

City of Gilbert  
Minutes of City Council Working Session  
Tuesday, January 28, 2020  
Council Chambers

Mayor Oberstar called the meeting to order at 5:15 p.m.

Call to order.

Present: Councilors Robich, Skenzich, Leoni, Mayor Oberstar, Attorney Lindsay, Engineer Jannick, Operations Director Lautigar, Deputy Clerk Gulan, Executive Administrative Clerk Paulsen, KLM representative Dewey Prinzing  
Absent with notice: Pulles  
Quorum established.

KLM Water Tower Reconditioning

- Dewey Prinzing KLM representative discuss water tank reconditioning.
- Both High and Ground Tanks on original KLM engineering proposal. Steel high and concrete Ground tank repair/conditioning: fabrication, painting, concrete repair.
- KLM/Prinzing suggests bidding projects separately with different contractors versed in their repair specialization.
- Bonding discussion, Mayor wants both projects done.
- MN law does not allow KLM to be general contractor on projects over \$175,000, projects must be bid out separately.
- Jannick: Discuss evaluation needed to move forward with project, and estimate needed for bonding application.
- Clerk: discuss structural repair estimate, amended proposal from December 2019,
- KLM/Prinzing: If additional structural items are determined necessary, they feel it is best to disclose upfront prior to bidding. Mayor inquires re: change-order limit. KLM/Prinzing assures if change order needed, it will be justified.
- Clerk: when applying for bond, estimate high.
- High tower crack repair process discussed.
- Operations Director recommends high tower first year, low tower second year.
- Mayor: Bonding will include other projects in bonding amount.
- Dewey: KLM to present estimate to city with contingency funds included, to move forward with high tower project.
- \$700,000 original estimate for both tanks.
- KLM: Late summer start date. Cost estimate lower in Fall.
- Clerk: KLM performed inspections in November 2018.
- Robich discuss \$7,000 already paid for preliminary inspection prior to first estimate proposal from initial inspection. Work was agreed upon, then KLM voiced need to conduct another inspection.

- Mayor: Specific cost estimate to pursue bond funding prior to project. KLM/Prinzing: will provide updated cost estimate and fees charged for additional inspection if needed.
- KLM must provide a specification before projects go out for bid, then KLM will advertise for bids once specification is signed.
- Jamnick: not necessary to bid upper and lower tanks together. Can be bid as separate projects but used together for one bond funding.
- Lower tank estimated to be fixed within 3-5 years. High tower is priority, leaking
- KLM will present answers and report estimates to Clerk and council.
- Notice: Tuesday, February 4, 2020 MNDOT public meeting, 5:00-7:00 PM.

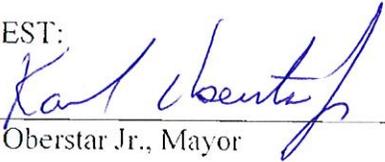
Other /Additional Issues or Concerns

- Sump pump I&I Inspection process, contractor agreement verbiage. ie: what information specifically needed during inspection
- Sparta area, all but approximately 10 in Sparta not paying assessment.
- Bryan Lindsay discuss Delayed Assessment option:  
Delayed assessment statute: as owners were previously notified, the assessment process can be currently continued.
- 2 month time line to allow for notifications, hearing set, attorney will work with clerk to get process moving.
- Discuss parcels to assessment roles for 2021
- Older homes will be helped with sewer sump requirements.
- Required to connect to City of Gilbert sewer line. Options discussed.
- Attorney Lindsay to advise re: City sewer line.

Adjourn:

Motion by Skenzich, second by Leoni to adjourn meeting at 6:13 P.M. MCU

ATTEST:

  
Karl Oberstar Jr., Mayor

  
James Paulsen, Executive Administrative Clerk