

MINUTES/FLOOD RESPONSE COMMITTEE
Thursday, July 24, 1997 - 5:00 p.m.

I. Call to order.

Members present: Hafner, Polovitz, Glassheim.

II. Matter of Mortenson update (consideration of bids).

Tom Nonweiler, M.A.Mortenson, reviewed bid summaries on various projects:

a) Senior Citizens Center:

Mr. Nonweiler reported they are in redesign phase, and Martha Torkelson has asked for some changes in basement, did analysis and layout revisions are in the amount of \$2,700, Fema wouldn't fund these changes and asked approval to proceed with that change, City would have to fund change.

Glassheim present.

After further discussion moved by Polovitz and Glassheim to approve layout changes in the amount of \$2,700.00. Motion carried.

b) Police Department:

Mr. Nonweiler submitted and reviewed bid tabulations for three categories and that bids comparable to engineer's ests.:

1) mechanical equipment restoration - 1 bid received; McFarlane Sheet Metal, \$13,663.

2) duct work restoration - 1 bid received - McFarlane Sheet Metal, \$3,600

3) general construction (floor, ceiling and wall coverings)

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one bid received - T.F. Powers for combined bid, \$173,200.00.

Moved by Glassheim and Polovitz to approve low bids as presented. Motion carried.

c) City Hall:

Mr. Nonweiler reviewed bid tabulations (only 1 bid received for each category); he noted that no bids received for floor coverings:

1) ceramic tile - Grazzini Bros. (who did original work), \$12,500.

2) painting and wall coverings (1 bid received), Jarl Pederson & Sons, Inc., \$44,210.00.

Moved by Glassheim and Polovitz to accept bids as presented. Motion carried.

d) Sweet Clover building:

Mr. Nonweiler reviewed bid tabulation to clean, sanitize and remove contents, only 1 bid received - K-Ram Industries in the amount of \$9,100. Moved by Glassheim and Polovitz to accept bid as presented. Motion carried.

e) 9 houses proposed for demolition (purchased for water plant expansion)

Mr. Nonweiler presented listing of 9 residences that are City-owned and which are sitting vacant since the flood, and asked for

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approval to proceed with demolition of these buildings, M.A. Mortenson would bid, buildings unsuitable for relocation, all condemned. Mr. Swanson stated these buildings should be on Corps' listing of houses for demolition, not separate bidding process, and if condemned no reason not to use Corps. Moved by Glassheim and Polovitz to authorize city engineer to move forward with demolition using appropriate method. Motion carried.

III. Matter of bids for dike restoration.

Al Grasser, asst. city engineer, reported they had received bids for dike restoration (reshape, re-establish pre-flood elevation with wider top, and adding top soil and seeding, some compaction, etc.), that Robinson Excavating was low bidder in the amount of \$186,600 and recommended award. He noted that cost would be funded locally, are pursuing reimbursement but not confirmed. He noted that the dike system in place considered emergency levees (except Lincoln Park dike), basically adding improvements to emergency levees. Moved by Glassheim and Polovitz to accept low bid of Robinson Excavating in the amount of \$186,600. Motion carried.

IV. Matter of sidewalk, driveway and berm restoration.

Held until next meeting.

V. Matter of FEMA update.

A rep. of FEMA reported that Ed Conley was out of town, that he had no report to give but could respond if the committee had any questions. It was noted that committee had asked that this item be placed on all future Flood Response Committee agendas.

VI. Matter of report on unmet needs.

Christi Stonecipher reported that there had been some concerns voiced re. this matter. Several reps. from the Unmet Needs Process Resource Group were present and reviewed information dealing with process; city-wide assessment/survey of the needs in the community, taking that assessment and doing database which will be maintained by Victory (Valley Interfaith Coalition to RecoverY), that United Way going to be referral source and sharing database with Victory, information verified through Fema, and based upon goods/services available United Way and Victory will submit files to the unmet needs committee for review and determination of action to be taken with reference to resources available to meet needs of each case; and that United Way will do follow-up (contact client to arrange for receipt of goods, services and financial resources and provide info to Victory to update database to prevent duplication of services). They noted that any and all information relating to clients is treated as highly confidential.

There was also some discussion re. needs if people need construction work, and it as noted that materials, etc. have been procured for utilization to rebuild (multi-agency warehouse (Bakken ware-house), organizations bring in teams to rebuild. They noted that

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lot of agencies beginning to work together to distribute donated goods; and system in operation. Committee questioned how they co-ordinate with City; and it was noted that Rick Duquette reps. and talking with Art Bakken.

The committee asked for summary report from this group after the survey/assessment of needs completed.

VII. Matter of issue of assisting people with moving houses and giving land in the next phase. (Glassheim)

Glassheim stated he would like committee and staff to consider designing something along these lines; that it seems that there are some people who may have to be bought out but if they would like to live in their houses somewhere else, 50% damaged in the flood plain, the City should move their house, give land, build basement and install utilities. Hafner stated he likes concept but concerned re. getting involved re. financing (mortgages, etc.), grant to help pay for move.

Mr. Swanson stated this was parameter of policy, no details,

need details to address and staff will need direction. It was noted this would be in lieu of purchase or buyout, sign away their land, City move house and give land and build basement, incl. utilities. would cost less for City than paying pre-flood value of their house, that could have family in house somewhere else and up and running, at no more cost to the City; max. being equivalent of buyout; would like committee to discuss or told not a good idea.

Polovitz questioned how many are there that would like to move existing house; Glassheim stated if approve concept, find out how many there are.

Mr. O'Leary presented copies of draft on home relocation program, and stated he would strongly discourage City from becoming partner in this; some times structural damage occurs in moving of building, damage to sheetrock, plaster, etc.) some serious issues about logistics about relocating, sometimes house doesn't fit foundation, that these things happen and who's responsibility, City has taken position not to become partner in this, owner's responsibility. He noted that with grant available - property owner compensated for lot but deducted, can't collect twice for property; if paid for value of lot, couldn't be paid again. He stated that only handful of people requesting this, might handle on case by case basis. There was some discussion re. max. cost. Mr. Swanson stated negotiate only for the repurchase of the house, if house purchased moved and sold at public bid; negotiate on land and move house themselves, some questions as to who's responsible at site, some intricacies that need to be followed up, severing of property from lot, if existing mortgage, etc. not to exceed value of the house. Mr. Glassheim stated this would be in lieu of the buyout.

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Glassheim and Polovitz moved adoption of the program with #3 not to exceed the pre-flood value of the house.

Glassheim reviewed - property owner find lot, move house, build basement or foundation, Mr. O'leary write check to cover those costs. Polovitz questioned why this couldn't work through existing buyout program. Mr. Swanson, attempt to provide above and beyond value of their and without acquiring their home. Glassheim stated if warehouse, paying more than value of

their house, wouldn't get replacement value, this way keep their house with mortgage, wouldn't get cash money but end up living in their house, no cash but no increased debt.

Committee amended motion to include "with further details to be worked out by staff and to refer back to committee before final approval, and would be on a case by case basis." Motion carried.

VIII. Matter of information concerning downtown.

Mr. O'Leary reported that engineering and urban development staff preparing map showing levels of damage, number of buildings substantially damaged, those with minor damage, those on historical register, etc. that they need more information and when available will compare with information from consultants, and return to committee, broad policy re. acquisition of property and rehab, that this is very complex issue, presently no money budgeted for business property, etc. if develop policy funds would have to be budgeted out of next funding, not inappropriate to discuss and encourage downtown revitalization. Hafner stated they haven't had overall view of what's happened downtown, put item on hold until that information available. Mr. O'Leary reported that information gathered and info guide - number of businesses in operation downtown, those moved to other locations, those disappeared, and new businesses, etc. tax value of destroyed buildings. He also noted not much interest in relocatables but in other effort of setting up cap but by many of the historical building do more permanent kind of expenditure, some historical buildings suffered lot of damage, some salvageable. Held in committee.

IX. Matter of hauling debris from demolition sites. (Klave)

Mr. Vein reported he had talked to State Health Dept, they have issued permit to do burn, and will be there to monitor to make sure meets all appropriate standards. Mr. Vein reported that the fire department has given okay to do burn. Mr. Swanson reported that the fire department issued burn permit, actual permit issued by State Health Department over which City has no jurisdiction and noted that this technology used on burn of elm trees, etc. on Fairgrounds; Health Department has requests to permit on 3 additional burns by different contractors, including one local contractor; that Health Dept. monitors burn for 1) air pollution (emissions), 2) ground water contamination, and 3) solid waste disposal; and fire department involved with overall safety. Info. only.

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X. Matter of updated Corps of Engineers' report including west side diversion.

Mr. Vein stated that report given at council on Monday on west side diversion, Sen. Conrad's office asked Corps of Engrs. to look at cost of west side diversion and also incorporate into earlier report, all considered at same level of protection. Costs for west side diversion in table 2, \$560 million with 12-14 years to complete, Mn. side, \$280 million; several reasons for increased costs, length of channel longer, deeper and significantly more structures; that Page 2 of 5 outlines some criteria, bridges, RR tracks, etc. 5,700 acres of ND farmland vs. 2,900 on MN side; added one more option for consideration, significant B/C lower than other options; looking at approx. 4th of August to make presentation by EQE Inter-national, that presentation involves both cities and both counties, that is yet to be confirmed.

Comm. questioned whether costs of houses noted in report included those houses in the buyout; Mr. Vein stated this report done before had all numbers and will update those numbers (numbers includes both cities).

Held for further action.

XI. Other business.

1) Reps. of TIM-SEN Group, Winnipeg, Manitoba, were present. Bill McKechnie, attorney for TIM-SEN. stated there is substantial need for single-family houses to be built, and this group will get homes built by end of the year, need to know how many homes want to be built, specs., bidding process etc. He noted that there was some resentment among local folks, no one in town can get job done. He stated they have demonstrated ability in Manitoba and across Canada and can help Grand Forks solve problem and would like to bid on competitive basis. Jack Braun of the TIM-SENN group, stated he represents consortium of engineers, architects, renovators, builders, etc, came to their attention demand for houses, and they can put package together and have homes built by end of the year. have established timelines, attended meeting and some planning done and site identified, could do engineering, build sewer and water and houses, houses built to City Code, and would like chance at this, 100 houses within 90 days.

Mr. O'Leary reported he had met with reps. of this group and

asked for credentials, etc. He explained kind of houses, size and cap. next step doing environmental review and request release of funds, and looking at interim financing to build these houses. He stated he would like to see work spread out among number of contractors so if failed to produce; spread opportunity around, with labor supply and amount of construction to rely on single contractor to do.

Mr. Braun reported they have established ND corporation, bonding in **MINUTES/FLOOD RESPONSE COMMITTEE**

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place, would employ as many resources as possible, materials procured locally, etc. employ local resources. Comm. questioned bringing Canadian workers in - only if no US citizens available, attorney stated according to Job Service 600 jobs wanting in building trades.

Committee referred this group to Urban Development office.

2) Polovitz reported he had received calls from residents in Riverside Park area - that mosquito problem worse because of unmowed grass, etc., disturbing to people still there, and asked if any extra steps can be taken to alleviate problem. He also questioned what would happen this winter with snow removal, etc.

The committee's next meeting is scheduled for Wednesday, July 30, 1997 at 5:00 p.m.

Moved by Polovitz and Glassheim to adjourn; meeting adjourned at 6:35 p.m.

Alice Fontaine
City Clerk

Dated: 7/25/97