



City of Fergus Falls Committee of the Whole Agenda

February 14, 2024
7:00 am
City Council Chambers

- A. Call to Order
- B. Roll Call
- C. Discussion Items
 - 1. DeLagoon Improvement Project Bids
Brian Yavarow
Requested Action: Recommendation to the council to authorize the advertising of bids for PI 9148, the DeLagoon Park improvement project
 - 2. City/OTC Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
Brian Yavarow
Requested Action: Recommendation to the council to adopt a resolution of support for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant application
 - 3. 2024 MnDOT Aeronautics Grant
Brian Yavarow
Requested Action: Recommendation to the council to accept MnDOT's state grant offer for an airport tractor
 - 4. 2024 Seal Coat Improvement Project (PI 5372)
Brian Yavarow
Requested Action: Recommendation to the council to accept the project plans and specifications and authorize the advertising of bids for the 2024 seal coat improvement project
 - 5. 750,000 Gallon Ground Storage Reservoir Replacement Project
Brian Yavarow
Requested Action: Recommendation to the council to accept Interstate Engineering's (Apex) design and construction administration professional services proposal for demolition the amount of \$125,000.00 and to accept Apex Engineering's professional services proposal for the development of a unidirectional flushing program in the amount of \$10,000.00

6. Business Development for Fergus Falls Grant Request

Klara Beck

Requested Action: Recommendation to the council to authorize the submission of an application for financial assistance through USDA's Rural Business Development Grant Program to grow the revolving loan funds managed by Business Development for Fergus Falls

7. Amending the Definition of Hotels in City Code

Klara Beck

Requested Action: Recommendation to the council to amend City Code 154.002, Hotel Definition and hold a first reading of the ordinance on February 20

Additional Agenda Items

Announcements

- February 19 Most city offices and facilities closed for the observance of the President's Day holiday. Garbage and recycling normally picked up on Monday will be moved to Tuesday. Tuesday collection will take place on Wednesday February 21.
- February 20 City Council Work Session 4:00 pm on Roadway Infrastructure Planning/Franchise Fees
City Council meeting 5:30 pm
- February 28 Committee of the Whole meeting 7:00 am

Adjourn



Council Action Recommendation

Page 1 of 1

Meeting Date:

February 14, 2024 – Committee of the Whole

February 20, 2024 – City Council

Subject:

City Project No. 9148 – Delagoon Park Improvements

Recommendation:

- Accept the project plans and specifications
- Authorization to Advertise for Bids

Background/Key Points:

Bolton & Menk, Inc. has substantially completed the project plans and specifications for the DeLagoon Park Improvements project. The project base bid Estimated Probable Construction Cost is \$3,600,000.00 for the campground site and utility improvements. The City must publicly advertise per competitive bidding requirements for the campground and utility improvements. Given the complexity of the project, I am recommending a minimum 21-day publication.

As discussed with the Project Management Team throughout design, Bolton & Menk, Inc. has developed 13 project components to be bid as alternates, providing the City flexibility in selecting the final components of the project to fit within the approved \$5.2 million dollar budget.

The project bid opening is scheduled for March 19, 2024 at 2:00pm. Once final construction costs are known, staff will prepare the final projected budget for a potential contract awarding at the April 1, 2024 City council meeting.

Budgetary Impact:

The local option sales tax to publicly finance the project bonds is the current funding mechanism. The City has the legislative authority for a \$5.2 million dollar improvement project therefore, as mentioned previously the project scope before you will be bid with alternates.

Originating Department:

Engineering Department

Respectfully Submitted:

Brian Yavarow, P.E. - City Engineer

Attachments:

City Project Number 9148 – Title Sheet

Bolton & Menk Campground Figure

CITY OF FERGUS FALLS

CONSTRUCTION PLANS FOR

DELAGOON PARK IMPROVEMENTS

FEBRUARY 2024



BUILDING, CAMPGROUND, SITE GRADING, SANITARY SEWER, WATERMAIN, BITUMINOUS PAVEMENT, LIFT STATION, FORCEMAIN

RESOURCE LIST

CITY OF FERGUS FALLS

City Hall
112 W Washington Avenue
Fergus Falls, MN 56537

City Administrator: Andrew Bremseth

Mayor: Ben Schierer

City Council Members:

Jim Fish
Tom Rufer
Scott Kvamme
Brent Thompson
Al Kremerier
Anthony Hicks
Scott Rachels
Laura Job

City Engineer: Brian Yavarow, P.E.

Public Works Director: Len Taylor

Community Development Director:
Klara Beck

Finance Director: Bill Sonmor

LOCAL UTILITIES

OTTER TAIL POWER COMPANY
TEL: 218-739-8877
ADDRESS: 215 S CASCADE ST.
FERGUS FALLS, MN 56537

PARK REGION
TEL: 218-998-2000
ADDRESS: 230 W LINCOLN AVE
FERGUS FALLS, MN 56537

GREAT PLAINS NATURAL GAS COMPANY
TEL: 877-267-4764
ADDRESS: 705 W FIR AVE.
FERGUS FALLS, MN 56537

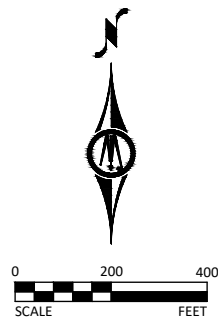
SPECTRUM COMMUNICATIONS
218-821-7672, 833-493-4939

CENTURY LINK
800-778-9140

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

MAP OF
DELAGOON PARK
OTTER TAIL COUNTY, MN



SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND
G1.01	STATEMENT OF ESTIMATED QUANTITIES
G2.01	ALTERNATES LAYOUT
CIVIL	
C0.01 - C0.03	EXISTING CONDITIONS AND REMOVALS
C1.01 - C1.03	TABLES
C1.04 - C1.17	DETAILS
C2.01 - C2.05	SWPPP AND EROSION CONTROL
C3.01 - C3.05	GRADING PLANS
C4.01 - C4.14	SANITARY SEWER AND WATERMAIN
C6.01 - C6.13	SURFACE IMPROVEMENTS
CIVIL STRUCTURAL	
CS1.01-CS1.04	CIVIL STRUCTURAL
ELECTRICAL	
E1.00 - E1.01	ELECTRICAL LEGEND AND DEMOLITION PLAN
E1.10	ELECTRICAL SITE PLAN
E1.20 - E1.21	ELECTRICAL SCHEDULE AND DETAILS
E2.01 - E2.04	LIFT STATION ELECTRICAL

THIS PLAN SET CONTAINS 74 SHEETS.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

KENT M. LOUWAGIE

LIC. NO. 44252 DATE: 02/20/2024

Date 02/20/2024

Approved: Brian Yavarow, P.E.
City of Fergus Falls, City Engineer

MAP LEGEND

— PROJECT LIMITS

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3168 41ST STREET SOUTH, SUITE 2
FARGO, NORTH DAKOTA 58104
Phone: (701) 566-5339
Email: Fargo@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
JJD			
DRAWN			
BRG			
CHECKED			
KML/GJK			
CLIENT PROJ. NO.			

CITY OF FERGUS FALLS, MINNESOTA

DELAGOON PARK IMPROVEMENTS

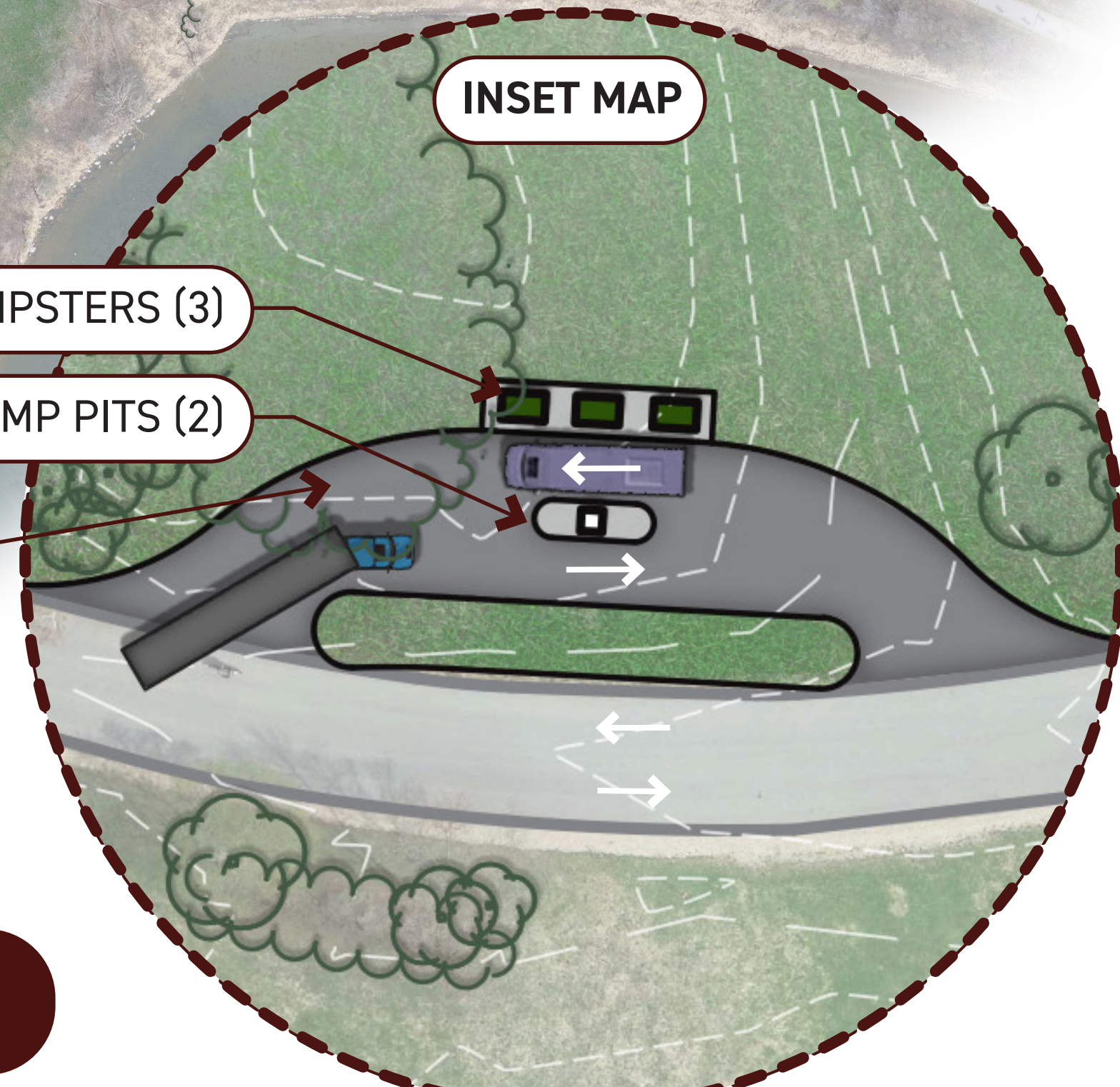
TITLE SHEET

SHEET

G0.01



INDICATES ADA ACCESSIBLE SITES





Council Action Recommendation

Page 1 of 1

Meeting Date:

February 14, 2024 – Committee of the Whole
February 20, 2024 – City Council

Subject:

City/OTC Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant

Recommendation:

- Resolution of Support for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant application

Background/Key Points:

The City of Fergus Falls in cooperation with Otter Tail County are planning to submit a joint application for the federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant.

The first component consists of extending trail connectivity. The Glacial Edge Trail (GET) connects to the Central Lakes State Trail to the southeast but is missing that final link that connects the City of Fergus Falls to the Heart of the Lake Trail. Both the City and County are seeking funds to complete their respective portions. City segment generally from TH 210 to CSAH 1 and OTC's from 245th Street to CSAH 24 at Maplewood State Park.

The other component of the application focuses on the construction of three (3) roundabouts on Fir Avenue (County Highway 1) at the intersections of Tower Road, Union Avenue, and Friberg Avenue. These critical intersections will be more efficient and safer for drivers and pedestrians if constructed.

Otter Tail County is still determining the total cost of the grant request.

Budgetary Impact:

General staff time to complete the application. We are seeking funding for the projects with no local match.

Originating Department:

Engineering Department

Respectfully Submitted:

Brian Yavarow - City Engineer

Attachments:

Project Location Map

[insert of City letterhead]

February XX, 2024

The Honorable Pete Buttigieg
Secretary of Transportation
U.S. Department of Transportation
1200 New Jersey Avenue SE
Washington, DC 20590

Dear Secretary Buttigieg:

I'm pleased to offer the support of the City of Fergus Falls as part of Otter Tail County's application for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant. Our partnership to expand trail connectivity and opportunities for our residents and visitors has gained a lot of momentum in the past few years; we appreciate Otter Tail County's leadership. Our Glacial Edge Trail connects nicely to the Central Lakes State Trail to the southeast, but is missing that final link that connects Fergus Falls to the Heart of the Lake Trail. Trails provide affordable, healthy transportation options as well as great recreation opportunities.

The other component of the application focuses on three roundabouts on County Highway 1 (Fir Ave.) along the north side of Fergus Falls. These critical and busy intersections will be more efficient and safer for drivers and pedestrians. Pedal Fergus Falls members have long advocated for bike and ped-friendly solutions; we're confident that the new infrastructure near the YMCA, Broadway Ave., and our industrial park will serve all modes of transportation.

We value the partnership with the county and wholeheartedly support the County's efforts to identify funding opportunities that improve the lives of our residents.

Regards,

Ben Schierer

Mayor



Council Action Recommendation

Page 1 of 1

Meeting Date:

February 14, 2024 – Committee of the Whole
February 20, 2024 – City Council

Subject:

2024 MnDOT Aeronautics Equipment Grant

Recommendation:

- Resolution accepting MnDOT's State Grant offer for Airport tractor

Background/Key Points:

In December, MnDOT Aeronautics announced the FY 2024 Aeronautics Equipment Grant competitive solicitation for equipment used for the maintenance and operations at publicly owned airports. MnDOT Aeronautics had up to \$2 Million available for this fiscal year. Grant applications were due December 31, 2023.

Currently, the FFM Airport uses a John Deere tractor to pull a large bat-wing style mower that mows most of the airport property. This tractor was locally funded therefore, can be used elsewhere in the City's fleet if need be.

I worked with the City's Fleet manager about equipment pricing and applied for a grant to replace this tractor of similar capacity but new. MnDOT sent me the attached grant offer in the amount of \$74,300.00 which is the full requested amount. I acceptable, I must respond to MnDOT by February 29th that we will be accepting.

Budgetary Impact:

No local budgetary impacts.

Originating Department:

Engineering Department

Respectfully Submitted:

Brian Yavarow, P.E. - City Engineer

Attachments:

SFY 2024 Grant Offer

January 29, 2024
Brian Yavarow
City Engineer-Fergus Falls

Dear Brian Yavarow,

The Minnesota Department of Transportation Aeronautics Office has completed its review and prioritization of Equipment requests for State Fiscal Year 2024 funding from the recent solicitation period.

I am pleased to inform you that: The **Tractor** request, for an estimated total cost of **\$74,300.00** as identified in your State Fiscal Year (SFY) 2024 Equipment Solicitation Request, has been selected to receive a State Grant Offer. MnDOT will execute a Grant Contract under the following conditions:

- These funds have been identified for the equipment identified in this letter and cannot be applied toward another project or piece of equipment at your airport.
- The funds are available to execute the grant during State Fiscal Year 2024 (July 1, 2023 through June 30, 2024). To improve the use of State Airports funds, **we are requiring a complete grant request by March 31, 2024**. If you are not able to make this March 31st deadline, you must work with your Regional Engineer to schedule a submittal date that works for you. If a grant request cannot be submitted by March 31st, or an extended submittal date cannot be agreed upon, you will forfeit the offer and the funds will go back into the State Airports Funds.
- If you plan to move forward with this equipment acquisition project, the following are required by email for a complete grant request:
 - A Grant Request Letter stating the project/funding requested and on sponsor letterhead.
 - A Cost Split detailing the costs of the project in an Excel File that can be found on the MnDOT Aero website: <http://www.dot.state.mn.us/aero/airportdevelopment/forms.html>
 - A quote for the equipment with a cost breakdown of the equipment including all attachments.
 - If you are trading in equipment previously purchased with a State Grant, please provide us the details of the trade-in.
 - We will reach out if further explanation or documentation is needed.
- Once these documents are received and approved, MnDOT will encumber funds and a grant contract will be sent to you for signature. No reimbursement can be made until a fully executed (signed) Grant Contract has been completed.
- Reminder about equipment grants:
 - Equipment grants will not be amended once the grant has been executed.
 - Add-on warranties are not eligible costs for equipment grants.
 - Administration costs (including consultant services) are not eligible for equipment grants.
 - Equipment purchased with this funding is for airport use only.
 - Maximum of \$200,000 state funds per piece of equipment.

Please communicate with me at your convenience if you wish to proceed with the project, but no later than February 29th, 2024. If you no longer wish to pursue funding for the identified project in State Fiscal Year 2024, please notify me as soon as possible. Below is a summary of the deadlines outlined above:

1. February 29th, 2024 – respond to this letter and communicate intent to pursue this equipment grant.
2. March 31st, 2024 or approved extended submittal date – submit complete grant request documents to Regional Engineer.
3. April 1st, 2024 – selected equipment that have not met deadlines 1 and 2 will forgo the funds back to the State Airport Fund.

Let me know if any questions or concerns.

Sincerely,

Daniel Boerner
dan.boerner@state.mn.us



Council Action Recommendation

Page 1 of 1

Meeting Date:

February 14, 2024 – Committee of the Whole
February 20, 2024 – City Council

Subject:

PI 5372 - 2024 Seal Coat Improvement Project

Recommendation:

- 1) Accept the project plans and specifications for PI No. 5372
- 2) Authorize to advertise for bids

Background/Key Points:

City staff has substantially completed the project plans and specifications for the above-referenced project. Please refer to the project location map for the proposed street locations. The Estimated Probable Construction Cost is \$244,800. Therefore, the City must publicly advertise bids for a minimum of 10-days. If acceptable, I will coordinate the advertisement. The bid opening is tentatively scheduled for Tuesday, February 27th.

If the City receives favorable bid prices, additional street segments will be evaluated and possibly added to the base contract. This work is scheduled to be completed by September 15, 2024.

Budgetary Impact:

The City's 2024 budgeted levy amount is \$173,100 for seal coat applications with an additional \$100,000 will carry over from the 2023 seal coat budget for an estimated total budget of \$273,100. This amount includes general engineering, contingency, and construction costs.

Originating Department:

Engineering Department

Respectfully Submitted:

Brian Yavarow, P.E. – City Engineer

Attachments:

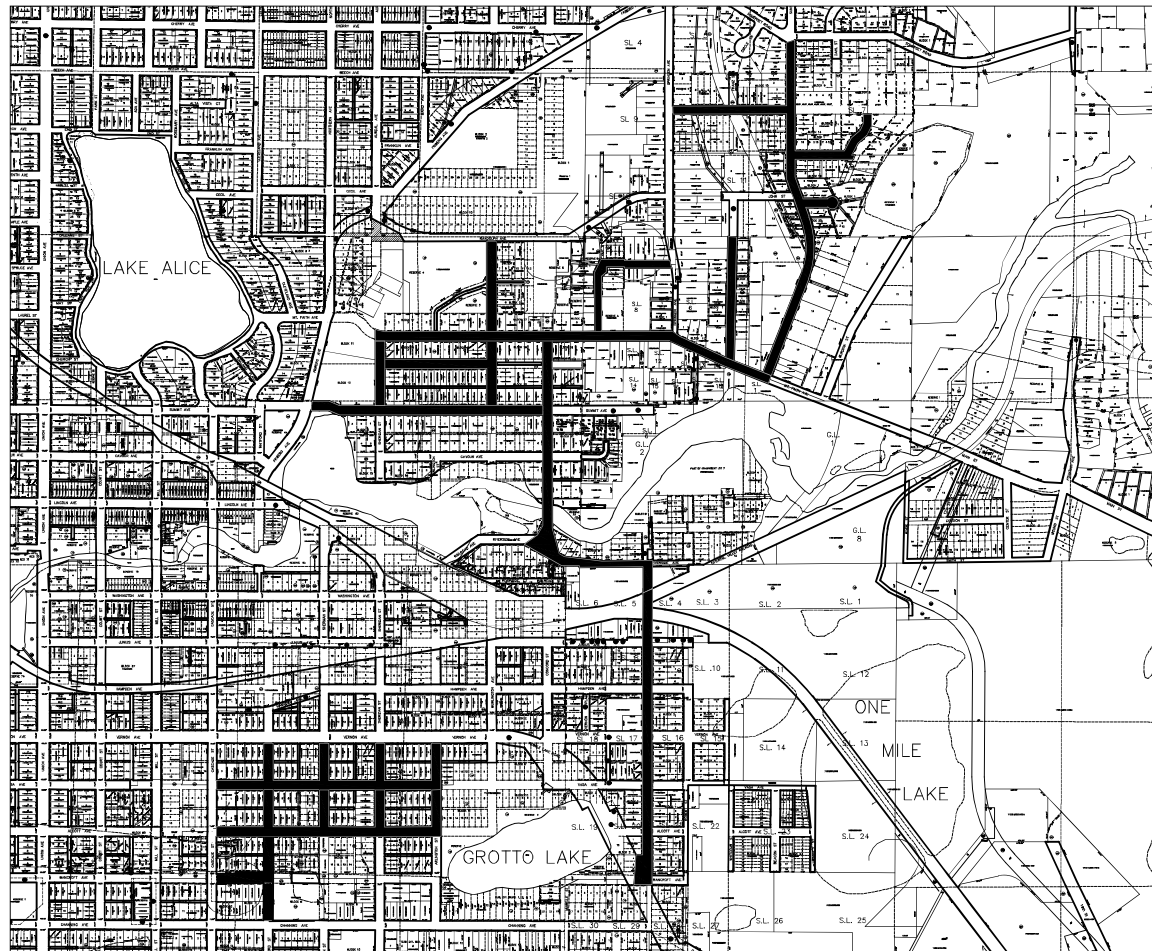
2024 Seal Coat Location Map

CITY OF FERGUS FALLS, MINNESOTA
ENGINEERING DEPARTMENT
CONSTRUCTION PLANS FOR
SEAL COAT, STRIPING & PAVEMENT MARKING
CITY PUBLIC IMPROVEMENT NO. 5372

SPECIFICATIONS REFERENCE

THE 2018 EDITION OF THE MINNESOTA
 DEPARTMENT OF TRANSPORTATION
 "STANDARD SPECIFICATIONS FOR
 CONSTRUCTION" SHALL GOVERN.

CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM)
 STANDARD SPECIFICATION 2018 EDITION, SHALL GOVERN
 THE CONTRACT.



CONVENTIONAL SYMBOLS

- RIGHT OF WAY LINE
- PROPERTY LINE
- VACATED PROPERTY
- RAILROAD
- R.R. RIGHT OF WAY
- POWER POLE
- TELEPHONE POLE
- WATER VALVE BOX
- WIRE FENCE
- HEDGE
- WATER MAIN
- SANITARY SEWER IN PLACE
- STORM SEWER IN PLACE
- TREES
- MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- GAS MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND POWER
- UNDERGROUND TELEVISION

PROJECT LOCATION
 COUNTY OTTERTAIL
 DISTRICT 4 DETROIT LAKES



SCALES
 (UNLESS OTHERWISE NOTED)

PLAN: 0 10 20 30 HORZ: 0 10 20 30
 PROFILE: 0 5 10 VERT: 0 5 10

INDEX OF SHEETS		
PI. NO.	DESCRIPTION	SHEET
1	TITLE SHEET	1
2-9	SEAL COAT PLAN SHEET	2-9
10-16	STRIPING PLAN SHEETS	10-16

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR
 UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICEN-
 SED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE
 OF MINNESOTA.

DATE _____ 20____ REG. NO. 48363 CITY ENGINEER

COVER SHEET of 16 Sheets



Council Action Recommendation

Page 1 of 2

Meeting Date:

February 14, 2024 – Committee of the Whole
February 20, 2024 – City Council

Subject:

PI No. 8232 – 750,000 gallon Ground Storage Reservoir (GSR) Replacement Project

Recommendation:

- Accept Interstate Engineering’s (Apex) design and construction administration professional services proposal for demolition the amount of \$125,000.00
- Accept Apex Engineering’s professional services proposal for the development of a unidirectional flushing program the amount of \$10,000.00

Background/Key Points:

The 750,000 gallon GSR tank was constructed in 1914. A report from 1993 recommended replacement of the GSR in the coming years. The continuous 2018 report recommended the demolition and replacement of this GSR. City staff has maintained this facility in working order but it is at the end of its useful life and other storage facilities have been constructed to maintain fire flow requirements.

Initially, the plan was to follow the report recommendations mentioned above however, it was decided to pursue a holistic approach to this matter based on the following questions:

1. Is a new ground water storage reservoir needed to replace the 750,000-gallon GSR, which is scheduled to be demolished?
2. Can the WTP itself be modified to accommodate storage needs without a new GSR?
3. If needed, should the GSR be built in the same location or moved to a new location to better serve the city’s water demands?

These questions and due diligence are best answered by developing a City wide water distribution digital model. The Council accepted the proposal from Interstate Engineering and their sub-contractor Apex Engineering Group, Inc. (Apex) to evaluate the City’s water distribution system. This model is now completed and calibrated. Representatives from Interstate and Apex Engineering will be in attendance to present a favorable outcome.

Another beneficial aspect by having a water system model is the ability to develop a “unidirectional flushing program”. Although City Public Works conducts system flushing annually, this type of program is designed to enhance maintenance staff’s efforts to improve hydraulic capacity and water quality in the distribution system by removal of accumulations inside the watermain pipe wall in a more effective and efficient manner. I recommend the Council approve this action as well.

Budgetary Impact:

These consultant fees will be funded thru the water enterprise fund.

Originating Department:

Engineering Department

Respectfully Submitted:

Brian Yavarow - City Engineer

Attachments:



Memo

Page 1 of 1

Meeting Date:

February 14, 2024- Committee of the Whole

Subject:

Business Development for Fergus Falls (BDFF) Grant Application to United States Department of Agriculture, Rural Business Development Grant.

Recommendation:

Pass a resolution agreeing to apply for financial assistance through the USDA's Rural Business Development Grant program to grow the revolving loan funds (RLFs) managed by BDFF.

Background/Key Points:

As the body tasked with maintenance and administration of the City of Fergus Falls' loan pools, BDFF has noted an increase in project costs related to business development. In order to best contribute to the economic wellbeing of the area and promote the growth, expansion and development of business concerns, BDFF suggests an application to USDA for up to \$500,000 to seed an RLF program that may offer higher loan amounts with fewer or difference restrictions than existing loan pools.

Budgetary Impact:

Current available BDFF funds may be used as project contributions. As of 12/31/23, BDFF oversees a loan balance of \$1,557,114.09, with \$2,036,667.39 available for project funding.

Originating Department:

Community Development

Respectfully Submitted:

Klara Beck, Community Development Manager

Sample Resolution Authorizing Application

RESOLUTION NO. _____

A resolution of the Fergus Falls City Council agreeing to apply for financial assistance with the United States Department of Agriculture, Rural Development to finance a newly established Business Development for Fergus Falls Revolving Loan Fund. Be it further resolved that the Fergus Falls City Council authorizes the Executive Director of BDFF and the 2024 Chair of BDFF to sign all documents relating to the USDA Rural Development loan and/or grant.

PASSED and APPROVED this _____ day of _____, 20__.

(Mayor/President/Chair)

Attest:

(Clerk/Secretary/Auditor)



Memo

Page 1 of 1

Meeting Date:

February 14, 2024- Committee of the Whole

Subject:

Update to City Code § 154.002 definition of "HOTEL".

Recommendation:

Remove the words "must have a reception desk staffed at all hours and" from § 154.002 hotel definition.

Background/Key Points:

City Code § 154.002, HOTEL, states that a hotel is "any building or portion thereof where sleeping accommodations are offered to the public for compensation on a transient basis in six or more rooms licensed under Minnesota Statutes Chapter 157. "Transient" shall mean the hotel is not the sole residence of the guest(s) and occupancy shall be limited to less than three hundred sixty-five (365) consecutive days. **Hotels must have a reception desk staffed at all hours** and conduct regular housekeeping services of guest rooms. A hotel may also include "extended stay" guest rooms which must contain a complete kitchen equipped with a full-sized refrigerator, built-in cooking facilities, microwave, sink, cooking utensils, dishes and cutlery. Hotels are therefore distinct from apartment buildings, boarding houses, or lodging houses as defined in this Chapter."

Hotel guests are generally required to check-in to claim their booked hotel reservation and make necessary payments, but purely remote and digital check-ins are now an option in the industry and are becoming increasingly popular for both travelers and accommodation owners. The highlighted portion of city code has been brought to the attention of staff by two different developers working on local hotels as being out-of-date with their needs as business owners. City staff suggest removing the language stating "hotels must have a reception desk staffed at all hours" to allow hotels to utilize the latest booking and check-in technology as part of their business operations.

Budgetary Impact:

American Legal Publishing fee TBD

Originating Department:

Community Development

Respectfully Submitted:

Klara Beck, Community Development Manager

§ 154.002 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

.
. .
.

HOTEL. Any building or portion thereof where sleeping accommodations are offered to the public for compensation on a transient basis in six or more rooms licensed under Minnesota Statutes Chapter 157. "Transient" shall mean the hotel is not the sole residence of the guest(s) and occupancy shall be limited to less than three hundred sixty-five (365) consecutive days. Hotels must ~~have a reception desk staffed at all hours and~~ conduct regular housekeeping services of guest rooms. A hotel may also include "extended stay" guest rooms which must contain a complete kitchen equipped with a full-sized refrigerator, built-in cooking facilities, microwave, sink, cooking utensils, dishes and cutlery. Hotels are therefore distinct from apartment buildings, boarding houses, or lodging houses as defined in this Chapter.