

Special Meeting

July 22, 2019

Meeting called to order by Mayor Tammy Konz at 6:00pm

Council Members present: Tammy Konz, Sheryl Carlson, Kyle Christensen, Cindy Stelten and DuWayne Orbeck

Others present: Jordan Frank, Chris Nelson, Dorothy Kersten, Dave Blommel and John Arnold

Jordan Frank, Rice Companies General Manager, reviewed the Kimball Library plans with the Council. He talked about the B3 requirements in regards to the building and native landscapes for the project; the mechanical system will be super-efficient. Prevailing wages are a requirement for the project and the plumbing, HVAC and electrical will be design/build. Rice Companies is currently drafting the easement for the stormwater basin.

Councilmember Christensen had questions regarding the differences between the architectural plans and the civil and site plans; specifically drinking fountains, curbs cuts and sidewalks. He also questioned if there would be space for electrical outlets above the kitchen counter. Councilmember Christensen had questions regarding the pitch of the roof and why it is not all the same pitch; the life expectancy is less with a flatter roof and he is wondering if it would void the shingle warranty. He would like it to not be as flat. He his wondering if there are specific B3 requirements for the windows. You can't have 2 meeting on the corner of a building; Kimball's requirements are not as strict as Fergus Falls.

City Attorney, Chris Nelson, reviewed the following contracts with the Council: AIA Document B132 - 2009 Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition and AIA Document C132 - 2009 Standard Form of Agreement Between Owner and Construction Manager as Adviser. In regards to the B-132 contract, final payment is issued upon the certificate of occupancy (CO) being issued. Councilmember Christensen questioned in regards to non-compliance, whose fault that is? Attorney Nelson stated that would be the Construction Manager. The City Attorney also informed the Council that they should make sure to thoroughly vet any furniture donations as they must also comply with B3 guidelines. In regards to the C-132 contract, site supervision is included. Per Jordan, work hours are typically 7am-5pm.

Motion made by Kyle Christensen and seconded by Cindy Stelten to approve contract AIA Document B132 - 2009 Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition as presented; motion carried

Motion made by Sheryl Carlson and seconded by DuWayne Orbeck to approve contract AIA Document C132 - 2009 Standard Form of Agreement Between Owner and Construction Manager as Adviser as presented; motion carried

Motion made by Cindy Stelten and seconded by Kyle Christensen to adopt Resolution No. 07222019A Resolution Ordering Advertisement for Bids; motion carried

Those voting in favor: Tammy Konz, Sheryl Carlson, Kyle Christensen, Cindy Stelten and DuWayne Orbeck

Those voting against: none

Those absent: none

Motion made by DuWayne Orbeck and seconded by Kyle Christensen to adjourn at 7:31pm; motion carried

Respectfully submitted by Nicole Pilarski