

**MINUTES**  
**Eveleth City Council Special Meeting**  
**11:30 a.m., August 12, 2011**  
**Council Chambers, City Hall, Eveleth, MN**

Council Present: Councilor Joseph Koivunen (Acting Mayor), Councilor Bradley Hadrava, Councilor Brian Hoag

Council Absent: Councilor Beth Peterson, Mayor Vlasisavljevich

Also Present: City Clerk/Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; City Attorney Mitch Brunfelt; Director of Public Works Michael Wiskow; Sandy Wallin and Riley Holm (Range Mental Health)

**A. CALL TO ORDER**

Councilor Koivunen called the meeting to order at 11:30 a.m.

**B. NEW BUSINESS**

**1. Consider Proposals for Repair of Steps/Ramp at Eveleth Health Services**

City Clerk/Administrator Monahan-Junek distributed proposals for the repair of the steps/ramp at the Eveleth Health Services Park. Range Mental Health will be moving into the facility and would like the steps complete by August 22, 2011.

E.H. Lawrence submitted a proposal, based on specifications from Architectural Resources, Inc. (ARI), to form and pour new concrete steps/ramp in the amount of \$19,000.00. E.H. Lawrence will not sign a Project Labor Agreement.

3-D Concrete & Construction submitted a proposal, which varied from the specs created by ARI. The proposal for recreating the structure was in the amount of \$31,870.00 to have the job finished by September 1, 2011 or \$36,870.00 to have the project completed by August 21, 2011. 3-D Construction also proposed an overlay of protective sealant to refinish the steps rather than replace them in the amount of \$16,680.00 with a project completion date of August 21, 2011. 3-D would sign a Project Labor Agreement.

City Attorney Brunfelt advised the Council not to waiver from the Project Labor Agreement as it could set precedence for future projects. The City would have the opportunity to allow the tenant, Range Mental Health, to deal with E.H. Lawrence and forego the Project Labor Agreement. Upon completion of the project, the City as landlord, would reimburse Range Mental Health for the job.

Bill Denny, 3-D Concrete & Construction, said he considered union bidding when submitting a proposal to the City. He did not think the process would be competitive if a contractor is allowed to work without a Project Labor Agreement.

City Clerk/Administrator Monahan-Junek disclosed the current Hospital Fund balance to be around \$96,000. The City will be loaning \$50,000 to the Nursing Home. There are new findings, from the Fire Marshal, at the Range Mental Health location which will need City funding to be updated.

Councilor Hadrava praised the product Bill Denny described as it has been used at the school to resurface concrete.

Bill Denny said their construction company would like to do some additional tuck pointing and replace the stairwells. Denny said the patch work would come with a 12 month guarantee. He said the product is amazing, if applied right, and could provide for an additional 20 years before needing to replace the steps. Denny said he added an additional amount to the patchwork bid as the loading dock is an issue and needs to be addressed.

*Motion by Councilor Hadrava, second by Councilor Hoag to accept proposal from 3-D Concrete & Construction in the amount of \$16,680 to repair steps/ramp at the Eveleth Health Services Park. (Ayes – Hadrava, Hoag; Abstain – Koivunen due to conflict of interest). The motion was carried.*

**2. Pay Request #1 from 3D Construction in the amount of \$6,624.00 for City Hall Steps/Ramp Repair**

*Motion by Councilor Hoag, second by Councilor Hadrava to approve Pay Request #1 from 3D Construction in the amount of \$6,624.00 for City Hall Steps/Ramp Repair. Ayes – All.*

A 10 percent retainage is being held pending the completion of concrete sealer which is scheduled for August 29, 2011 and a final punch list review of the work.

**C. ADJOURN**

The meeting adjourned at 12:20 p.m.

Attest:

---

Joseph Koivunen, Acting Mayor

Approved: September 6, 2011  
Published: September 21, 2011

---

Jackie Monahan-Junek  
City Clerk/Administrator