

**Hazen City Commission  
Special Meeting  
March 26, 2015  
Hazen City Hall**

**Present:** President Obenauer, Commissioner Brunmeier, Commissioner Haack, Commissioner Stern and Commissioner Wolf.

**Others Present:** Attorney Donovan, Planner Frovarp, Auditor Erhardt, Editor Coleman, Mark Johnson (Ulteig), Buster Langowski, Delmar Schramm, Gary Emter, Daryl Metzger, Tim Johnson, Dan Frei and Al Mautz.

Meeting called to order at 5:00 PM CT by President Obenauer.

**Agenda:** Commissioner Wolf moved to approve the agenda as presented, second by Commissioner Haack. Motion unanimously carried. Commissioner Brunmeier was not present as yet so President Obenauer requested the first item on the agenda, surge projects, be held until Commissioner Brunmeier arrives.

**CONSULTATION WITH ATTORNEY & ENGINEER**

**Sewer Easement – Lot 14/15, Blk 100, Northstar 1<sup>st</sup> Addition:** Planner Frovarp advised the commission that in the late 1970's when Northstar Addition was platted there was a sewer line located between lots 14 & 15, Block 100. When Hazen Promotions was platting for their new lots it was discovered that an easement for the sewer line had not been recorded so the city needs to establish the easement on property of Hazen Promotions and Clay Robson but the property line needs to be determined first and then the location of the sewer line so a proper easement can be obtained. Delmar Schramm said the scope of work signed by Hazen Promotions includes establishing all the corner pins for the lots. Attorney Donovan said a survey should not be required to establish the easement. Mark Johnson recommended a ten foot (10') easement on each side of the property line and clause in the easement to protect the property that may be within the easement area. The easement would also ensure that if the structures on the property are changed a new structure could not be built within the easement area. President Obenauer said that if the surveyor is already establishing the pin location for Hazen Promotions this need not be paid for twice. Commissioner Stern then asked if the scope of work presented to the city is to locate the lot pins and the sewer main and Mr. Johnson agreed that is what is included in the scope of work, and to include preparation of the easement document. (Commissioner Brunmeier entered the meeting at 5:15 PM) Commissioner Haack moved to approve the scope of work document as presented by Ulteig engineers, second by Commissioner Wolf. On roll call vote; Haack, "Aye", Wolf, "Aye", Stern, "Aye", Brunmeier, "Aye", Obenauer, "Aye", motion carried.

**Building Permit – T. Schutt:** The commissioners reviewed an application for a building permit as requested by Tyler Schutt (Northside Storage). The building will be a steel, commercial storage building located at 811 Ash Road, and the building will be constructed one foot (1') above flood elevation. Planner Frovarp said this application comes to the commission as the structure is commercial. Commissioner Wolf moved to approve the building permit, second by Commissioner Brunmeier. Upon discussion Commissioner Stern asked if Mr. Schutt always owned the property and was advised that he had purchased the property. Mr. Johnson asked, since the building is in the floodplain, if they would like the engineer to review the matter and Planner Frovarp stated the property owner will be required to provide an elevation certificate for the structure. On roll call vote; Wolf, "Aye", Brunmeier, "Aye", Stern, "Aye", Haack, "Aye", Obenauer, "Aye", motion carried.

**Scope of Work – Surge Projects – Ulteig Engineers:** Mr. Johnson presented the commission with a project summary of proposed work to be completed with surge funding. Mr. Johnson stated as part of the proposed work he would like the commission to consider a sole source award to Dakota Pump for all the lift station pumps to provide uniform systems. Mr. Johnson said that recent discussion was held on constructing the sewer line in 10<sup>th</sup> Street in case the RV Park does not get constructed and to keep lift station #5 north of Main Street, but designed to service development south of Main. Mr. Johnson said the engineering fees have remained the same throughout all the various alternatives that have been discussed. President Obenauer inquired about the engineering percentage and was advised that the percentage had actually increased based on the alternative but the fee amount had stayed the same. Commissioner Stern asked about the pumps, we are purchasing six (6) pumps and Mr. Johnson said that is where it sits today and suggested if other pumps are needed that can be looked at as part of the process. President Obenauer asked Commissioner Stern if he thought there was a need for pumps in other areas and Commissioner Stern said he was thinking more about making sure there is a spare available and properly matched for our equipment. Commissioner Stern then spoke about the 2012 sewer capacity study and the cost to size the equipment for the lift stations and Mr. Johnson said that all of that is included in the costs presented at this time. Commissioner Stern also asked about the cost of other alternatives as presented to city and park board representatives earlier in the week. Mr. Johnson said the first set of numbers were the construction cost estimates with the RV Park eliminated. President Obenauer asked about the park board's intention and Mr. Mautz said the park board will be meeting after this to make a decision on how to proceed. Mr. Johnson said the RV Park plans are available for publication for a proposed bid opening of April 27<sup>th</sup> and if approved the plans for the city projects can be finalized within thirty (30) days and ready for publication for bids within a week after the park board receives bids which will allow a brief time to make any changes based on the bids received and approved by the park board. If all proceeds the city projects can be ready for bid opening in late May and construction could begin by mid-June. Mr. Schramm asked about connections in the sewer main for future development. Commissioner Stern also suggested that if the RV Park is not constructed the cost to reconstruct lift station #3 at its current location is much less than the cost to relocate it saying the extra cost to the city seems like a waste of money. President Obenauer agreed

that it may appear to be a waste of money today but will not be for the future. Commissioner Stern stated there are better places to spend this additional money. President Obenauer said that, yes, there are other places to build and Commissioner Stern asked why not stick money into property the city already owns. Mr. Mautz said, personally, he is confident the park board will proceed with the RV Park project, depending on the bids. Commissioner Brunmeier said things are at a standstill because both boards are waiting for the other to act. Commissioner Haack moved to approve, and proceed, with the surge projects as presented to the board, second by Commissioner Wolf. Upon discussion Gary Emter asked if the projects presented would leave any surge funds and President Obenauer said it would leave some funds, depending on the bids, for future projects such as a street project next year or for development of other areas. Commissioner Stern said it is estimated at slightly more than \$850,000. On roll call vote; Haack, "Aye", Wolf, "Aye", Stern, "Nay", Brunmeier, "Aye", Obenauer, "Aye", motion carried.

There being no further business the meeting was adjourned at 7:08 PM CT. The next regular meeting of the commission will be Monday, April 6, 2015 at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: \_\_\_\_\_  
Jerry Obenauer, President

Attest: \_\_\_\_\_  
Monte J. Erhardt, Auditor