

COMMITTEE OF THE WHOLE

September 26, 2018

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Members Present:

Sipma (Mayor), Jantzer, Olson, Pitner, Podrygula, Wolsky

Members Absent:

Straight

To the Honorable Mayor and All Aldermen:

Following are the recommendations of the **Committee of the Whole** meeting called to order at 4:15 p.m. on Wednesday, September 26, 2018:

- 1. The City Council award the bid to Sundre Sand and Gravel in the amount of \$12.50 per ton for washed sand for the upcoming winter season. (4229)**

The above motion by Alderman Olson, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

- 2. The City Council award the bid to DR Transport in the amount of \$68.90 per ton for deicing salt for the upcoming winter season. (4230)**

The above motion by Alderman Olson, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

- 3. The City Council pass an ordinance to amend the 2018 annual budget to increase the fire capital equipment expenditures and revenue and decrease the fire control expenditures and revenue for purchase of a search camera with the state homeland security grant. (FD0059)**

The above motion by Alderman Olson, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

- 4. The City Council pass an ordinance to amend the 2018 annual budget to increase fire control revenues and expenditures and decrease fire equipment capital revenues and expenditures for SCBA's. (FD0067)**

The above motion by Alderman Olson, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

- 5. The City Council pass an ordinance to amend the 2018 annual budget to increase police capital purchase and general fund police travel, education & travel, and operation supplies revenue and expenditures for training expenses associated with Maci, the MPD K-9. (PD0152)**

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The above motion by Alderman Olson, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

6. The City Council approve the gaming site authorization for Minot State University Alumni Association to conduct pull tabs and poker at Valhalla Bar & Grill.

The above motion by Alderman Olson, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

7. The City Council award the bid to RDO Equipment in the amount of \$36.50 per edge for cutting edges for the upcoming winter season. (4231)

The above motion by Alderman Wolsky, seconded by Alderman Olson.

Alderman Wolsky asked how the purchase for cutting edges is executed, to which the Public Works Directed responded by saying, they are ordered a truckload at a time, usually 600-800. He further explained, the quantity used is variable depending on the severity of a storm. They try to keep several hundred on hand and can use 40-60 blades per storm. When they budget for blades and complete the bidding process they factor in the amount of inventory left over from the previous year. He also stated, we are still working off of last year's contract until January.

Whereupon a vote was taken on the above motion by Alderman Wolsky, seconded by Alderman Olson, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

8. The City Council award the bid to the following suppliers for water treatment chemicals as follows:

- **Carbon dioxide awarded to American Welding and Gas for \$245.00/ton**
 - **Chlorine awarded to Hawkins for \$621.60/ton**
 - **Quicklime awarded to Lhoist North America (LNA) for \$138/ton**
 - **Ammonium Sulfate to Thatcher Company for \$0.301/lb**
- (4232)**

The above motion by Alderman Podrygula, seconded by Alderman Pitner.

Alderman Podrygula asked about the lime bid from LHoist and if there are any concerns being that it was \$128/ton when they bid last year and increased to \$138/ton this year. The Assistant Public Works Director said it is typical to see some fluctuation in prices. Before LHoist bid, last year, the price of lime was about \$136/ton. Since then, he believes there have been cost increases because of the amount of time it takes for their local trucker. Mr. Sorenson also mentioned that this year they bid lime for the contract year 2019 and the option to extend for two additional years. There is a cap on the amount that can be increased each year so he feels they are confident they can supply lime at this price.

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Upon questioning about the quality of the lime and the amount of calcium oxide content, Mr. Sorenson said, the lime from LHoist is probably the best quality we have had in the last ten years.

Alderman Jantzer commented that they are taking the low bid, as they did last year and he believes they are doing the right thing.

Alderman Wolsky said he noticed that the local trucking company that was part of the discussion last year, did not bid this year. He hoped we don't discourage local companies from participating. He added, although he voted against the motion last year, he believes the Council made the right decision choosing the lowest bid. Alderman Wolsky then asked about the two year contract extension and why it is only for lime and not the other chemicals.

Mr. Sorenson explained, the other products are all the same quality. Lime makes up the largest portion of the chemical budget and can vary in quality depending on where it is mined.

Whereupon a vote was taken on the above motion by Alderman Podrygula, seconded by Alderman Pitner, and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

- 9. The City Council approve the request from The House Party, LLC dba The House Party for a Retail Beer & Wine License operating at 26 & 28 3rd St NE, subject to receipt of all documentation and approval by the Police Chief, Building Official and Fire Marshal.**

The above motion by Alderman Wolsky, seconded by Alderman Pitner.

Alderman Wolsky asked if the applicant for the liquor license could explain her plans for the location. Rebecca Alvarez came forward and said, she plans to create a fun atmosphere for adults that includes a beer garden area and a section for dance parties.

Whereupon a vote was taken on the above motion by Alderman Wolsky, seconded by Alderman Pitner and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

- 10. The City Council approve an engineering amendment for CPS Engineering in the amount of \$50,000.00 for the Landfill Cell 6 project and authorize the Mayor to sign the agreement on behalf of the City. (4241)**

The above motion by Alderman Olson, seconded by Alderman Podrygula.

Alderman Wolsky brought up contract performance and said, this is another example of liquidated damages covering the engineering firm's costs but not the entire cost for the City. Alderman Podrygula agreed, and said he would like to see this analyzed. He also encouraged the idea of incentives for timely completion.

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The City Engineer stated, the best tool we can use to prevent liquidated damages is to not award to contractors with a poor performance history. Liquidated damages are included in all contracts but the contractors aren't affected by it. His department is tracking the performance on each project so they will have documentation when making recommendations to the Council on bid awards.

Alderman Wolsky acknowledged that in this situation, the company mobilized late. He asked if there is anything in the contract defining a start date. The Assistant Public Works Director said, when the bid award is approved, a Notice to Proceed begins the project clock. This company said, they had three projects going on so they weren't able to start on time. He then explained that for a larger project, there are milestones included in the contract where liquidated damages take effect throughout the project. This one was smaller and did not include milestones.

Whereupon a vote was taken on the above motion by Alderman Olson, seconded by Alderman Podrygula and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

11. The City Council approve the MOU with Bureau of Reclamation as modified and authorize the Mayor to appoint the Public Works Director and Asst. Public Works Director to the AMP team.

The above motion by Mayor Sipma, seconded by Alderman Pitner.

The Public Works Director answered several questions asked by Alderman Podrygula. He explained that the goal is to have water coming in from the lake in approximately 4-5 years. He said, by redirecting sales tax, there should be enough sales tax revenue to complete the project, dependent on State funding. Mr. Jonasson also explained that any costs that can be capitalized go into the rate study but because of the State involvement, it may not be a City of Minot asset. He discussed the quality of the water treated by the biota plant by saying, it will be potable but it is only designed to address biota issues. When the water gets to Minot additional purifying will take place involving lime softening and UV disinfection on top of all the other treatment. He said, the biota plant is estimated to cost \$80-\$110 million but is being broken down into phases. Phase #1 will be about \$70 million and then it will be expanded as the need arises. Those costs are a Federal responsibility but because they don't have the funding, it may be advanced by the State and refunded when it is available. He explained that the operational costs would depend on whether it is a 24-hour facility or if they have 8-hour operations subsidized by our treatment. Operations will also be a Federal responsibility but could be contracted to Minot or to the State. He estimated it might be \$5-\$6 million.

Alderman Wolsky asked for clarification on the process and if the water is being treated at the biota plant then mixed back in with raw water. Mr. Jonasson said, when it comes from the biota plant the water is not at the quality of drinking water. Blending it helps with the water softening process.

Whereupon a vote was taken on the above motion by Mayor Sipma, seconded by Alderman Pitner and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

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12. The City Council approve the updates to the snow removal plan and pass an ordinance to revise Section 28-42 of the City of Minot Code of Ordinances regarding snow removal.

The above motion by Alderman Podrygula, seconded by Alderman Olson.

The Committee complimented staff for providing an updated snow management plan.

Alderman Podrygula emphasized the need to declare snow emergencies at the early signs of a storm in order to get cars off the streets early enough for snow removal.

Alderman Wolsky referenced the ordinance that was provided and said it wasn't clear what the revisions were. He also said the use of "city sidewalks" wasn't clearly defined whether it is City owned sidewalks or sidewalks located in the city.

Whereupon a vote was taken on the above motion by Alderman Podrygula, seconded by Alderman Olson and carried by the following roll call vote: ayes: Jantzer, Olson, Pitner, Podrygula, Sipma, Wolsky. nays: none.

13. The Police Chief gave a presentation on current activities taking place in the Police Department.

Chief Olson gave a presentation on the Police Department where he described their duties, staffing issues, the importance of technology, and the SORN project. The full presentation can be found at the following link: <https://www.youtube.com/watch?v=MqIVMr3mvhk>

There being no further business, the meeting was adjourned at 5:31 pm.

Respectfully Submitted,
Kelly Matalaka,
City Clerk