

MINUTES PUBLIC WORKS BOARD

DECEMBER 9, 2019

The meeting was called to order by Chairperson, Keith Hemmesch at 5:00 p.m. Members present were Dave Peschong, Matt Quade, and Neil Herzberg. Jim Freilingner was absent. Advisory Members present were Ron Mergen, Public Works Director and Chuck DeWolf, Bolton & Menk, Inc. Also present was Council Member Shawn Reinke.

Motion was made by Peschong to approve the minutes from the October 14, 2019 Public Works Board meeting. Seconded by Herzberg and unanimously carried.

PARKING CONCERN

Ann Friederichs emailed the City regarding the poor access of handicapped stalls. The handicap stalls in their current location require the person to park and walk completely around the planter to access the handicap ramp or jump the curb. It was mentioned that when the downtown is reconstructed the City will have to meet the updated ADA rules regarding handicap parking. DeWolf briefly described the rules and the City may or may not have room on the existing sidewalk. Members directed staff to do a layout and bring it back to a future meeting.

STREET LIGHTING REQUEST

It was reported that a verbal request was made to add a streetlight at the intersection of Veterans Dr. and Airport View. The decorative lighting ends at veterans bridge and to bring power and a decorative light to this intersection would cost \$5,000.00 plus.

Motion was made by Herzberg to have Xcel Energy add a wooden pole at this location and recommend such to the City Council. Seconded by Peschong and unanimously carried.

WATER PLANT UPDATE

Members were informed of the filter plant and filter media issue with calcium carbonate precipitating out during the aeration process and adhering to the filter media. This was causing short backwash runs and an iron break through. The media was tested with the results indicating 90% calcium carbonate. The solution recommended was several treatments of a food grade citric acid. This was complete with mixed results. A resample will be completed. Another solution being discussed is to reconfigure the piping to bring the water through the filter prior to the aeration process. It was mentioned that this was discussed during the design phase and questioned why it was not designed this way. This will be researched by staff.

2019 PROJECT

DeWolf reported that construction is complete for this season. The only portion remaining is the storm water pipe from CP Rail to Garfield Ave., Second St. South improvements and the final lift of bituminous. It was noted that on Burr St. water was protruding through the tar.

DeWolf stated they are aware of this and several spots will need to be removed in the spring prior to the final lift.

AMPI PROJECT

DeWolf reported that the contractor is supposed to start the boring this week and be completed in several days. Quade mentioned that this is and has been a huge disruption in their parking area and a potential safety hazard as employees need to walk across this area, which is now slippery. DeWolf will follow up and have some of the equipment relocated.

IRRIGATION MANAGEMENT PLAN

Three alternatives were presented for improving or adding additional sites:

1. Gottwald Property - convert all of pivot 14 to grassland and then the City would lease to Gottwald the following properties:
Pivot 2 City owned site
Pivot 3 City owned site
Pivot 17 City owned site

Impacts: the City will lose revenue due to the change in crops from a row crop to grass land. This would require a long-term lease with Mr. Gottwald on these properties. It would provide the City with additional grassland needed for spray irrigation.

2. Rein Property - the City would purchase 40 acres from Reins under pivot 2.
Impacts: the land is served by the irrigation system. Rein has an offer to install a solar system on this site. The price is \$500,000.00 or \$12,500.00 per acre. It would provide the City with complete ownership of pivot 2; however, this is not prime irrigation land.

3. Stamer Property - City would purchase 160 acres of land from Stamer. Stamer would prefer to lease the land back from the City. The land is currently irrigated with a swing pivot and well.

Impacts: the current list price is \$1,250,000.00 or \$8,000.00 per acre. This would require an extension of the irrigation force main to connect. This land is very good irrigation property. This would also provide additional land that will be owned and controlled by the City.

Members discussed each option noting the following:

- The Gottwald option will work; however, the City will lose \$20,000.00 in revenue and it would require a long term lease with Mr. Gottwald.
- The Rein property is only 40 acres of which 26 is irrigated. The City cannot compete with the solar farmer.
- The Stamer property is very desirable land. The soil types are mostly in the sandy loam area with a gravel base. Additional revenue is estimated at \$35,000 to \$40,000.00 per year. The financing was also discussed. The City would have approximately \$1,100,000.00 in sewer reserves and would not want to use all of these funds; therefore, would likely have to bond for the project.

Motion was made by Peschong to begin negotiations with Mr. Stamer and recommend such to the City Council. Seconded by Quade and unanimously carried.

STREET CIP

The updated Street CIP was reviewed noting all the projects have been delayed by 2 years. The Industrial Park streets have been removed from the plan and will be scheduled for a seal coat.

There being no further business, the meeting was adjourned at 5:55 p.m.