

CITY OF VALLEY FALLS

PBC MEETING

January 18, 2017

Open Meeting

The meeting was called to order by Mayor Charles Stutesman. Council members present were Tony Trower, Lucy Thomas, and Betsy Doughramaji. Andy Dinger and Mike Hahn were absent.

Other members present were Bret Frakes, Connie Fridley, Salih Doughramaji, Kyle McCawley, and Clarke Davis.

The minutes from the January 4, 2017 meeting were presented. Tony moved to approve. Lucy seconded the motion. Motion carried 3-0.

Petitions, Proclamations, Request, Complaints, Visitors, Etc:

Public Comments:

Committee Reports:

Administrative: Written and financial reports were presented and reviewed.

Water/Sewer: The chemical pump is not pulsing right and needs to be replaced. Paul presented two bids. The first was Hawkins for \$700 and the second was USA Blue Book for \$706.95. Betsy moved to approve the purchase from Hawkins. Tony seconds the motion. Motion carried 3-0.

*All sewer mains have been cleaned around town except for the ones that are buried.

*Paul spoke to Charlie at KWRA and we are still at the top of the list for the smoke testing but continue to wait for things to dry out.

Streets/Alleys: There was a conference call with PEC, Midland Care, Mesner Development Group, and the City to discuss the utility drainage easement. PEC is working to investigate more options for the run off. This will put a hold on the final plat until an agreement is met.

Parks:

Fire Board:

Police/Court:

Health Code:

VFEDC:

Swimming Pool:

Old Business: Housing Demolition: Denise still would like to contact Dennis Foster on lead and asbestos. A draft bid form and specification was presented for review. The Council reviewed and was on board to proceed. Another idea came up when the time comes to demolish the property. Maybe we could contact SM Ball and inquire about a roll off dumpster for the haul off.

Delaware Place LLC: The Council would like something in writing stating that there will no more financial obligation for the Moderate Housing Project. The Council had no problem to sign the documents after that confirmation.

New Business: New Swimming Pool: Kyle McCawley from Larkin was here. The new pool project started as a design build but now will be changing to a design bid build. The difference from before was that Carothers would have been the general contractor and would have handled the bidding phase but now that it has changed, the Council will bid this out and make a selection. The first step with Kyle would be to schedule a work session/special meeting to review and finalize the plans so that they are bid ready. Once Kyle completes

and finalizes the construction documents they will be sent out for a three week advertisement period while companies get their chance to bid. A pre bid meeting will take place approximately 1 week before bid opening to give contractors and bidders a chance to review the sight and answer any questions that may come up. A meeting will be held for the bid openings and once that process is complete, the City will give the notice to award for the company selected. Once construction starts, it may require monthly meetings. Bret Frakes was here and gave some good advice and information on performance bonds so that the project is built based upon what the plan represents.

Design/Plans: An invoice was received from Carrothers Construction for \$65,000. A portion of that amount is for engineering. Larkin will receive \$50,000 of that invoice. Once this invoice is paid the plans will be released to the City for use. A formal request of the plans from the City to Carrothers is needed first and then once that is received Carrothers will formally release the plans. In order for Kyle to continue on in the process and get our plans bid ready he is proposing an additional \$35,000 for his time and over sight of the project. The City would not be able to develop plans at that cost anywhere else and could take the chance of the cost being higher. Lucy moves to pay the invoice to Carrothers with the provisions of the release of the plans. Tony seconds the motion. Motion carried 3-0. Lucy moves to enter into the agreement with Larking for the \$35,000 to complete the plans and bid the project. Tony seconds the motion. Motion carried 3-0.

VOUCHERS

The vouchers were presented. Tony moved to approve and Lucy seconded the motion. Motion carried 3-0.

ADJOURNMENT

Tony moved to adjourn the meeting and Lucy seconded the motion. Motion carried 3-0.

APPROVED: _____
CHARLES L. STUTESMAN, MAYOR

ATTEST: _____
APRIL HERBSTER, CITY CLERK