

Official Proceedings – ADDENDUM 1
Special Meeting of the Board of City Commissioners
November 6, 2019 – 9:00am
Williams County - Broadway Commons
302 E Broadway – Williston, North Dakota

1. Roll Call of Commissioners

COMMISSIONERS PRESENT: Deannette Piesik, Tate Cymbaluk, Chris Brostuen, Brad Bekkedahl and Howard Klug

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Dave Tuan, Karen Larson, Pete Furusetth, Anthony Dudas, Steven Armstrong and Derrick Walker

Mayor Klug presented a quorum

CHANGES TO AGENDA: Add 4

Motion by Bekkedahl, Seconded by Cymbaluk to make a motion to approve the changes UNANIMOUS BY VOICE VOTE

2. Bid Openings

A. Sloulin Field Airport Decommissioning – Building Removals

Anthony Dudas Airport Director presented the following;

On Monday, October 21, 2019 we opened bids for the ISN building removal project, as this is a large part of what we need to do to get the land released from the FAA. We received one bid from East & West Excavating, LLC. While this project was out for bid, we also opened bids for hangar sale which were awarded on October 22, 2019. Because of this award, several facilities originally included in the East & West bid are no longer required to be demolished as they are being removed by the winning bidders of that effort. With that in mind, we still need to move forward with the bid award as received. We are currently working with the contractor to develop a change order which will detail the change in scope and cost as a result of the hangar sale bid award. This change will also include details and clarification of asbestos removal, contaminated soil disposal, and concrete removal. We recommend approval of ISN building demolition to East & West Excavating LLC. in the amount of \$1,548,350.00.

Commissioner Cymbaluk asked when the start date will be. Anthony answered as soon as we get Commission approval.

Commissioner Piesik asked if the change order will be for more or less, due to the buildings that have been purchased. Anthony answered he feels it will be less.

Mayor Klug asked what the estimate was for this. Anthony answered approximately \$1.5M and that number includes pavement removal, however, at this time we are above our original anticipated estimate.

Mayor Klug asked how much over. Anthony answered approximately \$1M over. Mayor Klug asked why we are so far over. Anthony answered the estimates we have been working with from our Capital Improvement program were developed some time ago and we were not expecting some of environmental clean-up that has been required.

Motion by Cymbaluk, Seconded by Brostuen to move for approval of ISN Building Demolition to East & West Excavating LLC. in the amount of \$1,548,350.00 as presented

AYE: Piesik, Cymbaluk, Brostuen, Bekkedahl and Klug

NAY: None

ABSENT AND NOT VOTING: None

CARRIES: 5-0

B. Sloulin Field Airport Decommissioning – Pavement Demolition

On Wednesday, October 23, 2019, we opened bids for the ISN Pavement Removal Project. This project includes removal of both runways and the parallel taxiway as these pavements are required to be removed for the FAA land release process. All aprons are currently anticipated to remain in place at this time and are not included in the contract. We received three bids and the low bid was from Knife River in the amount of \$774,325.00. As part of the bid, we had included an alternate to remove gravel located under the primary runway, crosswind runway and taxiway. Knife River was low on the alternate, as well, in the amount of \$164,272.00 for a total bid of \$938,597.00. From cores that we had completed, the pavement is about 10.5" on average and the gravel is approximately 8" thick. This asphalt and gravel will be stockpiled and repurposed for different areas throughout the redevelopment and we recommend approval.

City Attorney Pete Furuseth asked is Knife River was back in the good graces of the City and Mayor Klug answered yes, in his opinion they are.

Commissioner Bekkedahl asked why the apron areas are being excluded right now. Anthony answered we want to make sure we get the critical pieces of pavement removed and the apron sections are not required to be removed for the FAA to release the land.

Commissioner Bekkedahl asked to clarify that at some point those sections will need to be removed and Anthony answered yes.

Commissioner Bekkedahl asked if there were contamination issues with these sections also and Anthony answered none that he is currently aware of. Commissioner Bekkedahl asked if they were going to be back-filling the areas to natural grade for drainage purposes and Anthony answered yes, it's all part of this project.

Commissioner Piesik asked how much traffic they are anticipating on 42nd as there is a gate for construction access. Anthony answered we will be working with the contractor and

probably will be changing that construction access to behind Walmart, as the heaviest traffic time will be the mobilization in and out.

Commissioner Brostuen asked if Corland and Las Vegas paving are working in Williston now, as Knife River's mobilization costs were higher than either of those two. Anthony answered he was not aware of where they were working or why Knife River was higher.

Mayor Klug asked about the gravel that will be stockpiled and that if it was just going to be repurposed by us and that we are not opening a gravel mining operation inside the city limits. Anthony answered yes.

Motion by Brostuen, Seconded by Bekkedahl to move to approve the award for the Pavement Demolition for Airport Pavements at ISN to Knife River in the amount of \$938,597 as presented

AYE: Piesik, Cymbaluk, Brostuen, Bekkedahl and Klug

NAY: None

ABSENT AND NOT VOTING: None

CARRIES: 5-0

C. UMRDC 4x4 Crew Cab Pick-up

Derrick Walker, Director of the Upper Missouri River Regional Dispatch Center presented the following;

The City of Williston advertised for bid a ½ ton pickup for the UMRDC with the bid opening held October 29th. We received three bids from local dealers, Williston Auto Chevy Silverado 1500 \$40,499, Red Rock Ford, Ford F150, which did not meet specifications and Ryan Motors, Ram 1500 \$46,861. The budgeted amount for the ½ ton pickup was \$45,000.00 which brings Williston Auto in under budget. However, Williston Auto is a special order and would not be available until the end of the first quarter of 2020 at the earliest. Red Rock did not meet bid specifications. We recommend approval Williston Auto.

Motion by Cymbaluk, Seconded by Piesik to make a motion to accept Williston Auto's bid for the Chevy Silverado 1500 in the amount of \$40,499 as presented

AYE: Piesik, Cymbaluk, Brostuen, Bekkedahl and Klug

NAY: None

ABSENT AND NOT VOTING: None

CARRIES: 5-0

3. Business Licenses

A. Teraflex Group LLC – New Bulk Storage License

B. Overland Aviation – New Bulk Storage License

C. Future Enterprises LLC (dba Slaters) – New Tobacco License

Mayor Klug indicated these would normally be Consent Agenda items.

Motion by Cymbaluk, Seconded by Bekkedahl to make a motion to approve
UNANIMOUS BY VOICE VOTE

4. Call for Bids – Old Law Enforcement Center and Red Rock Ford Building Demolition

Mayor Klug indicated we are looking for costs on demolition and/or a proposal on the Red Rock building to re-purpose the lot or the building.

Motion by Cymbaluk, Seconded by Brostuen to move for approval for Call for Bids
UNANIMOUS BY VOICE VOTE

5. Adjourned meeting at 9:15am

Motion by Cymbaluk, Seconded by Bekkedahl to make a motion to Adjourn
UNANIMOUS BY VOICE VOTE

Howard Klug, President
Board of City Commissioners

John Kautzman, City Auditor