

CITY OF WACONIA

August 1, 2016

Pursuant to due call and notice thereof, the regular meeting of the City Council of the City of Waconia was called to order by Acting Mayor Kent Bloudek at 6:00 p.m. The following members were present: Kent Bloudek, Lynn Ayers, Charles Erickson, Marc Carrier. Absent: Jim Sanborn.

Staff Present: Susan Arntz, Lane Braaten, Craig Eldred, Ann Meyerhoff, Nicole Lueck, Mike Melchert, Angel Smith, Ethan Nelson.

Visitors: Noah McCourt, Jack Shaw, Earl Gebauer, Maureen Farrell, Richard Scott.

Pledge of Allegiance was led by Acting Mayor Bloudek.

Acting Mayor Bloudek read a tribute to Will Yetzer and asked for a moment of silence.

ADOPT AGENDA: Item #3 from Council Business was removed. Motion by Erickson, seconded by Carrier to adopt the agenda as amended. All present voted aye. **MOTION CARRIED.**

VISTOR'S PRESENTATION: None

ADOPT CONSENT AGENDA

- 1) Approve July 11, 2016 City Council Meeting Minutes.
- 2) Authorize Payment of August 1, 2016 Expenditures.
- 3) Motion to Approve Pay Estimate No. 2 to EBI Drilling.
- 4) Motion to Approve Pay Estimate No. 6 to Sunram Construction.
- 5) Motion to Allow Use of Parking Lot – Craft Squared Event.
- 6) Motion to Allow Use of Parking Lot for Waconia Brewing Co.
- 7) Motion to Allow Use of Streets – Carver County Fair.
- 8) Adopt Resolution No. 2016-159, Accepting the Resignation of Firefighter.
- 9) Adopt Resolution No. 2016-160, Approving Surplus Equipment & Sale.
- 10) Adopt Resolution No. 2016-161, Authorize Construction Contract to Ellingson Co.
- 11) Adopt Resolution No. 2016-162, Authorize Construction Contract with Peterson Co.
- 12) Adopt Resolution No. 2016-163, Authorize Public Service Director to Sign ECEL Underground Service Form.
- 13) Adopt Resolution No. 2016-164, Approving the Revised Developer's Agreement for the Waconia Public Schools High School Site.
- 14) Adopt Resolution No. 2016-165, Appointing Firefighters.
- 15) Adopt Ordinance 696, Opting Out of Temporary Family Health Care Dwellings.

Motion by Carrier, seconded by Ayers to Adopt the Consent Agenda as presented. All present voted aye. **MOTION CARRIED.**

COUNCIL BUSINESS

CSAH 110 Project Update: Craig Eldred introduced Dan Lonnes, Bolton & Menk, who is representing the City and Carver County on the CSAH 110 project update.

Dan Lonnes gave a presentation showing the Carver County transportation plan focusing on the overlap for future County Road 110 and the overlap with the future High School. Lonnes shared the background and basis for the project. The early plans called for two access points due to the High School and according to MNDOT the two cannot happen. He explained that both projects had been planned for many years so it called for a joint study with the County, ISD 110 and the City. The study focused on many intersections in the area looking at growth and what the impact would be. He showed traffic simulations with the build of the new CSAH 10 vs. no new connection to the west of the school pointing out failure points if no new construction happened. He also shared the impact of roundabouts vs. an all way stop. Lonnes stated that because of the magnitude of the project it had to be broken down into segments.

The key project elements include:

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- Funding
- Partnerships Multiple Agency Need and Goals
- Right of Way Acquisition – Understanding Each Owners Situation and Need
- Schedule – School Opening Goal for Access to Highway 5

Susan Arntz stated that we have great partners and everyone is at the table for the planning of this roadway. We will continue to work one the project and with the team and will bring updates the Council as they are available.

Award Bid – Grandstand Project: Craig Eldred explained that the Bid opening date was moved back from July 21st to July 26th to allow our Engineers and Shaw Construction staff to work with the Architect and Structural design individuals on a proposed addendum related to removal of the roof. The original bid package included the roof within the option to provide an addendum to the removal of the roof from the Grandstand. Addendums were compiled for the roof removal component, and sent to the bidders regarding the bid packaged options. This process had the potential to affect the four different bid packages including Concrete, Masonry, Steel, and Roof. Each of the Bid Packages contains an alternate price structure to omit the roof and the inclusion of costs either positively or negatively for omission of the roof.

Eldred then went through each bid for the council which included the following:

Contractor	Price Structure W/Roof	Price Structure W/O Roof
Ultra	\$210,000.00	\$210,000.00
Evenson	\$228,187.00	\$228,187.00
Dayco	\$296,000.00	\$296,000.00
Ebert	\$323,000.00	\$323,000.00
Rice Lake	\$334,600.00	\$334,600.00

Bid Package # 2; Masonry

Contractor	Price Structure W/Roof	Price Structure W/O Roof
Wachholz	\$167,600.00	\$164,260.00
Dayco	\$175,500.00	\$172,850.00
Rice Lake	\$287,700	\$287,700.00

Bid Package # 3; Steel

Contractor	Price Structure W/Roof	Price Structure W/O Roof
DG Welding	\$148,000.00	\$53,700.00
Construction Systems, Inc.	\$150,000.00	\$88,000.00
Linco	\$168,260.00	\$84,690.00

Bid Package #4; Roof

Contractor	Price Structure W/Roof	Price Structure W/O Roof
IBC (Incomplete Bid)	\$65,000.00	N/A
Ebert	\$87,000.00	\$67,000.00
NuLook (Incomplete Bid) N/Bond	\$96,342.00	\$34,911.00
Aldo	\$138,910	\$89,190.00
Metro Building Systems	\$144,000.00	\$91,500.00
KHM Erectors	Steel Erection Only	Steel Erection Only
Maxx Erectors	Steel Erection Only	Steel Erection Only

*Miscellaneous Metals-Railings (Galvanized) included in Bid Package #4.

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Project Accumulative Costs

Division/Item	W/Roof	W/O Roof
Bid Package Item Total	\$625,000.00	\$506,960.00
Quote/Bid Local Source Items Below \$100,000.00 Threshold	\$451,429.30	\$451,429.30
Total Package Items	\$1,076,429.30	\$958,389.30
6% Contingency	\$64,585.76	\$57,033.58
25% Engineering/Construction Management	\$269,107.33	\$239,597.33
Total Project Cost	\$1,410,122.39	\$1,255,020.21

Eldred went on to say that omission of the roof is a reduction of \$118,040 of construction costs plus engineering and inspections. He also made a point regarding the bid package and quote/bid items, which are secured costs obtained by City Staff or Shaw Construction. The lone cost item omitted is removals of the fencing and subsequent poles which will be completed and secured by City Staff for other possible uses. Additional costs were added to the electrical quote in the amount of \$4,000 to add bollard or upright lighting near the exterior of the facility, thus the emphasis of reducing the contingency from our normal 10% to 6%. Included in the 25% Engineering and Construction Management line are costs associated with Shaw Construction, who has a set contract with minor incidental items and work supplied by Bolton & Menk for staking and assistance with project related items including inspection and permit application items. Items related to Geotechnical inspection, submittal review and possible winter costs associated with concrete installations are also included in the matrix of locally sourced items. Estimated costs have been included for paints and sealers for the facility as well.

The table below provides funding deduction details based upon the recent projected accumulative costs provided in the latest Cost & Funding Sources Sheet provided on May 19, 2016.

Source of Funding	W/Roof	W/O Roof
Projected Project Costs	\$1,410,122.39	\$1,255,020.21
City Cash Contributions	-\$502,203.00	-\$502,203.00
City Non-Cash Contributions	-\$44,040.00	-\$44,040.00
Lion's Contribution From WBA	-\$125,000.00	-\$125,000.00
Contribution from ISD #110	-\$100,000.00	-\$100,000.00
Fundraising & Donations from WBA	-\$349,754.00	-\$349,754.00
Balance of Project	-\$289,125.39	-\$134,023.21

Staff recommended the following items be addressed if a contract is awarded:

1. RFP for Funding Grandstand Improvement Project including award of funding.
2. Formalization of a new agreement between the City and WBA.
3. If funding allocation allows, a singular maintenance shed would be constructed outside of the ballfield area down the first base side-lines as a discussed at length previously.

Upon City Council approval, staff estimates the project schedule and the proposed time line below:

- August 15, 2016. Construction Start Date
- November 23rd, 2016; Substantial Completion
- November 27th 2016; Completion Date
- Spring 2017. Final Restoration (in-house)

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The Council was presented with two versions of the resolution provided, depending on the Council's decision of moving the project forward with the roof, without the roof, or tabling the request for a future date. Construction costs continue to increase for projects of similar scope, however, most of the costs received were at or near those provide in 2015. Approximately \$30,000 of the increased costs was attributed to the relocation of the storm sewer, which initially was either under, or near the Grandstand. Other cost increases were due to inflation. This particular project has a very tight time-line, and inclusion of the roof necessitates a quick response to allow for steel to be ordered and construction. In addition to the steel, waiting to complete soil corrections and utility installations may increase costs associated with winter conditions for placement of concrete block and concrete walks within and adjacent the proposed Grandstand.

After questions were raised about where the City stands and where the money is coming from, Nicole Lueck came forward and explained that the City would issue a Revenue Bond for \$1 Million which would increase the City's Special Debt Levy to \$117,000 per year. This amount would be reduced by donations and contributions from the WBA and Lions Club. Final payment after the donations and contributions would be \$85,000.

The Council had an extensive discussion which included the following key points:

- Include or not include roof
- Donations and Contributions
- Resource availability

Motion by Carrier, seconded by Ayers to Adopt Resolution No. 2016-166, Authorizing Contract Awards for Lions Field, Waconia Baseball Association & City Partnership Grandstand Improvement Project without the roof. All present voted aye.

MOTION CARRIED.

ITEMS REMOVED FROM CONSENT AGENDA: None

STAFF REPORTS: None

BOARD REPORTS:

Councilmember Erickson – No Report

Councilmember Bloudek – No Report

Councilmember Carrier – No Report

Councilmember Ayers – Attended the elected Carver County Leaders meeting last week to discuss the 10 year plan to end homelessness with Scott and Carver County.

Mayor Sanborn – Absent

ANNOUNCEMENTS:

Thursday August 4th is the last Music in the Park and on August 27th is the last movie in the park.

Filing period for Mayor, City Council Ward 1 and Ward 2 starts August 2nd. Primary election is August 9th.

Ethan Nelson was introduced as the new Assistant Planner.

ADJOURN:

Motion by Carrier, seconded by Ayers to adjourn the meeting at 8:11 p.m. All present voted aye. MOTION CARRIED

Kent Bloudek, Mayor

ATTEST: _____
Ann Meyerhoff, Office Assistant