

Detroit Lakes, Minnesota
February 19, 2015

The Special Meeting of the City Council was called to order in the Council Chambers of the City of Detroit Lakes Administration Building, February 19, 2015 at 5:00 PM; all members of the City Council having been notified of the meeting and the business to be transacted.

Present: Mayor Matt Brenk; City Administrator Robert Louiseau; City Engineer Jon Pratt; Public Works Director Brad Green; Community Development Director Larry Remmen; Finance Officer Pam Slifka; Public Utilities General Manager Vernell Roberts; Office Support Specialist Zheni Goodrich; County Administrator Jack Ingstad; Becker County Engineer Jim Olson and Assistant County Engineer Brian Shepard

Aldermen: Aune, Imholte, Marks Erickson, Schiller, Schurman, Sukke, Waller, Wenner and Zeman

Absent: None

Present: County Commissioners: Grimsley; Knutson; Nelson; Okeson and Skarie

Absent: None

City Engineer Jon Pratt reviewed the bids received for the Washington Avenue Reconstruction Project. He explained bids were received for two options as follows:

- Bid Package A would include the section of Washington Avenue between Frazee Street and Highway 10
- Bid Package B would include the section of Washington Avenue from Highway 10 to Willow Street.

Pratt indicated that the first step of the decision process is to be determine if Washington Avenue should be reconstructed just in the downtown area (from Frazee Street to Highway 10) or the full project(from Willow Street to Highway 10). Pratt noted that the lowest bid received for both options is from Sellin Brothers, Inc. who will be contracting with Hough, Inc. for a significant part of the project.

Pratt noted that while making the decision to keep in mind that a larger project is more cost effective on a per unit cost basis.

Alderman Imholte asked if there is going to be an incentive if the project is completed before the deadline. Engineer Pratt noted that there is a \$50,000 incentive just for the

downtown part of the project, if it is completed before the scheduled deadline of June 26, 2015.

County Highway Committee Members, Commissioner Okeson and Commissioner Nelson stated that they were recommending the County to proceed with Bid Package B-undertaking the completion of the full project as it is more cost effective and it will save money in the long term.

Commissioner Knutson questioned the difference in the price per foot between Package A and Package B and the effect on the assessments. Engineer Pratt explained how the project assessments will be distributed. He noted that the street assessment would not change very much because everybody is assessed a similar section and type of street. The downtown owners would not be assessed for any of the beautification elements of the project. He also noted that no matter what type of surface is chosen it would not have any effect on the assessments. The reduction in the assessment cost between Bid Package A and bid Package B is primarily generated by the assessments related to water and sewer being spread over a large area and better unit prices.

Commissioner Knutson raised the question about the age of the underground utilities located at both sections of Washington Avenue. Engineer Pratt noted that based on the information available the utilities are old and date from around the 1950's or older, with the exception of the section located in front of the Washington Square Mall. The rest of the utilities definitely meet the criteria for justifying replacement.

Alderman Zeman asked if there is an incentive or a penalty for the Frazee Street to Willow Street section. Engineer Pratt noted that there will be a penalty if the project is not completed on time but no incentive will be given. The completion date of the whole project is October 15, 2015 if Package B is chosen.

Alderman Imholte questioned the requirement and penalty for not meeting the schedule.. Engineer Pratt noted that the contract is very strict and all stages of the project must be completed by the due date or the contractor is subject to liquidated damages.

Engineer Pratt also addresses the concern regarding how property owners will be accessing their property during the construction period and the availability of parking spaces. He noted that the contract specifies that the contractors must ensure that access is provided to each business and home located in the construction area. Pratt noted that a temporary easement was obtained from Holy Rosary Church to utilize their parking lot during construction.

A motion was made by Alderman Zeman seconded by Alderman Aune and carried without a dissenting vote to choose Package B which will include the reconstruction of Washington Avenue from Willow Street to Highway 10.

A motion was made by Commissioner Nelson and seconded by Commissioner Okeson and carried with one opposing vote by Commissioner Knutson to approve Bid Package B for the Washington Reconstruction Project.

City Engineer Pratt than addressed the City Council and the County Commissioners noting they need to decide which pavement option they would like to proceed with:

- Option 1 –concrete pavement for the entire length of the reconstruction project
- Option 2- bituminous pavement for the entire length of the reconstruction project
- Option 3-concrete from Highway 10 to Frazee Street, and bituminous from Frazee Street to Willow Street

County Engineer Jim Olson reviewed the maintenance costs associated with either surface. He noted that the bituminous surface requires a lot more maintenance and the cost associated with that will be better allocated if spent on upgrading to a concrete surface. Doing so, the downtown area will not be disturbed for at least 25 years.

City Engineer Pratt noted that based on a normal maintenance schedule, there would be a saving of about \$50,000.00 over a 25 year period with concrete.

Commissioner Nelson noted that the life cycle cost for bituminous appear to be slightly higher than concrete. Commissioner Nelson made a motion to proceed with either concrete or bituminous material as determined by the City Council, noting the County would participate in 50% of the additional capital cost, if concrete is chosen.

A question was raised by Alderman Schiller, if the red colored concrete by the sidewalks will be incorporated as part of the project. She noted that many of the people she spoke with regarding this matter did not like the appearance of it. Alderman Imholte stated that many of the people he spoke with consider it as a great idea adding character to the City and regardless of the cost associated with maintaining the colored concrete, he would support that this element be incorporated in the reconstruction project.

After a continued discussion a resolution was introduced by Alderman Zeman, who moved its adoption to proceed with Package B, Option 1. The motion for the adoption of the resolution was seconded by Alderman Aune and carried with one opposing vote by Alderman Schiller. The Mayor declared Resolution 0219 adopted.

A motion was made by Alderman Marks Erickson to award the project contact to the lowest bidder, Sellin Brothers, Inc. for the amount of \$3,116,649.90. The motion was seconded by Alderman Sukke and carried without a dissenting vote,

There being no further business to conduct, by general consent, the Mayor adjourned the meeting 5:43 P.M.

Respectfully submitted,



Glori French
City Clerk