

MINUTES
COMMITTEE-OF-THE-WHOLE WORK SESSION
May 16, 2022
City Council Chambers

MEMBERS PRESENT: Mayor King. Council Members Paul Fischer, Rebecca Waller, Michael Postma, Jason Baskin, Oballa Oballa, Joyce Poshusta and Council Member-at-Large Jeff Austin

MEMBERS ABSENT:

STAFF PRESENT: City Administrator Craig Clark, Director of Administrative Services Tom Dankert and Police Chief David McKichan
Public Works Director Steven Lang, Planning and Zoning Administrator Holly Wallace and City Clerk Ann Kasel

APPEARING IN PERSON:

Mayor King opened the meeting at 6:24 p.m.

Item No. 1 – Counselors of Real Estate Report

Steve Price and the Counselors of Real Estate reviewed the report they prepared for Council. They encouraged the Council to read the report and e-mail them questions. They stated that Austin's housing stock is older and if people want to increase the overall quality of housing then they need to invest in the current housing stock. That will then bring up the entire market.

For Council information only, no action needed at this time.

Item No. 2 – Austin Artworks Power Supply Request

City Administrator Craig Clark stated the Austin Artworks Festival would like the City to participate in the cost for a permanent electrical panel for the festival. The total cost of \$9,000 and the Artworks Festival would contribute \$3,000 and is asking the City to contribute \$1,500. Mr. Clark stated the City has \$67,000 in contingency funds for 2022.

Council Member Postma asked who pays for the electricity.

City Administrator Craig Clark stated the user will pay for the usage and it could be used for other events.

Moved by Council Member Poshusta, seconded by Council Member Postma, recommending approval of a \$1,500 donation from contingency funds to the Austin Artworks festival for a power project. Carried.

The item will be on the June 6, 2022 Council meeting.

Item No. 3 – North Main Street Flood Control Project; Operation, Maintenance, Repair, Replacement & Rehabilitation Manual (OMRR&R)

Public Works Director Steven Lang stated as part of the FEMA requirements for the North Main Flood Control project, the Council must adopt the Operations, Maintenance, Repair, Replacement & Rehabilitation manual. He stated the full document is over 500 pages.

Council Member Baskin asked if ongoing maintenance can be funded through Local Option Sales Tax.

Mr. Lang stated the LOST funds are not intended for maintenance. He stated the stormwater fund fee would be used for the purpose.

Moved by Council Member Fischer, seconded by Council Member Postma, recommending adoption of the North Main Flood Control Project Operations, Maintenance, Repair, Replacements & Rehabilitation manual. Carried.

The item will be on the June 6, 2022 Council meeting.

Item No. 4 – WWTP Bid Documents

Public Works Director Steven Lang stated due to the volatile construction market the upcoming bids for the WWTP expansion will be increasingly difficult to pin down. He stated suppliers are quoting prices for equipment but those prices are only good for days or weeks due to market factors. Typically, a contractor is required to hold their prices on a bid 90 days following the bid opening. In addition, there may be pieces of equipment that may not be installed until year 2 or 3 of the project and it would be impossible to obtain prices for that now.

Mr. Lang stated the City may want to reduce the time from 90 days to 30 days for a bidder to honor their pricing then add an inflationary factor for every 30 days. In addition, the contractor could preorder materials and store them in a City facility. The City could prepay the contractors for their material costs. These measures would increase confidence in the bidding process for the contractors and the City.

Mr. Lang stated he would be working with SEH to refine the items and review them with contractors to reduce contractor risk and cost increases.

For Council information only; no Council action needed at this time.

Item No. 5 - Administrative Report

None

Item No. 6 – Open Discussion

None.

Moved by Council Member Fischer, seconded by Council Member Baskin, adjourning the meeting at 8:00 p.m.

Respectfully Submitted,

Ann M. Kasel
City Clerk