

***Public Works Committee  
Meeting Agenda  
July 12, 2021 5:30 p.m.  
City Council Chambers – Thurber Building***

1. July 12, 2021 / 5:30 p.m. City Council Chambers Thurber Community Building
2. Pump Inspections and Replacement – WWTF
3. Review proposed Gjere Addition Development.

**Members Present:** Councilors Paul Novotny & Mike Urban

**Members Absent:** None

**Others Present:** Craig Britton, Joel Young & Brian Burkholder.

**Crackfilling Proposal:** The committee members reviewed the list of streets proposed for crackfilling in 2021. They include Lonestone Court, Amco Lane, Donegal Lane, Wisdom Lane, Hilltop Lane, John & Mary Drive & Lane, Birchwood Lane, Valley Street, James Street, Orchard Ridge Road and Division Street, which would be a cost of \$18,484.00. To fit within the established budget, Burkholder, suggested the elimination of Orchard Ridge Road and Division Street, which would result in a project costing \$15,352.00. The committee members supported the crackfilling proposal.

**GIS:** The committee discussed the cost and aspects associated with subscribing to a service that provides geographical information services to the City. Preliminary estimates would be around \$5,000 for set up plus license fees. The committee stated that this was approved last year and supported going forward.

**Pickup Truck Information:** The committee looked at prices for different types of pick-up trucks for the street department and water department. Burkholder recommended the purchase of a ½ ton extended cab for the water department from Rochester Ford, with an eight foot box. The cost, including the trade-in value of the 2015 truck would be \$8,308.00. He also recommended a 1 ton extended cab for the street department from Rochester Cadillac. Including the value of trading in the 2016 truck, the cost would be \$8,775.00. The committee recommended approval of the recommendation.

**Kernza:** The committee members talked about the possibility of expanding the planting of Kernza to the rest of the field that the City owns, instead of renting it out for row crops. Since Kernza needs to be planted in September, the transition from corn to Kernza would require one year of dormancy or the planting of an early harvest soybean.

**Water Issue:** One of the downtown buildings that changed its water service from the alley to the front of the building suffered a water leak a few months after the service was hooked up. The owner of the building is refusing to pay the bill to the plumber so the plumber is asking the City either to pay the bill or help collect the bill, which is about \$421.25.

---

---

INTEROFFICE MEMORANDUM

---

---

**TO:** PUBLIC WORKS COMMITTEE  
**FROM:** STEVEN SCHLICHTER  
**SUBJECT:** Pump Inspections  
**DATE:** 7/7/2021

---

**Action Requested:** We recently had the yearly pump inspections done at the WWTF and Lift Stations. We are looking at doing some maintenance on the Influent Pump #2 this year.

**Background:** Looking back at last years pump inspections for the influent pumps we decided to have Pump #3 rebuilt last year for a cost of \$5762 and decided to hold off a year on pump number 2 till 2021. Now after having the pump inspections done for 2021 it looks like Pump #2 should be rebuilt. The quote that is attached from Quality Flow. To replace this pump with a new one it would cost \$17,123. To rebuild our current pump it will cost \$5,460. I would recommend rebuilding this pump. All three of these pumps are 15 years old with pump #3 being rebuilt last year.

Looking into 2022 I am planning on having Influent pump #1 rebuilt and having the Lonestone Lift Station Pumps replaced. There is a quote attached for replacing the pumps and changing the piping to accept the new pumps.

Thank you for your time,  
*Steven Schlichter*  
WWTF Superintendent



800 6<sup>th</sup> St. N.W.  
New Prague, MN 56071  
Office: (952) 758-9445  
Fax: (952) 758-9661

**Quotation****To:** Chatfield, MN**Date:** 07/07/2021**From:** Cory Malay**Attn:** Steven**Phone:** (952) 221-9800**Re:** Chatfield, MN; WWTP Influent Lift Station, Pump Repair / Replace**Item A****Lift Station Pump Repair;**

This will consist of supplying parts and labor to repair your KSB submersible pump bac tot O.E. quality. Please see my itemized parts and labor breakdown below.

<u>Qty</u>	<u>Description</u>
1	Repair of KSB, Model KRT K 150-315/206G, 24hp, 1160rpm, 460/3, Submersible Pump to Include: <ul style="list-style-type: none"><li>• Mechanical Seal Kit</li><li>• Bearing Kit</li><li>• O-ring / Gasket Kit</li><li>• Profile Gasket</li><li>• Stationary Wear Ring C.I.</li><li>• Rotating Wear Ring S.S.</li></ul>
1	Shop Labor / Supplies
1	Freight to Jobsite

**Total Sell Price for Item A is \$5,460.00** (any applicable taxes)

**Item B****Lift Station Pump Replacement;**

This will consist of supplying and installing a new KSB direct replacement submersible pump. The new pump will meet the current head and flow requirements. Please see my itemized breakdown below.

<u>Qty</u>	<u>Description</u>
1	KSB, Model KRT K 150-315/206G, 24hp, 1160rpm, 460/3, Submersible Pump to Include: <ul style="list-style-type: none"><li>• Double Vane Impeller (310) with Stainless Steel Rotating Wear Ring</li><li>• Double Mechanical Seals</li><li>• 2 Part Epoxy Paint</li><li>• Stainless Steel Pump Handle</li><li>• 50' of Power Cable</li><li>• Class 1 Div. 1 Explosion Proof Motor Inverter Duty Rated, Premium Efficiency</li><li>• 5 Year Pump Warranty</li><li>• Seal Fail / Over Temp Sensors Built into the Pump</li><li>• Re-use Existing Guide Claw</li><li>• Re-use Stainless Steel Lifting Chain</li></ul>
1	Installation
1	Freight to Jobsite

**Total Sell Price for Item B is \$17,123.00** (any applicable taxes)



800 – 6<sup>th</sup> Street N.W.  
New Prague, MN 55071  
Office: (952) 758-9445  
Fax: (952) 758-9661

**Quotation****To:** Chatfield, MN**Date:** 06/23/2021**From:** Cory Malay**Phone:** (952) 221-9800**Attn:** Steven**Email:** Cory@qfsi.net**Re:** Lonestone LS Rehab

Please review quote per your request.

**Item A**

This will consist of rehabbing your lift station with new piping and pumps. Please see below for details.

**Lonestone LS Rehab:**

Item	Description	Qty
1	KRTF 100-250/74XG (xxx) Heavy Duty Submersible Pump to Include: <ul style="list-style-type: none"><li>- 50' of power cable</li><li>- 208/3, 1750rpm, 10hp inverter duty motor</li><li>- Vortex style impeller</li><li>- Double mechanical seals</li><li>- SS lifting handle</li><li>- Chain, 18'</li><li>- 100 Series WoWi claw</li><li>- 5-year limited warranty</li></ul>	2
2	Wet Well Rehab to Include: <ul style="list-style-type: none"><li>- Complete tear out of existing piping</li><li>- (2) 4x4 WoWi base elbow</li><li>- (2) Upper bracket</li><li>- (4) SS guide stick, 20'</li><li>- (2) 90° elbow, 4"</li><li>- (2) F/PE pipe, 4", 10' length</li><li>- (2) FCA, 4"</li><li>- Lot of installation labor</li></ul>	1

**Total Installed Price: \$27,330.00****Exclusions:**

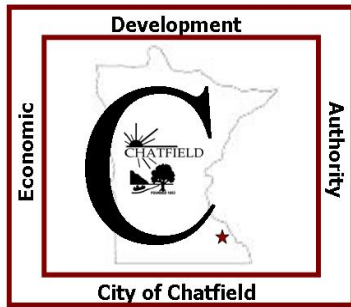
Station bypass by other, if needed.

**Lead Time:**

2-4 Weeks after approval.

**Terms:**

Quotation is valid for 30 days. Based upon Quality Flow Systems Standard Terms and Conditions of Sale; copy provided upon request.



Chatfield Economic Development Authority  
Thurber Community Center - Chatfield Municipal Building  
21 Second Street SE  
Chatfield, MN 55923  
Voice 507.867.1523 Fax 507.867.9093  
[www.ci.chatfield.mn.us](http://www.ci.chatfield.mn.us)

---

July 12, 2021

To: Public Works Committee  
From: Chris Giesen, EDA  
RE: Division Street - Gjere Addition Development Agreement

### Background

In 2019, the EDA and city council adopted TIF District number 2-7 for the benefit of income qualified housing. Mike and Julie Sogla of MN Spaces LLC requested the district to help with improvements needed to public infrastructure and the site to develop two phases of housing on the approximately 10 acres of land they own at the intersection of Division Street and Mill Creek Road NW.

At the time, the actual construction project was unknown and so a development agreement outlining the terms and conditions by which TIF benefits would be distributed was not established.

The Sogla's have indicated that they are ready to move forward with the first phase of construction, which would include a private drive and townhomes along the portion of the property adjacent to Mill Creek Road.

### Next Steps

With the TIF District created, we are just missing a development agreement between the city and Soglas to outline the expectations of and benefits provided to the project:

1. The attached memo outlines the recommended material terms of the development agreement. If the committee is agreeable, the city's bond attorney will draft an agreement with these terms incorporating the particulars required by TIF law.
2. The site plan for Phase 1 and the estimate for Division Street improvements are also attached.
3. Because the agreement impacts street/utility improvements, the EDA wanted the public works committee's input (including the public works director and city engineer) before finalizing the development agreement with the city council.
4. The development agreement will come back to EDA and council for review and consideration once ready, unless this committee would like to see changes.

### Action Requested

Determine if it is advisable to delay improvements to Division Street until Phase 2 of the project moves forward.

## **Outline for Development Agreement**

### **Overview**

Developer: Mike and Julie Sogla (Business entity info TBD)

City: City of Chatfield

Project Name: Gjere Addition Subdivision – Phase I & II

Location: City of Chatfield, Olmsted County

Phase I: Houses constructed at the lower elevation serviced by water and sewer from Mill Creek Road NW and a single private drive from Division Street NW.

Phase 2: Houses constructed at the higher elevation serviced by water and sewer from Division Street NW and a single private drive from Division Street NW.

- There will be at least one development agreement covering the use of TIF for both phases. This must be approved by council prior to any permits/installation of infrastructure/building houses.
- Ideally we could have one master development agreement covering TIF and subdivision/infrastructure construction. Depending on your timing and needs and the city's attorney's recommendations, this might need to get split up into one or two subsequent subdivision/infrastructure development agreements outlining things like city engineer reviews, development fees, erosion control, etc... specific to each subdivision plat. These subdivision/infrastructure construction development agreements are standard language agreements the city uses for residential subdivisions and are approved by city council prior to (or at the same time) approving a plat.

### **As the agreement would relate to TIF:**

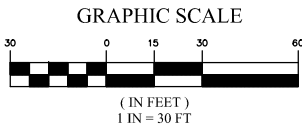
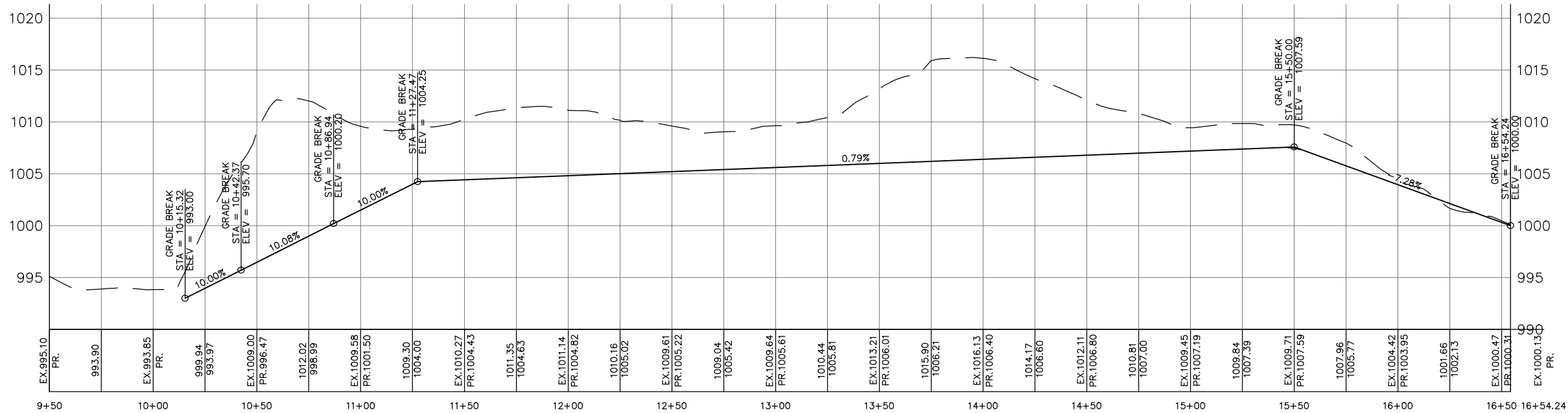
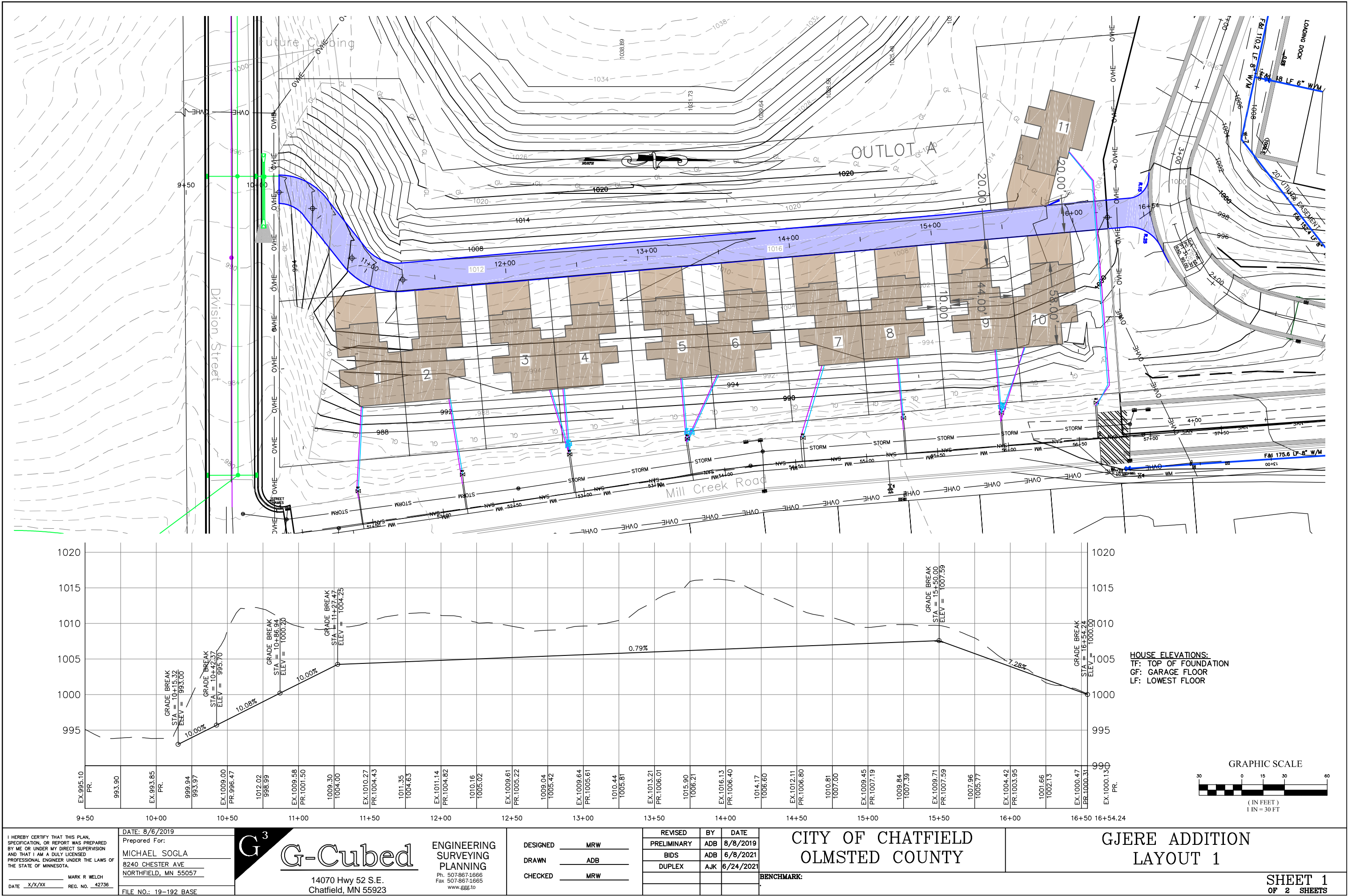
#### **City Agrees To:**

1. Allow the construction of Phase 1 without improvements to Division Street.
2. Bank any TIF generated by Phase 1 until such time that construction of Phase 2 begins.
3. Once Phase 2 begins, payout any "banked" TIF from Phase 1 once improvements to Division Street through the extent of the Developer's property is completed.
4. Continue to pay developer at least 90% of any TIF collected, twice annually, until the cost of improvements are reimbursed or through the life of the district, whichever comes first.

#### **Developer Agrees To:**

1. Agree to the terms of the city's standard subdivision development agreement for each phase of construction as a condition of plat approval.
2. Improve Division Street to city standards per the city engineer through the westerly extent of their property, at their cost, as a condition to proceed with construction of Phase 2.
3. Reimburse the City for any setup costs or legal fees related to finalizing the TIF agreement (estimated at about \$3,500 for attorney's fees to draft TIF development agreement).
4. Provide invoices/receipts to the city detailing the costs to be reimbursed with TIF (i.e invoices for the street project).





I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK R. WELCH  
DATE: X/X/XX REG. NO. 42736

DATE: 8/6/2019  
Prepared For:  
**MICHAEL SOGLA**  
8240 CHESTER AVE  
NORTHFIELD, MN 55057  
FILE NO.: 19-192 BASE

**G-Cubed**  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

ENGINEERING  
SURVEYING  
PLANNING  
Ph. 507-867-1666  
Fax 507-867-1665  
www.gcg.to

DESIGNED: MRW  
DRAWN: ADB  
CHECKED: MRW

REVISED	BY	DATE
PRELIMINARY	ADB	8/8/2019
BIDS	ADB	6/8/2021
DUPLEX	AJK	6/24/2021

**CITY OF CHATFIELD**  
**OLMSTED COUNTY**

BENCHMARK:

**GJERE ADDITION**  
**LAYOUT 1**

**SHEET 1**  
**OF 2 SHEETS**



# Division Street Reconstruction

## Estimated Unit Prices

6/24/2021

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>WATERMAIN</b>				
<u>1</u> Connect into existing watermain	1	Each	\$2,000.00	\$2,000.00
<u>2</u> F&I 6" Watermain/ hydrant lead	66	LF	\$50.00	\$3,300.00
<u>3</u> F&I 8" Watermain	710	LF	\$62.00	\$44,020.00
<u>4</u> F&I 6" Gate Valve and Box	4	ea.	\$1,725.00	\$6,900.00
<u>5</u> F&I 8" Gate Valve and Box	2	ea.	\$2,325.00	\$4,650.00
<u>6</u> F&I Hydrant	3	ea.	\$5,000.00	\$15,000.00
<u>7</u> F&I D.I. Compact Mechanical Joint Fittings	710	lbs	\$11.00	\$7,810.00
<u>8</u> F&I water services including all hardware (Boice property - extend 15 feet beyond property line)	4	Each	\$2,500.00	\$10,000.00
<b>SANITARY SEWER</b>				
<u>9</u> Connect into existing sanitary sewer	1	Each	\$1,515.00	\$1,515.00
<u>10</u> F&I Standard Manhole (Type 3) Includes Castings & waterproofing	33	LF	\$405.00	\$13,365.00
<u>11</u> F&I 8" Sanitary Sewer Line	705	LF	\$50.00	\$35,250.00
<u>12</u> F&I sanitary sewer service lines (extend 15 feet beyond property line)	4	Each	\$2,500.00	\$10,000.00
<b>STORM SEWER</b>				
<u>13</u> F&I 15" RCP	336	LF	\$50.00	\$16,800.00
<u>14</u> F&I 24" RCP	410	LF	\$55.00	\$22,550.00
<u>15</u> F&I 36" RCP	105	LF	\$80.00	\$8,400.00
<u>18</u> F&I Concrete Apron Section 36" apron	1	Each	\$3,500.00	\$3,500.00
<u>19</u> F&I Type 4 storm manhole structure (with castings)	4	Each	\$2,770.00	\$11,080.00
<u>20</u> F&I Type I catch basin structure with castings and lids	8	Each	\$2,300.00	\$18,400.00
<u>21</u> F&I Class III Riprap (Per MNDOT std. plate 3133D, Including Granular filter & Geotextile)	50	CY	\$60.00	\$3,000.00
<u>21</u> Stormwater Treatment (could be basin offsite, could be mechanical separator)	28156	Sq Ft	\$1.00	\$28,156.00
<b>Paving / Roadways</b>				
<u>22</u> F&I Bituminous - Base Course (2.5" depth)	350	Ton	\$100.00	\$35,000.00
<u>23</u> F&I Bituminous - Wear Course (1.5" depth)	208	Ton	\$100.00	\$20,800.00
<u>24</u> F&I Class V aggregate (10" depth) (CV)	1651	Tons	\$22.00	\$36,322.00
<u>25</u> F&I Type V - Geotextile	3284	Sq Yd	\$2.00	\$6,568.00
<u>27</u> F&I B624 Transition Curb at catch basins	1346	LF	\$37.00	\$49,802.00
<u>28</u> F&I Traffic Control (signage during construction)	1	LS	\$5,000.00	\$5,000.00

**Grading, Erosion Control, and Miscellaneous**

<b>29</b>	Clear Trees and Grub stumps	1	LS	\$15,000.00	\$15,000.00
<b>30</b>	Miscellaneous concrete removals & disposals	1	LS	\$5,000.00	\$5,000.00
<b>31</b>	F&I Conduit for utilities	400	LF	\$4.50	\$1,800.00
<b>32</b>	F&I Trench for conduit	100	LF	\$10.00	\$1,000.00
<b>33</b>	Topsoil Stripping, Stockpile and Respread (6" average depth)	855	CY	\$8.00	\$6,840.00
<b>34</b>	Common Excavation (calculated as inplace material excavated and placed as embankment)	3425	CY	\$6.00	\$20,550.00
<b>35</b>	F&I Rock Construction Entrance	1	Each	\$1,000.00	\$1,000.00
<b>36</b>	F&I Silt Fence & Biorolls	840	LF	\$2.50	\$2,100.00
<b>37</b>	Erosion Control Blanket - Category 3 MnDOT 3885.2A.3 (4:1 slopes)	3,250	Sq Yd	\$2.00	\$6,500.00
<b>38</b>	F&I Turf Reinforcement Mat (For Channels, per Roch. Std. plate 7-07)	0	Sq Yd	\$10.00	\$0.00
<b>39</b>	F&I Seed, fertilize and mulch	1.25	acre	\$2,500.00	\$3,125.00
<b>40</b>	F&I Temporary seeding	1.25	acre	\$1,000.00	\$1,250.00
<b>Construction Sub Total =</b>					<b>\$483,353.00</b>

**Engineering Costs**

<b>41</b>	Engineering	1	LS	15%	\$72,502.95
<b>42</b>	Contingency	1	LS	20%	\$96,670.60
<b>Total Construction Costs =</b>					<b>\$652,526.55</b>