

**OSSEO CITY COUNCIL  
WORK SESSION MINUTES  
May 23, 2022**

1. CALL TO ORDER

Mayor Duane Poppe called the work session of the Osseo City Council to order at 6:10 p.m. on Monday, May 23, 2022.

2. ROLL CALL

Members present: Councilmembers Juliana Hultstrom, Harold E. Johnson, Larry Stelmach, Alicia Vickerman, and Mayor Duane Poppe.

Staff present: City Administrator Riley Grams.

Others present: Lee Gustafson and Alyson Fauske from WSB & Associates; Kenny Nelson, City Resident.

3. AGENDA

Council agreed to discuss the work session items.

4. DISCUSSION ITEMS

A. DISCUSS 2020 STREET PROJECT

Lee Gustafson, WSB & Associates, stated the 2020 Street Reconstruction Project consists of reconstructing portions of 2nd Avenue NE and 3rd Avenue NE, from 4th Street NE to County Road 30 including repairing or minimal reconstruction of the storm and sanitary sewer, adding sidewalk to the east side of both streets, and full replacement of curb and gutter.

Mr. Gustafson explained the construction contract amount for this project is \$707,487.22, The amount paid to date is \$672,786.14 and includes a one percent retainage. WSB anticipates that after making final payment and releasing the retainage to the contractor the project will come in approximately \$25,000 under budget.

Mr. Gustafson reported the contractor is currently completing punch list items. Retaining wall repairs and manhole and catch basin cleaning were recently completed. His subcontractor is planning to replace a few pieces of sidewalk and curbing next week. This work will be followed up with sod repair around the concrete work and sod replacement at a few areas that did not meet MnDOT specifications for sod establishment. After the sod is placed, all punch list items will be complete.

Mr. Gustafson stated the contractor intended to do the punch list items last June but held off due the high heat in June and extended drought conditions. The decision to hold off doing this work was primarily based on the inability to lay sod in the extreme conditions last year. Council will note that some of the sod that met MnDOT

specifications for sod establishment did not fare well last year if it was not watered and maintained properly by the property owners. A few Council members recently had questions with regards to the status of this project. Staff detailed the answers to the questions that had been raised by the Council.

Hultstrom expressed concern with the fact the Council had not been told what happened at Lift Station 1. Mr. Gustafson apologized for not communicating this event to the Council.

Further discussion ensued regarding the sod within the project area and photos were shared with the Council.

Hultstrom explained she received several resident complaints. She asked if there had been any communication with the residents who will have their sod replaced. Mr. Gustafson stated contact would be made with residents before the work was done. He indicated a final newsletter could be sent out to let everyone know that unless they receive a special letter their sod would not be replaced. He noted he would follow up with the Council to make them aware of the properties that would have sod replaced.

Stelmach suggested this information be made public for transparency purposes. Mr. Gustafson explained a list was created last year and these residents were spoken to. He indicated the resident with tree roots was added to the list.

Vickerman believed residents would benefit by seeing a detailed list of work that had yet to be done.

Johnson requested further information regarding the retainage. Mr. Gustafson reported the retainage was money the City was withholding that was owed to the contractor. He stated when all punch list items were completed, the remaining retainage would be paid to the contractor. He explained that while the City may still have some additional expenses for sod, the project will still come in \$25,000 underbudget. He indicated the final numbers would be available when the contractor fills out the final pay application.

Hultstrom questioned who was responsible for paying for the punch list items. Mr. Gustafson explained the contractor would be responsible for the expense of these items. He noted punch list items were typically items that had already been done, but failed.

Alyson Fauske provided the Council with further information on how unit pricing contracts worked.

Hultstrom asked if the Mayor would allow for public comments at this meeting.

Poppe stated he would allow this.

Kenny Nelson, 509 3<sup>rd</sup> Avenue NE, thanked the Council for allowing him to speak. He stated he was concerned about the condition of the sod that was planted in 2020. He indicated the sod that was planted in his yard was almost dead when it was planted. He expressed concern with the lack of communication from the City or WSB has had with

the residents within the project area for the past two years. He reviewed several photos of areas where the sod has failed, noting one resident tore out all of their sod and the area has now been seeded. He anticipated the residents that would have their sod replaced would like to know this. He encouraged WSB to communicate better with the residents and the Council going forward.

Hultstrom agreed communication with residents was very important

Johnson recommended going forward, that the Council receive all correspondence that is sent to residents within a street improvement project area.

5. ADJOURNMENT

The Work Session adjourned at 6:58 p.m.

Respectfully submitted,

Heidi Guenther  
*Minute Maker Secretarial*