

MAYER COUNCIL WORKSHOP MEETING MINUTES – JANUARY 25, 2021

Call Work Session to order at 7:53 p.m. by Mayor Dodge.

PRESENT: Mayor Dodge, Council Members Boder, Heldt, Millender, and McNeilly.

ABSENT:

STAFF: City Administrator McCallum, Fire Chief Andy Maetzold, and Deputy Clerk Gildemeister

ALSO PRESENT: Don Wachholz, Ivan Raconteur, Madeline Seveland, Jeff Weyandt, Tice Stieve-McPadden

1. **Carver County Water Management Smart Watering Program** – City Administrator McCallum introduced Madeline Seveland with Carver County Water Management. Seveland was invited to discuss the details on Smart Watering Program being expanded from Carver County Water Management. The new program encourages more residents to use smart controllers on their irrigation systems. Smart controllers link to local weather conditions and provide exactly what your lawn and garden need for water. The program aims to conserve groundwater resources and prevent additional runoff by increasing the efficiency of irrigation systems. The conservation of water supplies will save both residents and municipalities financial resources and protect our groundwater supplies. The controllers are offered to residents at a reduced cost:
 - 8-Zone Controller Option-\$169.99 (market value \$229.00)
 - 16-Zone Controller Option-\$189.99 (market value \$279.00)Seveland indicated that if Council approves to move forward with a partnership, the cost to the City would be between \$200-\$500, one time fee to set up the program with Rachio. She stated that Cities can contribute additional funds toward the program to further offer incentives to its residents. Council agreed that this is a great program and that they would like to continue to move forward with a partnership. Mayor Dodge suggested the City of Mayer fund the program at \$1500; \$500 to cover setup fee and offer a \$20.00 discount on controllers for the first 50 residents.

2. **Discussion on Fire Station Generator:** City Administrator reintroduced discussion on the Fire Station generator and asked Council for direction on how to move forward, based on quotes provided by the Fire Department for a generator, switch and accessories, and the labor. McCallum reminded Council that the quotes do not include the pouring of the concrete. McCallum stated that the Fire Department would want to install a fence around the generator and so would have to acquire additional quotes for fencing. McCallum stated that she just realized this was why there is the discrepancy and why Brunton Architects quote was so high in the beginning and why the Fire Departments quotes are so low was because of the fence and the concrete pad. Mayor Dodge stated that he thought from earlier discussion Council has had; it sounded like everyone agreed this needs to get done. Council Member Boder stressed that the generator should have been included in in the original bid and asked Fire Chief Maetzold why it was not included on the original bid; stating it seems like a pretty important thing to the building. Fire Chief Maetzold explained the reason it got pulled off the original plan was because Brunton Architect gave us a breakdown itemized list on what everything was going cost for the generator and the estimated cost on this generator came in at \$130,000. Maetzold stated he felt that it could get done for a lot less than that; knowing that was a big number to cut. \$50,000 for a generator versus \$130,000. He stated that he thought we could cut eighty thousand dollars from the cost of this thing and that is the reason it got pulled off the plan. Council Member Boder asked, when we were voting

on the station, where was the generator on your priority list? Was this higher or lower than in-floor heating or floor coatings? Maetzold stated he believed it was after the in-floor heating.

Boder asked Fire Chief Maetzold to confirm, you did bring it up and you wanted the generator part of the original plans. Maetzold stated yes, I did. Boder asked who made the decision to not put the generator on the bid? Was it the building committee? What was the justification for that? Maetzold said, again it was because the cost of \$130,000 that the Fire Station Committee was given for a generator and the fact that we knew we could get it done a lot cheaper. Maetzold said he did have quotes ready for Council and planned to bring it up, but the discussion got tabled. Boder stated that he was pretty sure that it was expressed that we needed to talk about it more that night and it needed to be part of that project. Council asked City Administrator McCallum if she remembered what happened or why it did not go any further that evening. McCallum clarified that the Fire Station Committee could not add anything more in because everyone had already voted on it.

Boder stated he just does not understand why this was not looked at before. Saying, "I mean, obviously the Fire Station Committee was thinking they could do this cheaper via a different route, but why didn't you decide to follow up on it at all before the process started?" "to me it seems like this whole process has been engineered to start out with a lower bid and then kind of add and tack things on afterwards." "to me this is just unacceptable to think that you would push a generator off and then wait until after the project gets approved and say oh hey by the way we need this because this is really important to us." "Somewhere during this process the decision was made that we don't need a generator that bad." "We could probably just go ahead and do in-floor heating or floor coatings as opposed to putting a piece of very important equipment inside that building." So my thoughts on it is, obviously it wasn't important enough way back through the planning process, when this should have been high on your priority list. Boder stated he felt the Fire Department should have to find some money in their current budget or capital plan to pay for the generator.

McCallum stated as far as financing goes, I think that this will have to be paid for out of the Fire Department capital fund. I do not know how Chief Maetzold feels about that, but it can be done.

Mayor Dodge stated that obviously we are past the point where we can include it in the bond, but as far as financing it, this is something that everybody agrees we need to move forward with. I do see Council Member Borders point and I agree with that. I'm just having a hard time from a transparency standpoint of what's the bottom number on this fire station with the additions and now this. It makes it hard for me to explain to residents. I don't know where our final number is because we're still adding things that we need. Personally I think it's our number one priority. I think there is a little disconnect on that \$130,000 from Brunton Architects. I think overall we are going to come close to spending some of that because right now because its already in the bid for the Fire Station. Stating, they are adding some internal stuff which is costing money, plus the \$45,000 to \$50,000 for the generator. We're going to be close to that \$130,000 by the time we're all said and done. I think we have to find a way to get the money and it seems to me, from an urgency standpoint, it would be fine if we waited to budget for this in 2022 if the fire station won't be completed till November 2021. We are just looking another month or two till we can get into the next budgeting year and properly plan for it. I'm certainly fine with that. I don't know what the costs are that Brunton is having bid. Dodge asked Jeff Weyandt with Brunton Architects if there is any way that as they build the building, the contractor can pour the pad for the generator knowing that we're going to put a generator in at a later date? Weyandt agreed that the pad could be poured. It should not cost much for a floating slab. It would just be a minor change. It wouldn't take much out of the contingency to run a gas line because they're already running all that. That is my understanding. The contractor will have everything ready for a quick hook up. Fire Chief Maetzold stated that he talked with Brunton Architects today and

confirmed that the \$130,000 estimate for the generator is being financed in the base bid because Council approved it as part of the base bid. so the internal part is already being done and paid for and financed. It's the leftover generator and the pad that was not included in the base but everything else was included.

Mayor Dodge asked for clarification on the dollar amount that is already in the bid and getting paid for and done? Maetzold stated that he did not get an actual estimate for the generator but was thinking it was probably about \$50,000 to \$55,000. Dodge stated that with all the add-ons we are already at \$100,000. We are getting close to the \$130,000 and the pad's only going to be a grand or so I agree the hook up and gas connection is needed. Dodge shared his concerns and stated we need to get this added in, but we still need to, from a transparency standpoint, get to the bottom number instead of continuing to add things into this project as it moves on. Council Member Boder stated, I agree, this should have been done and this should be a top priority. You know we are to the point where we've been on this fire station long enough. We have bid out certain things, we have now added almost everything back in. Dodge asked, do we want to look into 2021? Or do we want to do this now? Do people not want to do it at all? Dodge asked for feedback from Council, stating we need to give some direction to McCallum so she can move forward, and Fire Chief Maetzold can put together a full picture of where we're at cost wise. Dodge requested Staff provide three quotes and more budget numbers from the Fire Department's CIP and bring back for discussion. Mayor Dodge asked McCallum to start looking at the budget to see what impact that would have. Boder asked Maetzold if he was aware of any grants out there for emergency management? Stating, this seems like an item that would be a good grant item for first responder and for public safety. Do you know of any? Or is there any where we can look besides the FEMA grant? Boder asked Maetzold if he reached out to the county emergency manager to see if there is money from HFCM that's available? Maetzold stated, I have not. Boder suggested that it might be worth it. Mayor Dodge recommend Staff do some research on this and we'll continue to have more discussion.

MEETING ADJOURNED

There being no further business, the work session was adjourned at 8:49 p.m.

Mike Dodge, Mayor

Attest: _____
Janell Gildemeister, Deputy Clerk MCMC