen, Kristen Bobzien, Matt Roby, Rod DeJong, Steve Lehner, Jeff DeVille & others

The meeting was called to order by Mayor Sarah Caron.

Approval of the Consent Agenda

Motion was made by Bruce Buhler and seconded by Josh Weyh to approve the following items on the Consent Agenda: minutes from the October 1, 2018 Public Works/Finance/Safety Committee meeting. All voted in favor and motion carried.

Public Comment

None

Approval of the Agenda

Motion was made by Glen Vilhauer and seconded by Mike Danforth to approve the agenda; all voted in favor and motion carried.

Authorization for the Mayor to sign Amendment to the Prairie View Addition Development Agreement

City Attorney Matt Roby introduced the topic by explaining that this is an addendum to the development agreement from 2013 between the City and Midwest Business Condos, developers of Prairie View Addition. The addendum came forward as a result of meetings between city officials, the developer and the developer's engineer. This will amend the development agreement to reflect payments made to the developer that were not reflected in the original development agreement for the installation of storm sewer along 27th Street and 14th Avenue. This will also amend the development agreement to reflect the City's agreement to contribute 1/3 of the cost of the construction of the drainage system on Cherry Drive that had not been installed as originally agreed to, and would replace the previous exhibit that reflected the cost of the project with a new exhibit reflecting the updated costs. Rod DeJong from Aason Engineering, was present and answered questions. Discussion ensued as to clarifying the costs on the exhibits. The estimated cost of installing the drainage on Cherry Drive is \$38,742.00, but the City will pay for 1/3 of the exact costs. Motion was made by Mike Danforth and seconded by Brad Thorson to recommend authorization for the Mayor to sign the Amendment to the Agreement; all voted in favor and motion carried.

Consideration of Change Order No. 2 (Final) for the Miscellaneous Storm & Street Improvements Project No. 1718 with J&J Earthworks Inc. for an increase of \$400.00, bringing the total contract amount to \$182,036.00

Assistant City Engineer Colin Paulsen reviewed Change Order No. 2 for the Miscellaneous Storm & Street Improvements Project. This is a project from last year that had one outstanding item to be installed, and that work has now been completed. The change order reflects actual quantities installed, and will close out the project. Motion was made by Josh Weyh and seconded by Mike Danforth to recommend approval of the change order; all voted in favor and motion carried.

Consideration of Change Order No. 5 (Final) for the Sanitary Sewer Improvements Project No. 1808 with Duininck Inc. for an increase of \$3416.00, bringing the total contract amount to \$523,625.41

Colin Paulsen reviewed Change Order No. 5 (Final) for the Sanitary Sewer Improvements Project. This project has had multiple change orders, due to the discovery of inadequate base course under three of the streets. The project originally included overlaying additional areas, but it was determined that work could be completed next year to help save money on this project. All work has now been completed on this project, and this change order reflects actual quantities installed. Motion was made by Glen Vilhauer and seconded by Bruce Buhler to recommend approval of the change order; all voted in favor and motion carried.

Old Business

Discussion on water services for 26th Street SE

Mayor Caron reviewed the issue regarding water services for the 26th Street SE assessment project. This area is within the city's industrial park, and all the roads were completed years ago except for one stub on 26th street which served one lot. Until now there hasn't been any interest in developing that lot. The lots have now all been sold on both sides of 26th and the owners have petitioned for a street improvement project, which was approved. All the utilities, curb & gutter, and asphalt pavement was included in the assessment project costs. The issue came up regarding the water main. City ordinance states that all services in a new development have to be stubbed in before the pavement goes down. Municipal Utilities has a policy that they don't stub water services out until there is a final plat or building plan for a lot. There is no firm plan for the lot subdivision at this time, and the new owners are still in planning stages and may subdivide the lots. The City would not like to see the new asphalt dug up to install services at a later time because that impacts the integrity of the road and asphalt is expensive to repair. Municipal Utilities would install the services now, if the City were to sign off on a letter guaranteeing that the city would be responsible for the costs associated with abandoning the services in case the properties do not develop as expected. The Mayor is not comfortable signing without the council's approval, and feels it would obligate the taxpayers for expensive repairs for an indefinite time. Municipal Utilities General Manager Steve Lehner, and Water Superintendent Jeff DeVille, were present at the meeting and explained about their policy. State Statute dictates one water service per lot, and this area in question is currently platted as one lot. In the past they have had issues when they have installed the taps without a firm building plan. Services get put in the wrong place or the wrong size, or additional services are needed, and the road has to be dug up anyway. Normally the owners request the water services, and they would be responsible for moving or abandoning them if needed, but in this case the City is asking for the water services on behalf of the owners as part of the procedure for the assessment project. Upon further discussion, it was decided to investigate the stipulations of the purchase agreement to see if the land could be sold and subdivided, and to hold off paving the road until there are firm plans from the owner. No formal action was taken.

New Business

None

Executive Session

None held.

Motion made by Josh Weyh and seconded by Don Roby to adjourn meeting at approximately 5:12 p.m.; all voted in favor and motion carried.

Respectfully submitted,
Lori Marscheider