

CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 4

Meeting Date: July 28, 2015

Attachments: Yes No

CITY COUNCIL ACTION

Date: August 3, 2015

- Approved Denied
 Amended Tabled
 Other

Originating Department: Willmar Police Dept

Agenda Item: Wal-Mart Foundation grant application for DARE program

Recommended Action:

Recommend approval for the Willmar Police Department to apply with the Wal-Mart Foundation for a \$1,000 grant for the DARE program.

Background/Summary: The Willmar Police Department has been active in the DARE program since 1990, teaching 5th grade students in the Willmar Schools. The Wal-Mart Foundation has been a regular contributor for over 10 years to the DARE program. If approved, grant funds would be used for instructor training and development and curriculum materials for students.

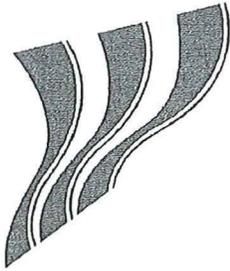
Alternatives: Current funding for the DARE program is a combination of the Wal-Mart Foundation grant, donation from the American Legion & drug fine money received by the court, which varies through fines collected. If not approved, alternate grants & donations may be needed for funding.

Financial Considerations: No matching grant requirements or other financial obligations

Preparer: Chief Jim Felt

Signature:

Comments:



CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 5

Meeting Date: July 28, 2015

Attachments: Yes No

CITY COUNCIL ACTION

Date: August 3, 2015

- Approved Denied
 Amended Tabled
 Other

Originating Department: Willmar Police Dept

Agenda Item: Wal-Mart Foundation grant application for Shop with a Cop program

Recommended Action:

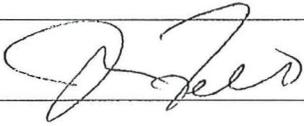
Recommend approval for the Willmar Police Department to apply with the Wal-Mart Foundation for a \$1,000 grant for the Shop with a Cop event.

Background/Summary: The Willmar Police Department has participated with the Willmar Wal-Mart for over 10 years in the Shop with a Cop program. For this program, officers volunteer their time to assist an underprivileged child in shopping for holiday gifts for the child's family. Gift cards for merchandise are provided through the grant.

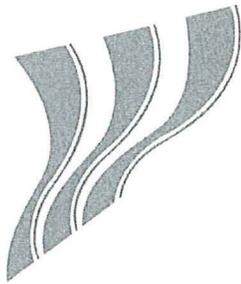
Alternatives: Discontinue the program or seek alternate funding.

Financial Considerations: No matching grant requirements or other financial obligations. All Willmar PD time is volunteered.

Preparer: Chief Jim Felt

Signature: 

Comments:



CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 10

Meeting Date: July 28, 2015

Attachments: Yes No

CITY COUNCIL ACTION

Date: August 3, 2015

- | | |
|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Amended | <input type="checkbox"/> Tabled |
| <input type="checkbox"/> Other | |

Originating Department: Public Works

Agenda Item: Request to Purchase/Replace Front End Loader with Snow Pusher

Recommended Action: Approve the purchase/replacement of one front end loader with snow pusher from RDO Equipment Company

Background/Summary: Staff is requesting replacement of a front end loader with a snow pusher in accordance with the 2015 Capital Outlay Program. The new 2015 John Deere 624K loader would be purchased from RDO Equipment Company through State Contract #90751 in the total amount of \$128,356.00. The current unit, a 2000 John Deere 624H loader, is showing signs of age in the bearings, hydraulics and transmission as well as rusting issues. The existing loader will be traded in and the purchase price reflects the trade in value of \$54,300.00.

Alternatives: Keep the current unit.

Financial Considerations: The 2015 Capital Outlay Program has included \$222,000.00 for the purchase of the loader and snow pusher.

Preparer: Sean E. Christensen, P.E.
Public Works Director

Signature:

Comments: Vehicle/Equipment Replacement Policy objective is to reduce annual maintenance and replacement costs of all City equipment. These objectives will be met through the systematic maintenance, upgrade, and/or replacement of equipment.



WILLMAR

PUBLIC WORKS

DIRECTOR/CITY ENGINEER

City Office Building
Box 755 320-235-4202

STREET/PARK SUPERINTENDENT

801 W. Hwy. 40 320-235-3827

WASTEWATER TREATMENT

3000 75th St. SW 320-235-4760

Willmar, Minnesota 56201

Fax 320-235-4917

www.ci.willmar.mn.us

Memorandum

TO: Kevin Halliday, Interim City Administrator

FROM: Sean Christensen, Public Works Director *SC*

DATE: July 16, 2015

RE: Purchase of a Front End Loader with Snow Pusher

Staff is in the process of proceeding with the purchase and replacement of a Front End Loader with a Snow Pusher, in accordance with the Public Works 2015 Capital Outlay Program.

I am requesting approval to trade-in Unit #006586 and purchase a Front End Loader for \$128,356.00 from RDO Equipment Co., through State Contract # 90751. Please be advised that the 2015 Capital Outlay Program has included \$222,000.00 for the purchase of the Front End Loader.

Please let me know if you concur with this submittal.

gm

Approval _____





Investment Proposal (Quote)

RDO Equipment Co.
 1710 East College Drive
 Marshall MN, 56258
 Phone: (507) 532-0994 - Fax: (507) 532-0993

Proposal for:
 CITY OF WILLMAR
 801 INDUSTRIAL DRIVE SW
 WILLMAR, MN, 56201
 KANDIYOHI
 (320) 235-3827

Investment Proposal Date: 6/1/2015
 Pricing Valid Until: 7/1/2015
 Deal Number: 778727
 Customer Account#: 3827017
 Sales Professional: John Bot
 Phone: (507) 532-0994
 Fax: (507) 532-0993
 Email: JBot@rdoequipment.com

Equipment Information

Quantity	Serial Number	Hours (approx.)	Status / Year / Make / Model Additional Items	Cash Price
1	TBD	0	New 2015 JOHN DEERE 624K	\$167,109.00
			Freight Out delivery	\$360.00
			Other 6 hole stucchi installed	\$2,200.00
			Other Install bam switch for auxillary	\$1,600.00
			Other 16' snow pusher	\$6,000.00
			Warranty -John Deere Full Extended-60 Months, 4000 Hours,Deductible: 0, Exp Date: 7/30/2020	\$5,387.00
Equipment Subtotal:				\$182,656.00

Trade Information

Serial Number	Year / Make / Model	Payoff Information	Trade In Value
DW624HX576586	2000 JOHN DEERE 624H	\$0.00	(\$54,300.00)

Purchase Order Totals

Balance:	\$128,356.00
Total Taxable Amount:	\$128,356.00
Sales Tax Total:	\$0.00
Sub Total:	\$128,356.00
Cash with Order:	\$0.00
Balance Due:	\$128,356.00

VEHICLE/EQUIPMENT CHANGE REQUEST FORM

HRS 5586

W Department Head - I am requesting the following to occur:

Check Applicable Box

Addition - (To the overall number of vehicles in our fleet):			
Deletion - (From the overall number of vehicles in our fleet and not to be replaced):			
Replacement - (To be replaced by another vehicle):		2015	
Replacement Adjustment - (Move a budgeted vehicle to a different year in the schedule)			
Re-assignment - (Transfer to another City Dept.):			
Fixed Asset Number:	3008.00021	Reminder to Attach Photo	
Vehicle Number:	005586	Replacement Cost:	\$222,000.00

2000 John Deere 624H loader

(Comments): *degrees of aging in bearings, rust, hydo, and transmission are beginning to effect the operation of this loader - Recommend replacement as in schedule.*

Initial *A.D.*

Operator or Supervisor (comments if applicable):

Loader has issues with front axle tire wear is bad causes machine to have huge vibration has had some issue with transmission

Initial *GM 1-13-14*

Mechanic (comments if applicable):

5,100 hrs. Rust on cab enclosure becoming an issue. wiring connections are giving problems. light fixtures have needed to be replaced due to rust. Has engine oil leak around injection pump area.

Initial *MDS 1/13/14*

APPROVED _____ DENIED

D. W. [Signature]
Vehicle/Equipment Committee

02-19-14
Date

APPROVED _____ DENIED

[Signature]
City Administrator

4-10-14
Date



2000 JOHN DEERE 624 H LOADER # 006586 5098 HRS
7-16-15 hours 5586 HRS



Date of Quote: July 15, 2015

Company: City of Willmar
 Name: Gary Manzer
 Address: 801 Industrial Dr SW
 City, State Zip Willmar, MN 56201
 Phone: 320.235.3827
 Fax: 320.235.4917

Furnish separate price quote for: **ARTICULATING WHEEL LOADER**

1.0

Articulating Wheel Loader

Make & Model

Horse Power/Engine Information

Operating Weight

Full Turn Static Tipping Load

Recommended Bucket Type & Size
(Stuck/Heaped) (SAE)

Is bucket included with base unit?

Break Out Force, bucket (SAE)

Hinge Pin Height

Articulation Angle

Brake Type

Transmission Type (describe features)

Differential type - Front & Rear

Seat type

Battery CCA

Tires

Hydraulics

Bucket Controls

Alternator Size

Starting Aid

Road & Work Lights

Warranty Details: Months, Years, Hours, etc.

Caterpillar 938M

Caterpillar C7.1 ACERT / 186 Net HP

36,156 lb

22,146 lb

Performance GP bucket

3.5 cyd heaped / 3.3 cyd struck

No

29,035 lb

13'0"

40 degrees

Independent front and rear enclosed inboard wet disc

Stepless, electronically-controlled hydrostatic transmission with 4 speed ranges, standard throttle lock, and optional rimpull control and creeper control

Fully locking front differential (can be engaged on the go at full torque with button on joystick). Conventional rear differential

Fabric suspension seat

4 x 1,000 CCA

20.5 R25 Michelin XTLA on 3-piece rims

2 valve, single lever, load-sensing variable flow electrohydraulic control system with in-cab programmable kick-outs and electrohydraulic cylinder snubbing

Seat mounted joystick with F/N/R switch

115 amp

Ether starting aid and engine coolant heater

Front and rear halogen roading and work lights with LED rear stop tail turn lights

One year / unlimited hour premier warranty

Base Price for 938M:	\$	158,520
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**ARTICULATING WHEEL LOADER
PRICE SCHEDULE**

2.0 OPERATOR STATION

2.1	Standard cab (includes automatic temperature control, seat mounted implement controls, two heated external mirrors, two internal mirrors, tilt and telescoping steering wheel, and primary instrument display)	Included
2.2	Deluxe cab (includes all features included in 2.1 plus automatic blower control, electrically adjusted external mirrors, secondary display which allows real time adjustments to rimpull, creeper speed, 3rd function flow, throttle lock, and doubles as rear camera display (camera not included), Hystat Modes, Perfect Parallax, enhanced in cab LED lighting,	\$ 1,310
2.3	Radio ready (provides speakers and wiring)	Included
2.5	AM/FM radio with Bluetooth interface & MP3	\$ 440
2.7	Ride control	\$ 2,400
2.8	Standard seat (mechanical suspension seat)	Included
2.9	Deluxe seat (air suspension seat)	\$ 640
2.13	Rear view camera (requires 2.2 deluxe cab)	\$ 640
2.14	Cat Integrated Object Detection System (requires 2.2 deluxe cab and 2.13 rear view camera)	\$ 2,090
2.15	Washer & Wiper, front and rear	Included

3.0 ENGINE/POWER TRAIN

3.2	Front differential lock	Included
3.3	Limited slip rear differential	\$ 1,820
3.4	Medium debris package (includes Sy-Klone engine pre-cleaner and reversing fan)	\$ 1,500
3.6	Ether starting aid	Included
3.7	Engine coolant heater	Included

4.0 ELECTRICAL/LIGHTS

4.1	Warning, Beacon, LED Strobe, Amber Lens	Included
4.3	Halogen front and rear loading and work lights	Included
4.4	Two additional forward facing and two additional rear facing halogen work lights	\$ 240
4.7	Product Link PL641 - cellular (36 Month Subscription)	Included
4.8	Product Link PL631 - satellite (36 Month Subscription)	\$ -

5.0 TIRES/RIMS

5.1	All tires listed are mounted on 3 piece rims	
5.2	20.5-R25 Michelin XTLA, L2	Included
5.5	20.5-R25 Bridgestone VSW, L2 Snow	\$ 680

6.0 HYDRAULICS

6.1	Hydraulic oil cooler, heavy duty	Included
6.2	Hydraulics 2 valve	Included
6.3	Hydraulics, 3 valve	\$ 1,930
6.3x	Stucchi Valve H11 #MF-GR6-13 - Non-bid Item	\$ 1,800

7.0 BUCKET/ATTACHMENTS**Attachments for Use with HPL Coupler**

7.2x	JRB Quick Coupler	\$ 6,200
7.22	General purpose bucket, 3.25 cyd. with bolt-on edge and JRB QC Hooks - non-bid item	\$ 11,250
7.24	60" pallet forks (84" carriage) - JRB QC Hooks	\$ 10,500
7.xx	Bonnell 16' Snow Pusher with JRB Quick Coupler Connections - Non-bid item	\$ 9,500

ARTICULATING WHEEL LOADER
PRICE SCHEDULE

8.0 OTHER LOADER OPTIONS

8.2	Logger counterweight (adds 1,586 lbs - recommended for log and lumber, aggregate handling, and auto re-handling applications, Not for High Lift)	\$	3,680
8.3	Crankcase guard	\$	570
8.4	Powertrain guard (side)	\$	320
8.5	Powertrain guard (lower)	\$	840
8.10	Drive shaft guard	\$	370
8.14	Standard fenders (provides black non-metallic front fenders and partial coverage rear fenders)		Included
8.15	Extended coverage fenders (provides yellow non-metallic front fenders and extended coverage rear fenders)	\$	1,270

10.0 OEM EXTENDED WARRANTY OPTIONS

10.71	60 Month / 3,000 Hour Premier	\$	3,980
10.88	\$200.00 deductible per occurrence after 1st year on premier warranties. Warranty excludes wear items, tires, cutting edges, lights, brakes, batteries, and non-Cat attachments.		
10.89	One set of parts, service and operators manuals		No Charge

13.0 DELIVERY CHARGES - SEE SPECIAL TERMS AND CONDITIONS

DELIVERY STARTING POINT: City/St/Zip St. Cloud, MN

MINIMUM DELIVERY CHARGE (if any) \$450

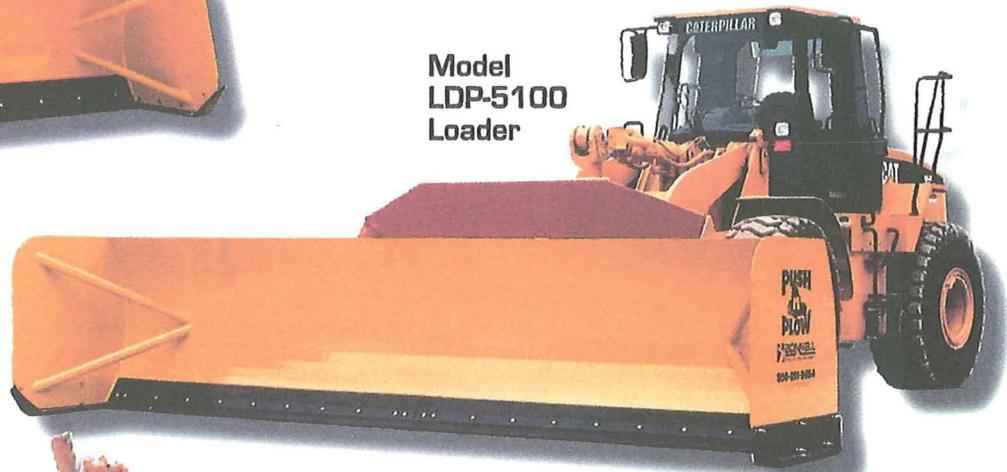
Total Machine Price including Options	\$	222,940.00
TRADE ACTUAL - 2000 John Deere 624H SN 576586	\$	(35,000.00)
GRAND TOTAL - 938M	\$	187,940.00

PUSH N' PLOW SNOW REMOVAL SYSTEM



**Model
SSP-3600
Skid-Steer**

**Model
LDP-5100
Loader**



**Model
BHP-3600
Backhoe**



The Bonnell Push 'N Plow™ is specifically designed to eliminate spillover and windrows, allowing you to finish your snow removal job faster and more efficiently. Get more jobs done in less time to make your operation more profitable. So put profit in your pocket, place the snow where you want it.

With sizes ranging from six to thirty feet, we have a Push 'N Plow™ to fit your application. Whether it's tight and confined spaces, or out on the open runway, the Push 'N Plow™ will stand up to the legendary quality you've come to expect from Bonnell.

Push N' Plow™ Specifications

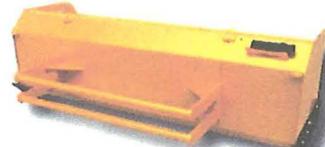
SPECIFICATIONS	LDP	BHP	SSP
Height	48"	36"	36"
Lengths Available	10' to 30'	10' to 14'	6' to 12'
Capacity	12 to 38 Yards	9 to 13 Yards	5 to 11 Yards
Moldboard	Continuously Welded 3/16" Double-Paneled		
Moldboard to end plate reinforcement, per side	Two 2-1/2"	Two 2"	Two 2"
Endplate Construction	3/8" Endplates		
Cutting Edge	1-1/2" x 10" Adjustable Rubber, Punched to AASHTO Standard		
Wear Shoe Material	1-1/4" x 4" AR400 Steel	1" x 4" AR400 Steel	1" x 4" AR400 Steel
Wear Shoe Type	Bolt On Reversible/Replaceable		
Lifting Eyes	Yes	Yes	Yes
Finish	Implement Yellow		

QUICK ATTACHMENT SYSTEM

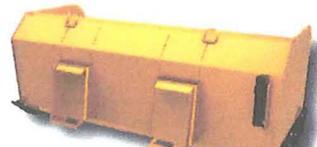
The simple quick attachment system allows for easy, rapid connection and detachment meaning you will spend more time on the job, and less time getting ready for it!



MODEL LDP
3" Schedule 40 pipe continuously welded to 1-1/4" steel plates and reinforced with 3/8" plate gussets.

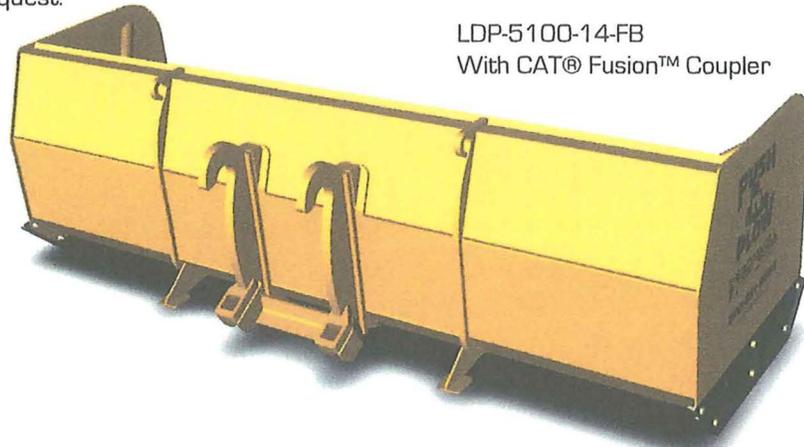


MODEL BHP
2-1/2" Schedule 40 pipe continuously welded to 1" steel plates and reinforced with 3/8" plate gussets.



MODEL SSP
Designed to fit current models with Quick Attach System

ACS, JRB & Balderson Hook Ups Available Upon Request.

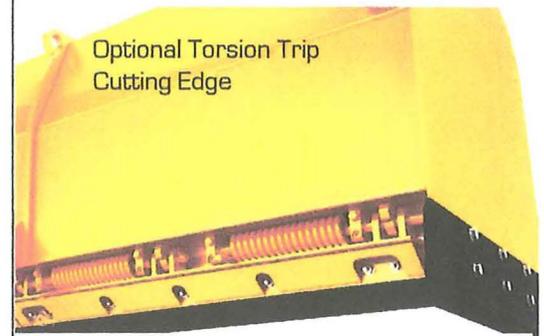


LDP-5100-14-FB
With CAT® Fusion™ Coupler

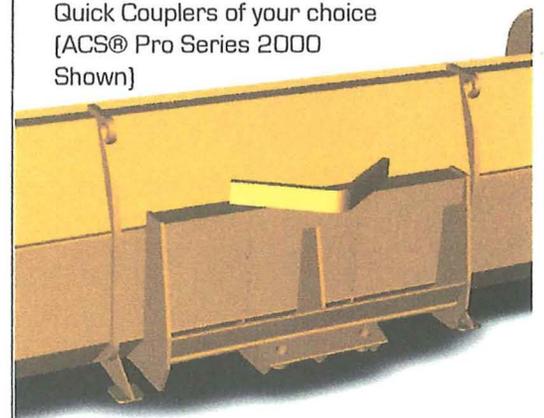
Options:



Chain Binder Kit



Optional Torsion Trip Cutting Edge



Quick Couplers of your choice [ACS® Pro Series 2000 Shown]



TRUCK & ROAD EQUIPMENT
1385 Franklin Grove Rd. • Dixon, IL 61021
• www.bonnell.com • (815) 284-3819
• (800) 851-9664 • Fax (815) 284-8815





CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 7

Meeting Date:

Attachments: Yes No

CITY COUNCIL ACTION

Date:

- Approved
- Amended
- Other
- Denied
- Tabled

Originating Department: Community Education & Recreation

Agenda Item: Swansson Field Drainage and Warning Track Rehab Project

Recommended Action: Approve purchase of Agrilime from Bryan Rock Products, Inc. in the amount of \$24,395.00. Miscellaneous expenses totaling about \$2,000.00

Background/Summary: In the 2015 CIP \$50,000.00 was allocated to complete the work of rehabbing the warning tracks of all 5 fields at North Swansson along with fixing drainage on the Orange Baseball Field. In addition to the Bryan Rock expense Public Works staff will also spend about \$2,000.00 for parts and rental equipment to complete the drainage portion of this project along with re-seeding the area impacted by digging in the drainage line.

Alternatives: Do not complete this work and have warning tracks that are grown over and sloppy to maintain along with an outfield area that does not drain well.

Financial Considerations: \$24,395.00 + \$2,000.00

Preparer: Steve Brisendine

Signature: *Steve Brisendine*

Comments:

BRYAN ROCK PRODUCTS, INC.

Box 215 • Shakopee, MN 55379
Phone (952) 445-3900 • (800) 382-3756 • Fax (952) 445-0809
www.bryanrock.com

Quote: **55819**
Quote Date: 7/2/2015
Expire Date: 1/31/2016

Page 1 of 1

Quotation

Bill To:

W720	CITY OF WILLMAR PARK DEPARTMENT
	WILLMAR, MN 56201
Contact:	SCOTT LEDEBOER
Phone:	612-235-4913
Fax:	612-235-1854

Ship To:

WILLMAR MN
P.O.#

Quote Description : WILLMAR MN

Product ID	Product Description	Quarry	Quantity		Total/Ton
120	Red Ball Diamond Agg	103	700.00	Semi	\$34.85

\$24,395.00

TAX MAY APPLY IF APPLICABLE - SHAKOPEE 6.875% BAYPORT/DENMARK 7.125%

Shakopee Locations = Quarry 103 and 104 Bayport Location = Quarry 102
Prices and Quantities Based Per Ton Unless Otherwise Noted
Straight Truck/Tandem Deliveries Subject to Extra Charge Plus Sales Tax
Partial Loads Subject to Minimum Haul Charges
Prices Subject to Change with Major Fuel Increases or Road Closures Due to Flooding
The Truck Portion of Our Quote Does Not Cover Any Prevailing Wage Rate Requirements That May Be Required On This Job
Prices Subject to Transit Improvement Tax and Additional Aggregate Tax Increase
Prices Subject to Change with Any Irregular Loading or Delivery Hours (Mon-Fri 7:00AM to 4:00PM)

Terms: Net 30

Comments:

Accepted by: _____

Seller: _____

Eric Bryan/Bryan Rock Products

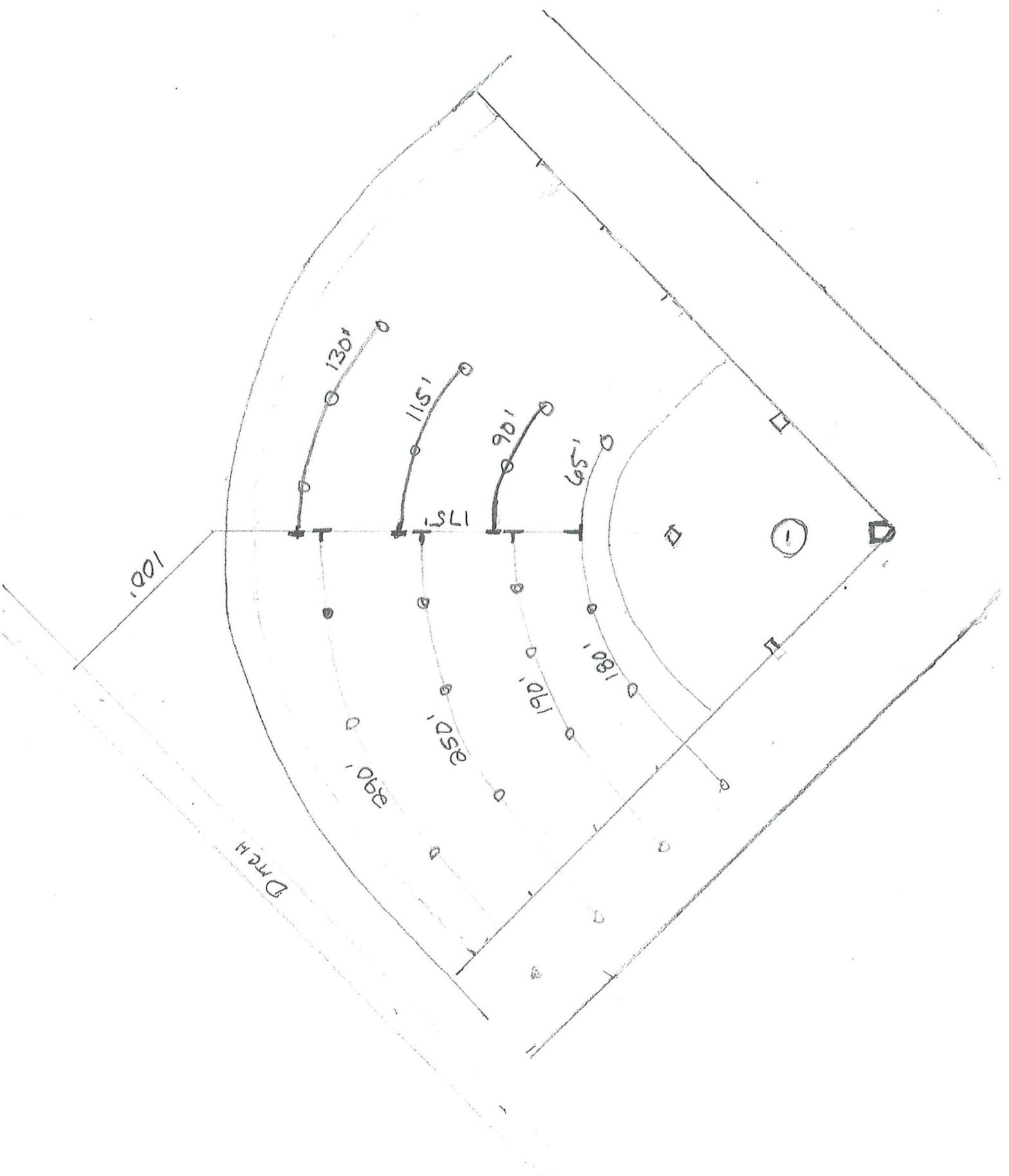
Date: _____

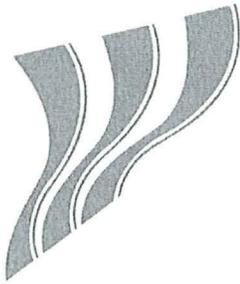
City of Willmar Public Works

Orange Field Tile Cost

1600' 4" Tile	\$944.00
22 Drain Tile (T) 4" Fittings	\$115.00
8 Drain Tile (90°) 4" Fittings	\$48.00
23 Drain Tile Reducers (6"-5"-4")	\$138.00
23 Covers With Slots	\$230.00
1 Atrium Grate 4" (Bee Hive)	\$6.00
Total	\$1481.00
Rental Of 4" Dingo Trencher (Grand Rental)	\$182.00
Grand Total	\$1663.00

ORANGE FIELD TILE





CITY OF WILLMAR, MINNESOTA
REQUEST FOR COMMITTEE ACTION

Agenda Item Number: 8

Meeting Date: July 28, 2015

Attachments: Yes No

CITY COUNCIL ACTION

Date: August 3, 2015

- | | |
|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Amended | <input type="checkbox"/> Tabled |
| <input type="checkbox"/> Other | |

Originating Department: Engineering

Agenda Item: Water View Phase 2 School Project Infrastructure Improvements

Recommended Action: 1. Align Lakeland Drive to 28th Avenue with a T intersection at 24th Avenue (requires re-plat)
2. City to participate in project financing to the extent Council recognizes benefit to greater community

Background/Summary: Duinick first presented the information on the extension of 24th Avenue SE connecting to Lakeland Drive at the Public Works/Safety Committee Meeting on April 29, 2014. The parcel of land in this location has been identified as a possible site for the new elementary school. Duinick staff presented infrastructure needs to accommodate the school as well as the extension of the street at the Public Works/Safety Committee meeting on July 14th, and is asking for the City to fund 50% of the project's total cost.

Alternatives: N/A

Financial Considerations: Unknown at this time

Preparer: Sean E. Christensen, P.E.
Public Works Director

Signature:

Comments:



July 9, 2015

Sean Christensen
City of Willmar Public Work Director
333 6th St SW
Willmar, MN 56201

Re: Water View Phase 2 School Project Infrastructure Improvements

Dear Mr. Christensen:

As we spoke of recently, our company owns a parcel of land in the southeast side of Willmar that has recently been identified as one of two locations being considered for the new elementary school that Willmar Public School will be constructing. In light of this development, we are in the process of identifying the infrastructure needed to accommodate the school, as well as understand the potential impacts of this project. As part of this analysis, it seemed appropriate to include the City in the discussions surrounding this project. This proposal will give some relevant background information, describe the project along with the anticipated cost, identify project benefits, and suggest a cost-sharing arrangement between Duinick (as the developer) and the City. Please pass this proposal onto the City's public works committee for their review and recommendation.

Background

Over the last 50 years, Duinick has purchased several contiguous parcels in the southeast portion of Willmar, south of 19th Avenue and east of 1st Street. In 2006, Duinick worked cooperatively with the city to combine several of those parcels into a 115 acre commercial development that became known as the Water View Business Park. Development of this land was controlled by a development agreement entered into between the City of Willmar and Duinick Development. As part of this plat, right-of-way was dedicated to the city for 5th Street, 9th Street, and 24th Avenue. 5th Street was then constructed from 19th Avenue to 28th Avenue, 9th Street constructed from 19th Avenue to 24th Avenue, and 24th Avenue constructed from 1st Street to 9th Street. As part of the road construction project, large sanitary sewer interceptor lines were installed throughout the project, in order to serve areas well beyond the limits of the Water View development. One such line, a 21" sanitary sewer, terminates at the intersection of 9th Street and 24th Avenue. Additional right-of-way for 24th Avenue and adjacent lots were also included in the plat going to the east up to the TH 23/71 bypass and terminating roughly parallel to the TH 23/71 bypass at the edge of the "Bryant" parcel (owned by Duinick), which was intended to be a second phase to the Water View Business Park. In this second phase, we had planned

408 6th Street, PO Box 208
Prinsburg, MN 56281
(800)328-8949

to continue 24th Avenue from the end of our plat northeast up to Lakeland Drive, in the area of 15th Street SE. Throughout the last 10 years, we have discussed several potential layouts of the infrastructure associated with this potential Phase 2 project with city staff and committees, albeit with the understanding that the ultimate final design would be dictated in large part by the needs of a potential future user of the land.

Willmar Public School Proposal

As you are aware, a referendum was recently passed by the voters of the City of Willmar to construct a new elementary school, addressing the overcrowding, accessibility, and functionality issues they currently have. Through that process, a potential site layout was developed by the school's architect to determine the feasibility of the Duininck site (Water View Phase 2 property) and to facilitate associated discussion. Through discussion with the architect and other school representatives, Duininck made some minor revisions to that layout to incorporate the infrastructure that would be needed to serve not only the school, but also the Water View development that this school would tie into, and the needs of the public that use the transportation and utility systems in this area of the City. As a result of the initial and revised layouts, a "Preliminary Site Layout – School Option 4" was developed and is included with this proposal. This layout shows the "on-site" improvements, including the school building, parking lots, bus/car drop-off areas, playground area, 2 soccer/football fields, 3 softball/baseball fields, and the necessary ponding, all located mainly on the Water View Phase 2 area, but also partially on Block 6, Lot 7 of the initial Water View plat. In total, the school will use approximately 23 acres.

It also shows the "off-site" improvements, which include the road and the associated utilities located in the road right-of-way. Adjacent to the school, 24th Avenue will extend through the eastern edge of the property, parallel and adjacent to the TH 23/71 bypass, up to Lakeland drive, which will also change the intersection of 15th Street and 19th Avenue as indicated. The new street will be named Lakeland Drive, changing to 24th Avenue to the west of 9th Street, as it is currently named. Naming the streets in this way would provide for logical traffic patterns and avoid any change to current addresses, simplifying the process. The width of the new Lakeland Drive from 9th Street to the school entrance would be consistent with the width of the current 24th Avenue from 1st Street to 9th Street (60 ft). It would then taper down to the width of Lakeland Drive going to the northeast (42 ft). A center turn lane could be provided along the entire stretch, or dedicated turn lanes could also be developed if more appropriate. Additionally, a right turn lane could be provided into the school property, enhancing safety. A sidewalk would also be provided along the west side of the road. It would also be anticipated that the 21" sanitary sewer that currently terminates at the intersection of 24th Avenue and 9th Street, along with the necessary water and other utility lines, would be extended along the entire new alignment to serve the area to the north and northeast, beyond the limits of our property.

Benefits

Many parties will benefit by developing a school on this property. The following is a partial list of benefits that we would anticipate being realized by the City.

- Provides consistency through Lakeland Drive / 24th Ave Corridor (eliminates the business-residential-business use sequence that currently exists)
- Removes traffic pressure through the Dana Heights / Pleasantview residential area
- Increases safety through the entire corridor (especially through the current residential area)
- Increases safety for students walking to school by diverting traffic to the south and east of the potential school property
- Promotes residential development in the area around the school (mainly north)
- Continues good access to the 19th Street business
- Provides good access into the heart of the Water View business district
- Opens up new area for development (east side of Water View Business Park)
- Increased tax base from the new commercial development area and accelerated development of the first phase of the Water View Business Park.

Cost Share Agreement

The cost of the "on-site" improvements will be negotiated between the school and Duininck. However, we anticipate the total cost of the "off-site" infrastructure needed to support this project, as shown on the attached map, will be in the neighborhood of \$2.0 – 2.4 million. Because of the benefits that the city will realize through this project, the "trunk costs" of developing larger roads and utilities than are needed for the school project in order to serve the greater public good, as well as the fact that the project only allows for developer costs to be borne by the property on one side of the newly-developed street, we believe that it is prudent for the City to equally participate in the cost of constructing these improvements. Thus, we would respectfully request that the city pay for 50% of the costs of constructing this infrastructure, with Duininck covering the remainder. While the details of exactly how the work would be completed and the project financed can be worked out through the development agreement, what we are asking for at this time is agreement in principle on a 50% cost-share arrangement. We believe that this is the most fair and equitable way to divide the costs associated with this project.

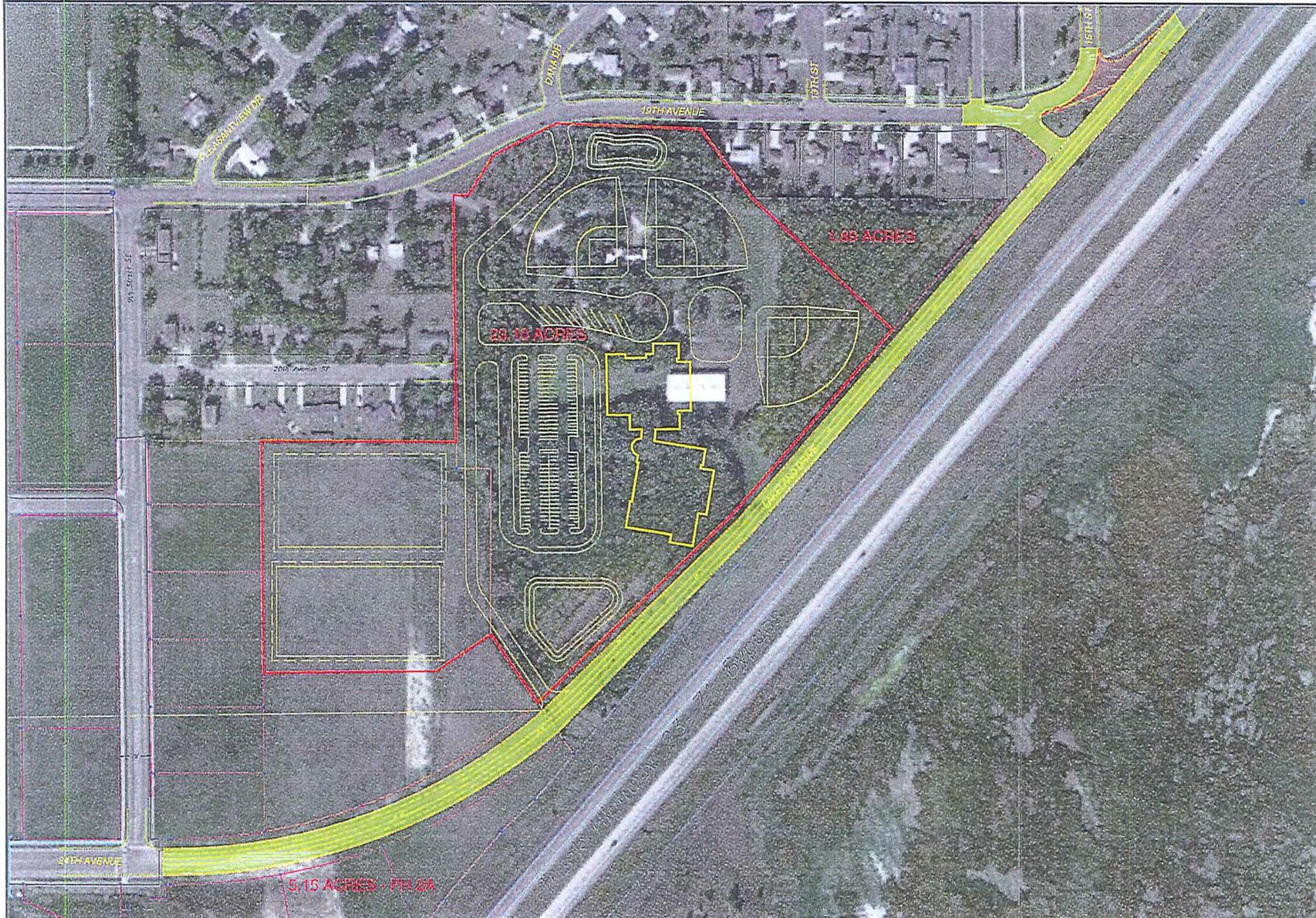
Thank you for the opportunity to submit this proposal. Please contact me if you have questions.

Sincerely,



Jason Ver Steeg, P.E.

Duininck, Inc.



DATE	REVISIONS	NO.	BY

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P.O BOX 208
 408 SIXTH STREET
 PRINSBURG, MN 56281
 PHONE: (320) 978-6011
 FAX: (320) 978-4978

SCALE
 1" = 100'
 DRAWN BY:
 JVS
 CHECKED BY:
 JVS
 SURVEYED BY:
 DK

WATERVIEW - PHASE 2
 PRELIMINARY SITE LAYOUT
 SCHOOL OPTION 4
 WILLMAR, MN
 DATE
 JULY 8, 2015
 SHEET
 1 OF 1



CITY OF WILLMAR
333 SW 6th Street
Box 755
Willmar, MN 56201
320-235-4915

Memorandum

To: Mayor and Council

From: Sean Christensen, Public Works Director 

Date: July 16, 2015

RE: **Water View Phase 2 Project Infrastructure Improvements**



GENERAL DISCUSSION

Previous discussion over the past years, with former Public Works Directors has included the desire to continue Lakeland to 28th Ave, not 24th Ave. This would be my suggestion as well

There are no traffic signals along 24th Avenue, only 19th Avenue and 28th Avenue

24th Avenue does not continue after 1st Street but for a couple of residential blocks, 19th Avenue and 28th Avenue both continue to the west and the continuation of each is State Aid eligible

The box culvert crossing on 24th Avenue is very rough and needs serious consideration. A similar type of repair has already been performed at the box culvert crossing in 19th Avenue

This proposal actually removes traffic from the front of businesses along 19th Avenue

SPECIFIC POINTS

- Provides consistency through Lakeland Drive / 24th Ave Corridor (eliminates the business-residential-business use sequence that currently exists) – **This will actually create a business-school-business sequence**
- Removes traffic pressure through the Dana Heights / Pleasantview residential area – **This potentially transfers the traffic pressure to another area**
- Increases safety through the entire corridor (especially through the current residential area) – **Potentially through the residential area but not necessarily through the entire corridor**
- Increases safety for students walking to school by diverting traffic to the south and east of the potential school property – **Students will still cross 19th Avenue**

- Promotes residential development in the area around the school (mainly north) – This may create a business-residential-school-business sequence
- Continues good access to the 19th Street business – Access will be from the rear of the existing businesses along 19th Avenue
- Provides good access into the heart of the Water View business district – This appears to be more of a developer benefit than a City benefit
- Opens up new area for development (east side of Water View Business Park) – This is true, but again more of a developer benefit
- Increased tax base from the new commercial development area and accelerated development of the first phase of the Water View Business Park. – Yes, this will increase the tax base IF development occurs but that is not guaranteed and nobody can guess the time-frame.