

CITY OF EYOTA
CITY COUNCIL SPECIAL MEETING MINUTES
AUGUST 16, 2018

Members Present: Tyrel Clark, Bryan Cornell, Tony Nelson and Ray Schuchard

Members Absent: Kurt Holst

Staff and Guests Present: Fire Department Building Committee Members Jeff Peck, Justin Wendt, Bill MacMonegle, Brian Halverson, Scott Trostad, Chris Hallett and Tom Peterson; John Pristash, Kraus Anderson and Marlis Knowlton, Clerk/Treasurer

Call to Order: Mayor Pro-tem Cornell called the meeting to order at 7:05 p.m.

Mayor Clark entered the meeting as it was being called to order.

Agenda: The purpose of this meeting is to discuss the fire hall renovation plans: construction plans, bids, cost, project budget, engineering plans, etc.

Fire Hall Improvement Project:

Project Manager John Pristash explained how a few bid packages came in higher than anticipated for varying reasons. On first review, the project is near one half million dollars over the original estimate. A few major items are: misunderstanding on how much of the bond money could be spent on hard (physical materials) construction costs, upgraded to precast concrete walls, unanticipated roof replacement on the existing building to accommodate altered snow loads, soil issues with the need to bring in fill, etc.

The Building Committee previously met and reviewed all aspects of the construction project. They are now proposing changes and deletions to reduce the cost so that the project can continue. The Committee went through forty-six construction items and together with the Council decided which would be considered to stay as is, eliminated, re-bid, or changed in some way.

The requirement for payment and performance bonds by each contractor was discussed. This requirement is expensive, especially for small contractors; and it deters them from bidding on projects. Legal bidding thresholds were discussed and the overall risk to the city if bonds were not required.

Motion was made by Cornell and seconded by Schuchard to set the payment and performance bond requirement at \$100,000. Ayes 4, Nays 0. Motion carried.

Seeing that there are a couple bid packages that are going to be rebid, it was brought up again if it would be allowed for Kraus Anderson to bid. These would all be sealed bids and procedures would change so that Kraus Anderson would not be opening the bids.

Motion was made by Nelson and seconded by Cornell to allow Kraus Anderson to bid on packages to be rebid and city staff will open the bids. Ayes 4, Nays 0. Motion carried.

One of the construction items is to move the storm sewer that handles the building runoff. Estimated cost to move is \$16,530. The original sewer installation was paid for out of the storm sewer fund.

Motion was made by Nelson and seconded by Schuchard to authorize the cost to relocate the storm sewer to come out of the storm sewer fund. Ayes 4, Nays 0. Motion carried.

Schuchard was tasked to contact People's Energy Coop regarding the cost to relocate a street light pole. Knowlton will check on the requirements and current coverage of builder's risk insurance. Wiring the building to be generator ready was discussed and the consensus was to eliminate it.

The Council also discussed using cash reserves to pay for some of the overages. Checking account and reserve fund balances will be verified.

The Project Manager will recalculate the cost based on the discussion tonight and will plan on having details to present to the Council on August 23 for approval; specifically authorization to proceed with the precast concrete and steel contracts.

Adjourn: Motion was made by Nelson and seconded by Cornell to adjourn. The meeting was declared adjourned at 8:30 p.m.



Tyrel Clark
Mayor



Maris Knowlton
Clerk/Treasurer