

MINUTES/PUBLIC SERVICE COMMITTEE
Friday, May 9, 1997 - 4:17 p.m.

Members present: Hagness, Beyer, Hafner.

1. Matter of Project No. 4225, South Washington Street Reconstruction.

Al Grasser, asst. city engineer, reported that the current status of the project is that it has been bid and contract awarded, Strata low bidder, that they were going to make some modifications to the storm sewer design but because of flood haven't been able to finalize the change order and because of the flood there have been a lot of questions on how to proceed and where to go with project. Mr. Vein reported he had talked with Ray Zink and that there may be some concern on City's part whether we proceed with that project this year in light of what's happened and because of effect on businesses that have already been impacted, that he felt that was decision council would have to make, and that our priorities have changed in the last month. He noted that there would be cost to break contract at this point, and costs to the DOT for design. He noted that we will be going into a new Highway bill and effect down the road, but before going back to the DOT wanted to have some indication from council about their desire to continue with the project. He reported that there has been some discussion re. lowering of the road and concern about that, that he is not concerned about lowering of the road from a flood protection stand-point but we are going to build a flood protection project so long term having it act as a dike, need dike along river and not down South Washington.

Hafner stated that clearer concern is the business disruption along South Washington Street, and should negotiate with contractor and DOT to see if could delay for year or two. Mr. Vein stated business recovery going to be more than year, and Mr. Zink's not sure what effects of delay would be. Beyer stated that Strata Corporation local firm and flood has also affected their business. Mr. Grasser reported he has talked to Strata, that they wouldn't object to delay but wouldn't want to see project eliminated, lot of complications with funding and how feds allocate money to the states, have to spend certain amount of that allocation each year. Mr. Vein stated that Rodney Slater, Secretary of Transportation, has been here and thinks he would look at what's happened to us and work on solution to this, that he seemed to be very receptive to working with us on whatever issues we have. Mr. Vein reported that DOT wants to talk on Monday.

Doug Goodman submitted letter from Southside Development Corporation, which represents the businesses along the South Washington Street corridor, stating that because of the unprecedented disaster suffered by the area requires a change in our plans for the future..... and strongly recommends the South Washington Street project be postponed until a flood protection plan, including dikes, is in place.

MINUTES/PUBLIC SERVICE COMMITTEE

May 9, 1997 - Page 2

Mr. Grasser reported that they have consultant working on sewer design but not completed. It was also noted that Washington Street not the place for defense on the river. Mr. Vein stated that earliest before start construction of a flood control project would be two years and probably couple years to build.

Jim Lynch, Rydell Chevrolet and on executive committee of the Chamber of Commerce, stated he believes that the position of the Southside Development Corp. same as that of the Chamber of Commerce, that the South Washington Street project not attempting to be cancelled but delayed until flood protection for the city is in place, and that the City needs to focus on primary items of concern to this community and its future, and that constructing a project as controversial as South Washington and some other projects, while have merit, would be viewed by some as not putting efforts in the appropriate place. Hafner stated they have to find out ramifications of postponement or delay of the project.

After further discussion by the committee the matter was held; Mr. Vein will visit with State DOT and Strata.

2. Matter of status of various city construction projects.

Mr. Grasser reported that a number of projects were bid prior to the flood, and questioned whether to proceed with these projects, that after talking with contractors and city attorney, staff said there aren't any projects they would recommend terminating, may end up delaying and some change orders and may require some coordinating as to timing, contractors willing to work around this and not recommending any changes in contracts.

The committee discussed lift station projects #7 and effects on areas.

The committee reviewed bids for Lift Station #29 project, upgrading of lift station, Schedule B, general, Innes Construction for \$69,737, and John's Refrigeration for \$54,000 for electrical work. It was moved by Hafner and Hagness to award to the low bidders as noted. Beyer asked to be excused from voting on this matter, and it was so moved by Hafner and Hagness. Motion carried. Upon call for the question on the motion to award and upon voice vote the motion carried; Beyer abstaining.

5. Southend development.

Hafner stated he wanted to discuss lift station in the south end; that Tim Crary talked to him about wanting to start on afford-able housing development, and problem there is sanitary sewer line.

Mr. Vein stated they need to look at each and every development that close to the river to determine how fit in with future flood protection and may even want to hold up development in that area because of concern re. development east of Belmont Road. He stated **MINUTES/PUBLIC SERVICE COMMITTEE**

May 9, 1997 - Page 3

he met with Corps this morning asking for additional contour maps because didn't go far enough either north, south or west; that they are working on that and have to work on alignments in both those directions, and as far as future alignment would parallel the river to some extent south to 62nd, north farther than 27th and probably west of Interstate a mile or two to stop overland.

Beyer stated they need to know areas where allow people to relocate. Mr. Vein noted that Corps will look at Burke's, Rivers Edge from protection standpoint and design team look at from redevelop-ment standpoint; Corps' flood protection plan will basically define boundary by which design team will look at redevelopment within.

Mr. Grasser reported that Rivers Edge has sanitary sewer and water already installed but doesn't have storm sewer or paving, and questioned installing storm sewer and paving in area that would be within dike alignment, and second area is Tim Crary's area for affordable housing. Mark Lambrecht, CPS, stated that Dave Roberton very concerned as he has invested in water and sanitary sewer which is just about complete and have under contract storm sewer and have City designing street paving; they have sold several lots and have basements excavated; their investment great enough that they have substantial carrying

cost; they want to do what's right for the community and pledged to have any of their high ground land adjacent to the river available to work into the protection plan, have spoken with people to whom they have already sold lots and explained to them that there may be a line of protection, and they are hoping to work with the City and get the land necessary to have their subdivision within the line of protection but would like opportunity to speak to committee re. urgency of making decision.

The committee scheduled meeting for 12:00 noon on Thursday, May 15, at City Hall, and asked that developers (Tim Crary, Darrell Adams, Ralph Applegren or Dave Robertson, Dan Schmaltz) be notified.

3. Matter of dike alignment.

Beyer reported that Sunbeam residents called meeting today to discuss dike line as shown on the map (presented at May 5 council meeting), that if diversion channel goes some of those homes may be relocated, hearing lot of different comments, but need decision.

Mr. Vein stated that no one know where alignment going to be yet, need to set policy, and assumes buyout at pre-flood costs.

Hal Gershman stated that one of the issues is to get information out to the people is, that where they can live, they can live, because dike won't be built right away. He also noted that Fargo and St. Cloud advertising for people to move there, that they have jobs and homes. Hagness stated that council would be dealing with that issue. It was also stated that council members need to inform **MINUTES/PUBLIC SERVICE COMMITTEE**

May 9, 1997 - Page 4

residents, either by meetings, etc.

There was some discussion re. cost of buyout vs. other alternatives to dike (raising bridges, diversion, re-channelization) and Mr. Vein stated that they haven't estimated height of new dike, Corps told him this was 125-year flood, and that there are a number of things they will have to look at when final plan comes out; will have to look at diversion, re-channelization, bridges, etc., would still need some kind of dike but there are questions re. height, etc.

John Botsford, 707 Reeves Drive, expressed concern re. "gray area" and alternate route, knows of only two houses that had

water on the main floor, and before establish permanent lines would like to see what can be done to mitigate before destroy one of the nicer neighborhoods in the city, the committee stated that before put up dike needs to do that, but issue today is have to start telling people where line going to be. Mr. Gershman stated there are two levels of concern: Lincoln Drive area which has to go and let other segment know they have 2 years to make plans, but those that can't rebuild, need to know.

It was noted that most homes remain liveable, if fixing houses, would they be penalized later if houses taken. Mr. Vein noted that planners are on their way in, Fema bringing in trailers, that there is temporary housing at UND, etc. until get something more permanent. There was also some concern stated re. soil stability for dike. Committee stated that they need to have answers on Monday as far as where line going to be and what rules are going to be. Mr. Vein agreed.

Mr. Gershman stated that the downtown needs to be addressed, where drawing line will have major ramifications, that no major corporation or business is going to rebuild for two years; need to determine as soon as possible, so planning can start. He stated that if City said it were not going to touch buildings for two years, some would reopen their businesses, get them back in and help jump-start economy, big ones is where formal plan comes in; and we have chance to have most beautiful central area in the region when done.

Committee asked for report for Monday if Mr. Vein would be in Washington at that time. It was noted that many people out there think they can't do anything, when in realty City won't be able to do anything for 2-3 years. Mr. Vein stated that policies should be established by council, discuss ramifications and research legalities, need to make sure not mis-informing property owners, but will try to do as much as possible before Monday.

Hafner asked whether there could be redevelopment between 4th and the river as long as main floor higher (out of floodplain);

Mr. **MINUTES/PUBLIC SERVICE COMMITTEE**

May 9, 1997 - Page 5

Vein stated structure couldn't impede floodway. Mr. Vein stated that when plan finalized, don't know where toe of the dike will be so could have redevelopment between 4th Street and the toe of the dike, that there are some thing won't know until get

two years down the road.

Discussion only. Mr. Vein stated they will get any many answers by Monday as they can.

Mr. Grasser reported that there are some trailers being moved from Base to Keith Danks' property; that this has nothing to do with The Aurora.

Meeting adjourned at 5:30 p.m..

Alice Fontaine
City Clerk

Dated: 6/09/97