

Harmony EDA Minutes

January 16, 2020
7:30 AM

Council Room
Community Center

Present: Chris Skaalen, Steve Donney, Kerry Kingsley, and Steve Sagen

Also Present: Brett Grabau, Jerome Illg, and Chris Giesen

The special meeting was called to order at 7:37 AM by Chris Skaalen

Consider Additional Infrastructure Improvements in Industrial Park

The city engineer, Brett Grabau with Stantec Consulting Services, presented a proposal for services with several options for the construction of infrastructure in the industrial park. The options were laid out in three phases. He explained that Phase I was the infrastructure directly related to the Dairyland project; the extension of 2nd Ave NE, utilities and storm water pond improvements. This was estimated to cost \$144,678.51. Phase II was paving 8th Street NE and did not include any utility work. This phase was estimated to cost \$108,888.90. Phase III extended 1st Ave NE north from Industrial Boulevard and ended in a cul de sac near the existing storm water pond. Phase III also included extending utilities with 1st Ave NE and was estimated to cost \$365,533.71. All three phases together were estimated to cost \$619,101.12.

The board discussed at length the various layouts, associated costs, and opportunities. Based on financial projections, the board could finance \$300,000 without an impact to the city budget or tax rate. Giesen mentioned that the board had already committed to Phase I with the Dairyland project. He also mentioned that as a part of the option contract that was purchased by the Harmony Veterinary Clinic, the board had agreed to pave 8th Street NE along the industrial park.

Kingsley was concerned about constructing Phase III now because it was difficult to anticipate future site layout needs especially when the city would need to carry the cost in the meantime. Donney asked if it were possible to construct only the portion of Phase III that was directly adjacent to the Antique Mall and Poet. Grabau suggested that all or a portion of Phase III could be considered later as a change order to the construction project. The board concurred this would give the most flexibility and savings.

Motion by Skaalen, second by Sagen to approve the proposal for services with Stantec Consulting Services to move forward with the design and construction of the elements contained in Phase II of the proposal, with the understanding that if financial conditions are favorable the board may consider adding a portion or all of Phase III at a later date. Motion carried unanimously.

Other Business

There was no other business.

Hearing no objections, Skaalen adjourned the meeting at 9:35 AM.