

City Council Minutes  
March 21, 2022

The Fergus Falls City Council held a regular meeting on Monday March 21, 2022 at 5:30 pm in the City Council Chambers. John Juhl of Stavanger Church gave the invocation and the Pledge of Allegiance was recited. Council members in attendance were Hagberg, Kvamme, Rufer, Thompson, Gustafson and Hicks. Arneson and Fish were absent.

**Approval of Agenda**

A motion and second were made by Gustafson and Thompson to approve tonight's agenda as presented and the motion carried.

**PI 5958 Final Cost Hearing**

PI 5958 is the Campus View Estates Development project. It consists of new construction of the sanitary sewer, water main, storm sewer with pond, sewer and water services and bituminous street on Campus Drive: Union Avenue to Park Street. There is also new construction of sewer and water services on Park Street near the intersection of Hillside Avenue. The interest rate is 4.5% over 20 years and the overall cost is \$1,656,000. The financing is TIF bonds, secured by deferred special assessments and current deferred special assessments for a total of \$1,656,000. In accordance with the pending Developer's Agreement, these special assessments will initially be deferred and activated on the following schedule or upon construction, whichever comes first: 2024- three twin homes (6 units); 2025-three twin homes (6 units); 2026-3 twin homes (6 units); 2027-3 twin homes (6 units); 2028-3 twin homes (6 units); 2029-3 twin homes (6 units). The public hearing opened at 5:36 pm. As no one appeared, the hearing was closed. The council action to adopt the assessment will be taken on April 4 contingent upon accepting the Developer's Agreement between the City and Prairie View Development, LLC.

**PI 5958, Bid Award**

Bids were opened for PI 5958, the Campus View Estates Development project. The low bid was received from Central Specialties in the amount of \$1,070,620.75. Construction is expected to begin this spring with final completion in the spring of 2023. Hagberg offered **Resolution #61-2022** awarding the construction services contract for PI 5958, the Campus View Development to Central Specialties, Inc. in the amount of \$1,070,620.75 contingent upon City Council approval for the adoption of the final assessment rolls for PI 5958 and accepting the Development Agreement between the City of Fergus Falls and Prairie View Development, LLC as scheduled for consideration at the April 4, 2022 City Council meeting. The resolution was seconded by Thompson and was adopted.

**Conservation Partner of the Year Award**

Neil Powers, representing the Fergus Falls Wetlands Management District commented on the valued partnerships that benefit people, wildlife and the outdoors. He announced the City of Fergus Falls has been awarded the 2021 Conservation Partner of the Year Award. He reviewed the city's various projects, ordinances and efforts to promote community awareness of the environment. He also presented an award to Mayor Schierer for his efforts to create a culture of awareness of pollinators, including the Mayor's Monarch Challenge and the Pollinator Friendly designation.

### Update on Downtown Riverfront Project

Grant Kuper of Bolton and Menk provided an update on the Phase II Downtown Riverfront project. Phase II will include a splash pad, parking lot, public art, multi-use trail, plaza area, and accessible restrooms. The site improvements for Phase II are estimated at \$3.67 million. A pedestrian bridge is included in the plans to connect the improvements to the other side of the river. Early in the planning process, the Project Management Team requested Bolton and Menk to vet out bridge enhancement options, which led to splitting the contracts for Phase II improvements from the bridge so the site improvements were not delayed. Two options were reviewed for the bridge and site work. The first is a basic prefabricated bridge with options for enhancements to the railing and the second is a signature bridge with spiral arches and cladding. The total project costs were shared as:

|                                    | <u>Phase 2 site</u> | <u>Bridge costs</u> | <u>Total cost</u> |
|------------------------------------|---------------------|---------------------|-------------------|
| Phase 2 site with a basic bridge   | \$3.67 million      | \$832,000           | \$4.50 million    |
| Phase 2 site with signature bridge | \$3.67 million      | \$1.22 million      | \$4.89 million    |

Mayor Schierer said a local manufacturer approached the city with an idea for enhancements to a prefabricated bridge and the price for the signature bridge was too cost prohibitive for the city to pursue. Kuper spoke about the original project estimate of \$2.1 million two years ago and the current \$4.50 million cost. Adding the public restrooms, retaining walls, soil conditions, utilities, raingardens and eliminating the sewer crossing to the east side of the Mill Street Bridge contributed to the higher cost, as did inflation, materials and construction costs. The actual costs will be known once the project goes out for bid. Kuper reviewed the project timeline and shared if the council awards the contract, the project would be substantially complete in the fall of 2022 with final project completion in the summer of 2023.

Kvamme confirmed the city is not looking at the signature bridge due to the higher cost but stated his personal preference is the design of the signature bridge. Schierer said there will be alternates in the bidding process and the local manufacturer is still able to bid on the project and there could be opportunities at a later time to make enhancements to the bridge. Hicks was concerned with the total project cost of both phases over \$8 million and he requested an update on the expenditures and funding sources to date. He hears from residents who are frustrated the city is spending so much money on this project when the streets are in poor condition. He understands the need to balance enhancements to the community against basic maintenance and asked if the parking lot lines can be widened.

John Strauch, 519 W Vasa Ave, agreed prices have risen significantly over the past few years, but questioned the purpose of the bridge. He felt the city should instead focus on relocating the sewer pipe further west to allow more recreational use of the river and prevent ice damage in the winter months. He asked if the project is necessary and the best use of taxpayer funds in light of the other needs of the community including street maintenance and infrastructure needs.

### Consent Agenda

The following items were approved under **Resolution #62-2022** by Rufer: Motion approving the minutes from the March 7, 2022 City Council meeting. Motion approving the following licenses: Mechanical J-Tech Mechanical, Hebron Brick Company; Excavator Consolidated Communications Enterprises Services; Minnesota Lawful Gambling Permit for Ducks Unlimited Fergus Falls Chapter raffle on April 20 at the Bigwood Event Center, Fergus Falls Rotary Foundation for raffle on May 18 at the YMCA; Demo/Hauler of Building Waste, Junk Dealer and Metal Recycling for Sigelman Steel & Recycling; Chicken Permit Corey Nebbleling. **Resolution #63-2022** approving PERA declaration

on dual position fire fighters, [Resolution #64-2022](#) authorizing the city's 150<sup>th</sup> anniversary celebration event be added to the list of 2022 community festivals. [Resolution #65-2022](#) approving budget adjustments. [Resolution #66-2022](#) accepting a \$1,000 gift card from Home Depot for the Fergus Falls Fire Department. [Resolution #67-2022](#) setting a final cost hearing for PI 6077, the 2021 sidewalk improvements for April 18, 2022 at 5:30 pm in the City Council Chambers. [Resolution #68-2022](#) declaring surplus property and authorizing its disposal. The resolution was seconded by Thompson and was adopted.

#### **Ordinance 21, Eighth Series**

Ordinance 21, Eighth Series, Amending the zoning map from I-2 to B-3 as requested by the Flour Mill (Kevin Bartram) was introduced by Kvamme and declared to have its first reading.

#### **Ordinance 24, Eighth Series**

Ordinance 24, Eighth Series, Amending Chapter 154.002 definitions was adopted by a roll call vote.

#### **Ordinance 25, Eighth Series**

Ordinance 25, Eighth Series, City wards and precincts was adopted by a roll call vote.

#### **US Bike Route 20**

Hicks offered [Resolution #69-2022](#) expressing support for US Bike Route 20, which was seconded by Gustafson and was adopted.

#### **PI 9148, DeLagoon Improvement Project**

The city purchased the property for city parkland from Benjamin DeLagoon in 1970 and 1971. The main park area had four softball fields, a restroom/concessions facility and the campground. In the 1990's, two more softball fields were added and the American Legion donated funds for the baseball stadium. Recently a playground, 27 hole disc golf course, archery range and BMX track have been added. In 2021, the MN DNR reconfigured the parking lot and made improvements to the boat launch. The proximity of the Central Lakes Trail truly makes DeLagoon a regional park. Due to age and use, the facility is "tired" and the campground is out of compliance as it does not have adequate sanitization or storm shelter facilities. The campground is also lacking the electric capabilities for bigger campers/motorhomes. In 2014 the city adopted a DeLagoon Campground Master Plan. The city has been authorized by the state legislature to seek voter approval for a sales tax to make improvements at DeLagoon Park. The project would include removing and replacing the lighting system at five softball fields and two baseball fields and constructing new lighting for the four soccer fields. The current concessions/restroom building would be removed and replaced and a new concessions/restroom facility would be built for the soccer fields. Sewer and water extensions would be made to the soccer field and softball complex. The perimeter, backstop and dugout fencing would be replaced at four softball fields and at both baseball fields. New fencing would be constructed around the perimeter of the soccer field complex, around the BMX track and archery range. Bolton and Menk has submitted a proposal to update the DeLagoon Campground Master Plan and provide cost estimates for the other proposed improvements within the park. They would revise the project scope to fit the \$5.2 million budget and provide visual graphics to share with the public prior to the vote. The final product would be delivered to the city by April 30 and their proposed fee for this work is \$7,000. Rufer offered [Resolution #70-2022](#) initiating PI 9148, the DeLagoon improvement project and authorize entering into an engineering services agreement with Bolton & Menk Inc., which was seconded by Hagberg and was adopted.

**Resolution of Accounts**

Hagberg offered a resolution authorizing the payments and claims in the amount of \$812,753.67, which was seconded by Gustafson and was adopted.

The meeting adjourned at 6:14 pm

*Lynne Olson*