



# Special City Council Meeting (amended)

May 23, 2017

12:00 Noon (immediately preceding PW Cmt. meeting)

City Hall

## ----- Agenda Topics -----

Call to Order	Mayor	
<ul style="list-style-type: none"> <li>A. Resolution 3642 Awarding Contract for Construction of an Improvement in East Side Sanitary Sewer Improvement District 13-02-2 Phase A (contingent upon approval of the State Revolving Fund Authorization to Award)</li> <li>B. Economic Development Commission Recommendation – Terraconn Proposal</li> </ul>	<p>City Attorney</p> <p>Economic Development Director</p>	
<i>*TIME SENSITIVE*</i>		
Adjourn		

SPECIAL CITY COUNCIL

May 23, 2017

12:00 PM

Members Present: Mayor Hansey, Lambrecht, Dale, Bajumpaa, Schmidt, and Bertsch

Staff Present: Huwe, Priebe, Lies, Rogahn, Johnson, Thorsteinson, Broadland, and Cain.

The Mayor called the meeting to order at 12:00 p.m.

Resolution 3642 Awarding Contract for Construction of an Improvement in East Side Sanitary Sewer Improvement District 13-02-2 Phase A (contingent upon approval of the State Revolving Fund Authorization to Award).

City Attorney Lies explained that the health department approved the environmental part so there are no contingencies. Motion by Bajumpaa, seconded by Schmidt and carried, to approve Resolution 3642 – Awarding the Contract for Construction of an Improvement in the East Side Sanitary Sewer Improvement District 13-02-2 Phase A.

Economic Development Commission Recommendation – Terracon Proposal

Priebe explained the city providing a hold harmless clause for the property. She explained initial funding for disposal/testing was approved on April 17, 2017 up to \$25,000. Priebe explained expenses and proposed expenses. She said the ND department of health review of the site investigation and requested further investigation in a wider area of site. Terracon estimates for additional soil probes are \$22,210. EDC reviewed in-house request for a 2<sup>nd</sup> grant up to \$25,000 for ground penetrating radar expenses outlined and authorized to keep the project moving forward. Findings showed diesel fuel and contaminated soils and odor. Motion by Bajumpaa, seconded by Bertsch to approve a second grant of up to \$25,000 from Sales Tax for Economic Development Funds to cover estimated expenses outline by Terracon Consultants Inc. that were reviewed at EDC and to authorize signing the proposal to keep the project moving forward. Motion carried.

Motion by Dale to adjourn at 12:19 p.m. Seconded by Schmidt and carried.

**ECONOMIC DEVELOPMENT DEPARTMENT  
RECOMMENDATION FROM EDC MEETING – Tuesday May 23, 2017  
PRESENTED TO CITY COUNCIL  
SPECIAL MEETING OF Tuesday, May 23, 2017**

TO: Wahpeton City Council  
FR: Jane Priebe, CECD, Director – Wahpeton Economic Development

RE: REQUEST FOR FUNDING SET-ASIDE

**I. REQUEST FOR ADDITIONAL FUNDS – 120 4<sup>TH</sup> STREET NORTH ENVIRONMENTAL ISSUES**

Early in the process of transitioning ownership to the City Brew Hall owners, the City committed to hold the new owners harmless of any environmental issues should they arise. The unregulated underground storage tank or U.S.T. on the north side of the building has since been removed and liquids disposed of and soil testing done. An initial funding set aside for a Phase II assessment and UST removal/disposal/testing was approved [per recommendation of EDC] by the City Council April 17<sup>th</sup> as an ‘up to’ amount of \$25,000. Some items have been paid to date. We are waiting for all of the first round of expenses to be invoiced.

The ND Dept. of Health has since conducted their review of Terracon’s Limited Phase II Site Investigation report and noted contamination was encountered in the soil and in groundwater. The Department of Health requests further investigation to determine the horizontal extent of the contamination in the wider area of the site vicinity. They further request the consultant [Terracon] complete a receptor survey in the wider area of the property to determine how close the wellhead protection area is to the site.

To keep the restaurant/event center project moving forward, Terracon prepared an estimate of \$22,210 and sent it on May 17<sup>th</sup> and this was presented to the EDC today. The EDC reviewed the in-house request and are ready to make the following recommendation:

**The EDC voted unanimously to recommend the City Council approve a 2<sup>nd</sup> grant of up to \$25,000 in Sales Tax for Economic Development Funds to cover estimated expenses outlined by Terracon Consultants Inc. reviewed at EDC today, and to authorize signing the proposal to keep the project moving forward.**

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ to Approve: \_\_\_\_\_  
Deny: \_\_\_\_\_ Ratify: \_\_\_\_\_ Table: \_\_\_\_\_  
Date: \_\_\_\_\_