

MINUTES/FLOOD RESPONSE COMMITTEE
Wednesday, September 3, 1997 - 5:00 p.m.

I. Call to order:

Members Hafner and Glassheim present.

II. Matter of Mortenson update.

Tom Nonweiler, Mortenson Company, reported he has three items, one recommendation on award and two change orders:

a) Mr. Nonweiler stated he had previously received approval to negotiate with Gaffaney's for the purchase of systems furniture for City Hall, and recommended awarding purchase of systems furniture in the amount of \$155,745; original purchase price was \$126,000 which escalates to about \$146,000 and \$9,000 for some modifications requested by various departments (additional station in mayor's office), and would assume difference comes out of individual department budgets. He noted that original cost reimbursable and included in DSR. Moved by Glassheim and Hafner to approve pending department head approval of changes. Motion carried.

b) Change order for North Fire Station - \$145

to modify ductwork at new precast roof tee support in mechanical room, Lunseth's Plumbing & Heating, contractor.

Change order for North Fire Station - \$867

added ductwork and registers at ceiling not originally spec'ed to be demolished, Lunseth Plumbing & Heating.

Moved by Glassheim and Hafner to approve the change orders as presented. Motion carried.

III. Matter of lease of North Start Motel for volunteers.

John O'Leary, executive director of Urban Development, reported that they have had series of volunteers coming to Grand Forks to assist residents and businesses in flood cleanup, they have been housed in churches, schools and at UND and losing places to stay as schools back in session and if hope to continue, need to look at some alternate spots to locate them. He reported that

they have been looking at a number of alternatives and best alter-native so far is North Star Inn, which was closed during flood and Mr. Gregoire, owner, was contacted whether to rent motel to house volunteers and he gave quote to their office: 63 rooms with 100 beds, at \$10/bed per night which would include linen changes, cleaning of common areas, 24-hour desk clerk, (meals not included), at cost of \$30,000/mo; City requested 12 month period, and he responded with 7 or 18 mo. lease period to coincide with spring opening. Committee

suggested 7 mo. lease with option to continue. Mr. O'Leary reported that he also offered City purchase of motel, but wouldn't want to do that. He stated there is another option: to rent as is for 12 months and operate, but don't have staff nor expertise, and would also include taxes, maintenance, etc. He also stated he visited with Victory Corps people and they feel convinced 60-80 volunteers during winter, more if housing available. He stated that S. Wash. St. will be torn up next year and will have negative impact on North Star. He stated that they are currently renting rooms for number of inspectors and some of these rooms

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could be used for them as well.

After some discussion the committee asked staff to negotiate with Mr. Gregoire on the 7-month lease with option to continue and bring back to committee.

IV. Matter of storage building for donated goods.

Mr. O'Leary reported they continue to get donated materials from all over the country (sheetrock, windows, etc.), doesn't fill all needs; Mr. Bakken has been working with these groups and these materials will increase dramatically as these companies donate at end of year (because of tax purposes, etc.); that their proposal is to construct addition onto the side of the public works building, the addition would be approx. 40,000 sq.ft. double T concrete, similar in style to existing building and when this is done, building utilized by public works department, dual purpose rather than renting building; est. cost \$1.5 million (3 walls, heated building - radiant heat). He stated request is for authorization to bid the project, and would be brought back to committee.

Glassheim stated leasing something for 18 months less expensive. Hafner stated that they have shortage of storage space, that Mr. Bakken feels City lost donated goods because not been able to have accepted here and for benefit of residents who need it, without the added benefit. Mr. O'Leary stated that Umcors built warehouse in Fargo to store donated materials, that transportation has been problem (when resident needs small amount of materials, etc.). Mr. Grotte stated that in 1993 City hired architectural firm to renovate Coke building for our use and did long range plan to see whether we could combine all public works, except water plant, in that facility, and in that report said 40,000 ft. addition. He reported that

wastewater and water distribution relocated to public works facility during flood and questioned whether to do anything at their existing facility but because of shortage of space for short-term to put back, and in future relocate to public works garage. He stated this is basically direction they are heading, and 40,000 sq.ft. is currently what volunteers using in building now - sanitation parking trucks outside. He noted that the addition would be to the north and east sides of the building.

Moved by Glassheim and Hafner to approve request for authorization to call for bids.

Mr. O'Leary stated he thinks it appropriate to use CDBG funds for this project, but other option, if want to build with CDBG and reimburse by City (local funds) in the future, this was on the long-term CIP for the City. Glassheim expressed concern about using CDBG funds project by project, that every project useful, concern that no major plan for expending funds, no process to make choices between projects. Hafner stated it was prudent to find out cost and if we reimburse in the future. Motion carried.

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V. Matter of acquisition of properties adjacent to Belmont School.

Mr. O'Leary reported that they have been approached by the School Dist. re. acquisition of property adj. to Belmont School, that the School Board looking at two sites, one directly west and other south of existing site; that no matter which site the School Board goes with, looking at Uniform Relocation Act. He stated easiest way to go in terms of voluntary acquisition would be to go to the west, fewer homes and more willing to sell, south more logical way to go. He stated that the reason on the agenda is to inform committee, that there is one small parcel that is vacant that they will need to acquire soon in order to expand to the south immediately adj. to the school for part of the expansion. He stated he believes that Belmont School project is absolutely crucial to the re-vitalization of this neighborhood; that this school heavily damaged by the flood, it is a school that has won number of national awards for excellence in education, and thinks in older neighborhoods that having a good local school contributes to the City's efforts to revitalize and maintain what's there. He stated that at this point they don't have solid numbers on each of alternatives to the south and to the

west, and will bring to committee prior to next council meeting, and in addition to that it's their recommendation to consider a grant to the School Dist.

and be considered as part of the reconstruction efforts of the city and that we provide a grant directly to the School Dist. to help them with the acquisition of those homes so they can expand the school site and make this into the kind of project it should be. He stated that they want to start this fall.

Mr. O'Leary asked if they could approve a grant of up to \$50,000 to acquire that parcel immediately south of Belmont School which would allow the School Board to acquire and start construction, with the understanding that they will be back for additional help to go either to the south or west (allow them to move alley).

Moved by Glassheim and Hafner to authorize approval of up to \$50,000 grant to the Grand Forks School District for purchase of a lot on the Belmont site.

Mr. O'Leary reported that the School Board has hired a planning group to work with School Board, Planning and Zoning, parents and neighborhood to make the appropriate siting of the expansion.

Motion carried.

Mr. Swanson reported that a number of years ago the City deeded to the School District land that is now used as the alley adjacent to Belmont School, the deed was restricted to be used for public alley purposes, and the School District has asked if the City would deed that lot back to the School District for their expansion purposes at that location, and in turn will be relocating an alley in a new

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location, and may be appropriate to take action.

Moved by Glassheim and Hafner to authorize City officials to execute a quit claim deed reconveying property to the School District. Motion carried.

VI. Other items - Information:

a) Glassheim brought up matter of status of grass cutting on vacant lots - has received another call. He asked if Tri-chairs, Mr. Swanson and Mr. Shields could have brief meeting

and set plan, require money from CDBG to get it done, won't assess to property owners, and is matter of getting cost figures. Mr. O'Leary stated that they have authority to expend money, that they will put on their agenda and take care of it.

b) It was noted that the NSP question will be back on the agenda, Ms. Paukert out of town; and was discussed at Tri-chairs.

Moved by Glassheim and Hafner to adjourn; meeting adjourned at 6:00 p.m.

Alice Fontaine
City Clerk

Dated: 9/11/97.