

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING
December 30, 2015, 5:00 p.m.

There was a meeting of the Waterville Economic Development Authority held at the City Maintenance Facility, 107 Hoosac Street, Waterville, MN on December 30, 2015 at 5:00 p.m.

Present: Val Vail, Sue Cutts, and Chairperson Stephen Mihalik

Absent: Richard Davis (arrived 5:05 p.m.) and Sue Myers (arrived 5:10 p.m.)

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

1. Call to Order. Chairperson Stephen Mihalik called the meeting to order noting that all EDA members were present except Davis (arrived 5:05 p.m.) and Myers (arrived 5:10 p.m.) Also present City Administrator Teresa Hill and Justin of Moh's Construction.

2. Agenda Approval. Motion by Cutts, seconded by Vail to approve the agenda Unanimous vote. Motion carried.

3. Unfinished Business.

A. City Shop Onsite Inspection. Justin of Mohs Construction was present to do an onsite inspection of the City Maintenance Facility. Ms. Hill said that Justin will talk about the punch list items that are remaining and what needs to happen to complete that portion. Justin presented EDA Commissioners with the warranty for all the metal throughout the entire building, the exterior and interior. The EDA will have to sign off on the warranty so that there it is documented that there is a warranty and if anything ever happens this warranty applies to the specs and the entire job. EDA Commissioners went through the onsite inspection. The flooring in the shower and bathroom area will have to have skid proof flooring. Inspection of the work bay was completed. Justin advised that if there are issues all the sub-contractors that installed anything would have to come back and fix the issue at no cost. Discussion held regarding the in-floor heating and how the problem will be resolved. Discussion held regarding the HVAC Pipe and the leak that occurred. Everything has been replaced that had water damage at no cost to the City. There are carbon monoxide sensors that will open vents in the vehicle bay. Inspection of the mechanical room was completed. The doors in the mechanical room will be adjusted to make sure that they open and close properly. Inspection of the wash bay was completed. Discussion held regarding the location of the power washer. A retractable hose will be installed in the wash bay. Chairperson Mihalik advised that the wash bay is shared with the County. Justin advised that the walls in the wash bay are heavy duty FRP and water cannot penetrate through it. Discussion held regarding the roof run off issue. Mohs Construction will install some Rubbermaid drains around the doorway areas to get the run off out farther away from the building. Justin said his number one priority is staying on top of the engineer to find a solution for the in floor heat. Ms. Hill said that the mechanical engineer went down on the pay estimate. They had retained \$7,000 for the items that we discussed today. They are holding back an estimate of \$1,200 for the in floor heating, \$1,000 for the hose wheel, \$1,000 for the pressure washer wand heat chemical control, \$800 for the water heater backflow, and \$1,000 for additional unknown items for a total \$5,000 and with contingency the \$7,000 will cover what is there. The project was substantially completed early September so basically you are releasing

the retainage except for the \$7,000 off of the pay estimate. The amount of the pay estimate is 147,276.60. Ms. Hill said if the Commissioners are concerned that if something else comes up and there is not enough retainage there is still a performance bond that is one million two hundred fifty. The bid bond and the performance bond is the construction cost of the building. The City would still have that to go back on if there were any other concerns. Chairperson Mihalik said thank you to Mohs Construction for both the timeliness that they got everything done and the quality that we have seen. He thinks they did a great job and thanked Mohs Construction. Motion by Mihalik, seconded by Davis to approve payment of \$147,276.60 to Mohs Construction that is withholding \$7,000 for the punch list items. Unanimous vote. Motion carried.

4. New Business

A. Fire Alarm Contract. Ms. Hill said this is a fire alarm monitoring system for the new City Shop. The fire alarm monitoring system is a code requirement for a building of this size. Motion by Mihalik, seconded by Cutts to approve the Fire Alarm Contract with Spectrum Systems LLC in the amount of \$588.24 to cover one year of monitoring. Unanimous vote. Motion carried.

5. Adjourn. Motion by Mihalik, seconded by Cutts to adjourn. Unanimous vote. Meeting adjourned 5:45 p.m.

Stephen Mihalik, Chairperson

Teresa Hill, Administrator/Clerk