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The Christmas City
Minden NEBRASKA

Minutes of Council Meeting
City of Minden, Nebraska
May 24, 2022

The City Council of the City of Minden, Nebraska, met on this day at 9:00 a.m. in special session in the Fire Hall, pursuant to advance notice of said meeting simultaneously transmitted to all members of the Council and to the public as shown by the copy thereof posted in the Minden City Hall, Outside the Minden City Hall, First Bank & Trust Co., Minden Exchange Bank & Trust Co., and the Post Office. A copy of the notice is on file in the office of the City Clerk.

Mayor Griess called the meeting to order at 9:00 a.m. The following City Council members were present: Jack Yant, Bob Carlson, Teresa Sumstine, and Larry Evans. The following City Officials were present: Mayor Ted Griess, City Administrator Matt Cederburg, City Attorney Tom Lieske, and City Clerk Abbey Jordan.

All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

After roll was called, Griess led those in attendance in the Pledge of Allegiance.

Then Griess made the following statement:

> "Pursuant to the Open Meetings Act and Public Records Law Requirements a current copy of the Open Meetings Act is posted for public inspection on the east wall of the Fire Hall. In addition, for public inspection, there is located on the table on the east side of the Fire Hall, a copy of the Council packet that was distributed to the members of the Council prior to this meeting. The City Council will take public comments on an agenda item, if it is deemed necessary. Please state your name and address prior to commenting."

Agenda Item #3, Mayoral Announcements. No announcements were made.

Agenda item #4, Workshop to interview contractors to complete roof replacements for the Mail 2021 hail storm.

The City Council had asked several contractors to attend and be interviewed. All contractors will be asked the same 5 questions and then the contractor could share any additional information after these questions. Each contractor was asked the following:

1. Please explain to the Council and overhead and profit (OH & P) process and why it is necessary if you are the sole contractor of the project.
2. What warranties will your company have or be able to provide?
3. How many roofs would your company sub out and which company would it be subbed out to?
4. What support would you provide once the project is completed showing specifications were met and any cost differences?
5. Does your company have full-time employees that are experienced roofers, do you complete 941s, and W-2s for all employees?

Miles Maddux, Versatile roofing was first and provided the following answers:

1. This was recommended by Miles to the City to hire an outside contractor to know which products were used and warranties on material and labor. Overhead and profit would allow his company to provide all products and warranty info. Versatile uses submittal exchange which is an online product that the City could access to verify materials. OH & P is negotiable with the insurance company. It can also be used to close gaps between costs and insurance payments. Versatile listed the maximum allowable amount on their bid for this.

2. Versatile will use an SBS impact resistant shingle. It is the only SBS shingle on the market. It has been modified with SBS rubber. Believes the Tamco shingle quoted by another company is not impact resistant.
3. Versatile would be the metal roofs. We have 32 employees and can do all in-house. They have excellent subs. Depending on the timeline, the project may have to be subbed out unless the City specifically states Versatile employees are to do the work.
4. Travelers specs were very vague. Doesn't believe other contractors know various strengths and warranties of their products. Meeting Travelers specs is just a bare minimum. Believes the council should pre-negotiate all products prior to voting. A full submittal would be given to the board.
5. Yes to all. Has 30 W-2 employees.

Sumstine asked if Maddux had inventory already on hand? Maddux stated he carries about $2.5 million on hand. Versatile could begin shingling immediately. Versatile just received 75 truckloads of impact resistant shingles that were ordered in Sept of 2020. Metal would have to be ordered but receive it directly from the manufacturer.

Yant stated Versatile has a good standing with the Better Business Bureau. Maddux stated they are accredited and have an A+ BBB rating. Cederburg requested clarification on which roofs would be subbed. Maddux replied they can do all roofs in-house, but the City's timeline would determine if it could be done in-house. Maddux could do it all within 11 months, but would have to sub out 70% if timeline is 2 months.

Lieske asked if there is any relationships with Travelers or Jones group personally or otherwise. Versatile has been a preferred provider with Travelers for 12 years. Kevin and Cody insure both of Maddux's companies and considers them friends.

Versatile is only one of 6 companies in the state to offer the Golden Pledge. It is a 25 year no questions asked warranty.

Brad and Michael with BAC Roofing spoke next. They answered the questions as follows:

1. Contractors typically get OH & P if there are 3 different trades needed for the project. The contractor spends his time organizing and coordinating.
2. BAC offers a 5-year workmanship warranty on everything they do. Material warranties vary by manufacturer. Most shingles are up to 10 years.
3. BAC subs out all roofs. He has no employees. He has sub contractors that specialize in their specialty such as roofs, windows, doors, gutters, etc.
4. BAC stands by the number they bid and there's no required down payment.
5. No employees.

Brad stated they stand behind their work and will come back and make any necessary repairs to keep customers happy. Sumstine asked what type of shingle they would use? Brad replied they would determine the types currently on the buildings. Sumstine asked what type of inventory they have? BAC does not have an inventory and cannot answer

Andy with Prairie View Roofing answered the questions next. His answers were:

1. OH & P is basically a general contracting fee when multiple trades are involved. Each different type is a different trade. Usually there are 5 trades for this to be warranted. It's a bonus of any job.
2. Shingle warranties are a limited lifetime. PV is a GAF installer and gets a 20-year warranty. For the spray roofs, they are a select contractor for the product they use. It is 15 years for material defects. They would do a 20-year warranty for a TPO roof on City Hall and the Light Plant. PV just installed a TPO on the Crowne Plaza in Kearney.

3. PV would do the spray roofs or TPO. They sub out all shingle roofs.
4. PV would provide photos of products installed and would invoice Travelers for projects.
5. All commercial work is in-house. PV has 7-12 employees.

Yant asked if about their BBB rating. Andy state he has an A+. He is also a state certified contractor, but there's very little required to do that. Sumstine asked about PV's bid for the City Hall roof. Andy believes his bid was correct for this. After talks with the adjuster, he was to make his bid for May 2021 pricing and then it would be adjusted upon pricing at completion.

Andy stresses using the TPO system instead of the spray foam and it is vastly superior. He provided the screws and induction welding point for the council to view. He has this on hand.

Tim Cole, Compass Roofing, was the final interview. He responded as follows:

1. OH & P is for coordinating 4 trades or more. Doesn't know if Travelers will grant for this job.
2. Compass provides a 2-year warranty. The Tamco shingles provide a limited lifetime warranty which applies after the 2 years. The metal company would provide their manufacturer warranty.
3. Would handle all asphalt and metal.
4. Would be an open book for everything that is submitted to Travelers. As he lives in town, he would be overseeing everything being done.
5. They have 8 full-time employees who are the head of each crew. The crew members are subs.

Previously had his own construction crew for years. Prides himself on always answering his phone.

Lieske asked if he has any personal relations with the council, Jones Group, or Travelers. He knows the Krulls and Teresa used to cut his wife's hair.

Evans asked about the timeline. Cole responded the longest time will be the negotiations with the insurance company. Otherwise, he could start crews right away. The metal will take the longest to order.

Agenda Item #5, Consider Selection of contractors to complete roof replacements for the May 2021 hail storm.

Kevin Krull, Jones Group, has a relationship with all companies and has had no problem with their workmanship. Travelers will pay for like kind products to be replaced. Often the contractor is able to negotiate for a better product to be utilized. If there are any discounts from better products being used, it will not apply until the next renewal if Travelers is the City's insurance carrier at that time. A new carrier would look at the total claim paid out.

Carlson motioned to select Morton Buildings to complete the roofs and repairs on the following buildings: #3 Park Shelter-Pool, #8 Legion Concessions, #18 JC Park Bathrooms, #19 JC Park, and #20 Chat Park--bathroom. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Evans motioned to select Overhead Doors of Kearney to complete the R&R sectional overhead doors only for #14 City Hall overhead doors and lettering. Carlson seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Carlson motioned to select Prairie View Roofing to complete the roofs and repairs on the following buildings: #1 Light Plant and #13 City hall spf roof. Sumstine seconded. On roll call, the following voted aye: Carlson, Sumstine, and Griess. Voting nay: Yant and Evans. Motion carried.

Evans motioned to select Versatile Roofing to complete the roofs and repairs on the following buildings: #2 Pool Bathhouse, #4 North Bathroom, #6 Announcers Booth Legion, #7 Old Legion Bathroom, #9 Back Generator/Blower Building, #10 Sewer Main Office, #11 Sewer Building Addition to Main Office, #12 City Hall (non-roof repairs), #14 City Hall excluding the overhead doors, #15 Bulk Water, #16 Chemical Shed, #17 Well House, #21 Bandshell, #22 Cemetery, #23 Cemetery, #24 Augie, #26 Salt Shed, and #27 Sign; and review and report to the City on #5 Digger Shed and #25 Recycle Building as #5 didn't receive storm coverage and #25 only is approved for repairs to half of the roof. Sumstine seconded. On roll call, the following voted aye: Yant, Carlson, Sumstine, and Evans. Motion carried.

Agenda Item #6, Consider Approval of Development Agreement with Compute North.

Carlson motioned to enter closed session for contract negotiations at 11:20 a.m. Sumstine seconded. On roll call, the following voted aye: Yant, Evans, Carlson, and Sumstine. Motion carried.

Evans motioned to enter exit session at 11:52 a.m. Yant seconded. On roll call, the following voted aye: Yant, Evans, Carlson, and Sumstine. Motion carried.

Carlson motioned to send the Development Agreement with Compute North to Compute North with the amendments as provided by Fraser Stryker. Evans seconded. On roll call, the following voted aye: Yant, Evans, Carlson, and Sumstine. Motion carried.

Agenda Item #7, Open Mic Public Comments

No comments were made.

Agenda Item #8, Adjournment

Yant motioned to adjourn at 11:54 am and Evans seconded. On roll call, the following voted aye: Yant, Evans, Carlson, and Sumstine. Meeting adjourned.

/s/ Ted Griess
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan
Abbey Jordan, City Clerk

(SEAL)