

**MINUTES/PUBLIC SERVICE COMMITTEE**  
**Wednesday, July 28, 1997 - 4:00 p.m.**

Members present: Hagness, Hafner, Klave.

4. Matter of agreement for construction engineering services between CPS, Ltd. and the City for Project 4440, southend drainway ditch, Phase 1A.

Mark Walker, Proj. Engineer, reported that this project currently under contract from river to Chestnut Street, have hired CPS to do construction engineering on that project and presented contract and is asking approval pending review by city attorney. Mr. Grasser reported they negotiated contract last week, agreement based on hourly basis per standard rate schedule, and est. max. of \$124,502.00. Moved by Klave and Hafner to authorize entering into the agreement contingent upon city attorney's review. Motion carried.

5. Matter of agreement for design engineering between CPS, Ltd.

and city for construction of utilities and paving in Sun Land

West Resubdivision and University Technology Park Addn.

Mr. Walker reviewed contract for design engineering, which was negotiated with CPS with upper limit max. fee of 7% of project construction incl. reimbursable expenses; and surveying, platting, detailed and concept dev. plans shall be done on an hourly rate with max. fee of \$36,200. Mark Lambrecht, CPS, stated est. construction cost \$2.4 million, and could be \$3 million for those two subdivisions. Mr. Grasser stated that goal is 200 units this year and are fast-tracking process and to meet schedule will be bouncing between this committee and Flood Response to get things approved without calling a lot of special meetings. Moved by Hafner and Klave to authorize entering into the agreement with CPS. Motion carried.

7. Matter of consideration of construction bids for Proj. 4619,

sanitary sewer on North 55th Street.

Mr. Walker reported that they had received bids which came in high, and are asking to hold bids until secure necessary easements to build project, that there has been some problem in acquiring those easements, that there is a possibility of another route to serve this area and will be investigating that. Held in comm.

10. Matter of creating special assessment district for Project No.

4660, paving in Johnson's 2nd Addition.

Mr. Walker presented engineer's report for Project No. 4660, District No. 552, paving in Johnson's 2nd, 3rd and 4th Addns. at est. cost of \$872,448 which is less 20% of city's share for collector street and includes future assessment costs to be carried by the City; cost to be 100% special assessed, with City to prepare plans and specifications, and will provide letter of credit. (Letter of credit held until 50% of lots sold.) Moved by Klave and Hafner that we adopt a resolution creating the assessment district, approving the engineer's report, including estimate of cost, an assessment district map, and further that we pass a resolution

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instructing the city engineer to prepare detailed plans and specifications, that the property owner provide up-front monies on the project, and that we declare intent to sell bonds to finance these improvements. Motion carried.

11. Matter of revised engineer's report for Paving Proj. 4557.

Mr. Walker presented revised copy of the engineer's report which had been brought in prior to the flood, have made changes, and would like to seek approval on increased cost, previously \$425,000 and now \$490,000 (because of change in paving and significant increase on amount of storm sewer). Klave suggested they contact developer to make him aware of increased costs. Moved by Klave and Hafner to approve the revised engineer's report. Motion carried.

1. Matter of petition from Brian Kamrowski, etal. to vacate and/or abandon 10-foot wide strip of land deeded and designated for alley purposes - determination and declaration of surplus property.

Ray LeClerc, acting city planner, reported that the 10 ft. alley R/W was acquired by deed but not dedicated, has been requested by property owners for vacation of that alley r/w, that Planning Commission and council have acted on the matter, but property has to be declared as surplus before it can be disposed of. He also noted that the owner of Lot 29 objected but this shouldn't adversely affect him. Moved by Hafner and Klave to declare this property at surplus and to dispose of the property. Motion carried.

2. Matter of tower lease agreements with Wireless North for installation of communication antennas and dishes.

Richard Buckley, Wireless North, reported that documents have been approved by the city attorney for installations at Viking School and Northwest tower (loc. at 27th Ave.N. and N. 43rd St., City will receive benefit of the revenue (\$7800/yr. at each site). Mr. LeClerc stated that Wireless North asking to include two more towers under same lease. Moved by Hafner and Klave to approve the inclusion of two additional tower locations under the lease agreement at \$7800/ea. annually. Motion carried.

3. Matter of appraisal report and offer to purchase property for

southend drainway, Proj. #4440.

Mr. LeClerc reviewed three appraisal reports and offers to purchase right of way at 51st/52nd Aves.S. alignment between Chestnut Street and Ulland Park for southend drainway, project No. 4440, and asked for approval: Alan Thompson and Lyle and Bert Johnson, Walhalla, approx. 5.25 acres for permanent easements and temporary construction easements, \$112,800; Francis Curran, approx. 3.24 acres, temporary easements, \$58,300; Yvonne Jacobson, Dean and Richard Curran, 4.41 acres, \$78,900. He reported everyone received same price per acre and this completes this phase but will need

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additional land to do north and south legs of the drainway. Mr. Grasser stated they would like to get this project bid and awarded this fall and push next leg(s) next year; that there is one more section of land where have to develop land use plan on in conjunction with HUD planners; would like to do in next couple months and get appraisals done and do land acquisitions in December/January, bid in March/April so start construction. He stated that this is key to development south of town and will also protect 32nd Avenue South. Mr. LeClerc stated he had talked to Bert Johnson and they are ready to deed over to City and ready to make deal, they are planning another Mighty Acres. Mr. Grasser stated they will proceed as quickly as possible. It was also noted that funding is from State Revolving Loan Fund, 3-45% loan money and payback guaranteed by Stormwater Acct. and Infrastructure Acct. but money should be coming back to us through tapping fees.

Moved by Klave and Hafner to approve. Motion carried.

Mr. Grasser reported that part of recommendation is to purchase another 4.5 acres from Bert Johnson to use as stockpile site behind and east of All Seasons because of saving hauling costs and source of clay for flood fighting and hold onto until permanent flood protection in place. It was also suggested using for snow dump. Mr. LeClerc stated they don't have appraisal report on that property.

6. Plans and specifications for various projects:

- a) Proj. 4658, watermain in Johnson's 4th Addn.
- b) Proj. 4659, storm sewer in Johnson's 4th Addn.

Mark Lambrecht, CPS, reported these utilities for Mr. Crary's development at westerly edge of Johnson's Addition to 11th Ave. and south to 17th Ave., west of Coulee for single-family area; that plan is to install utilities this fall, paving next spring. Moved by Hafner and Klave that we pass a resolution approving the plans and specifications for this construction and further that the city auditor be directed to advertise for bids for the project. Motion carried. (same motion for each project).

8. Matter of bids for traffic paint.

Held for 2 weeks for review of bid(s).

9. Matter of change orders for Proj. 4438, Upgrade L.S. #17.

2) Tom Hanson, Webster, Foster & Weston, presented change order for the project: Moorhead Construction, contractor, to extend vent duct to bottom of "old" wet pit, at cost of \$4,427.50. Moved by Klave and Hafner to approve the change order. Motion carried.

1) John's Electric - relocate flowmeters to upper floor, \$1,000. Moved by Klave and Hafner to approve the change order. Motion carried.

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3) Moorhead Construction - re-route air release line to LS #17A, wet well to avoid grease problem, includes walkway grate and guard rail - Held.

4) Moorhead Construction - place topping on floor under flow-meters to correct standing water problem. - Held.

12. Matter of development of area along 36th Ave.S.

Mr. Grasser reported they had received letter from Pribula Engineering on behalf of John Moosbrugger of Perkins Land Company and Dan Stauss, Hampton Corporation, to continue development behind Super One, to install utilities along 36th Avenue South approx. 300 ft. west and 600 ft. east of intersection of South 31st Street to serve townhomes, that they gave them tentative go-ahead to submit plans and specs., project financed by developer, and he noted that this particular piece of property was dry during flood.

(property for proposed Burger King was under water but southend drainway should alleviate that problem).

It was noted that property drains into holding pond at end of 31st Street, west side, and eventually into southend drainway. It was noted that these are public streets which will require cleaning and maintenance.

Moved by Klave and Hafner to authorize entering into three-way agreement with developer and engineer for installation of paving, sanitary sewer, storm sewer and watermain; and storm sewer to serve proposed Burger King on Lot 1, Block 1, Perkins Second Addn. Motion carried.

Moved by Hafner and Klave to adjourn; meeting adjourned at 4:50 p.m.

Alice Fontaine  
City Clerk

Dated: 7/30/97.