

AGENDA
HENDERSON CITY COUNCIL
WEDNESDAY, December 15, 2021
TIME 6:30 P.M.

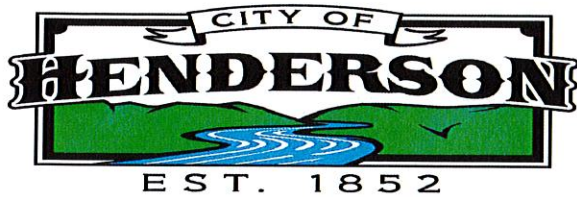
TARGET TIME
6:30 P.M.

- I. Call to Order as Planning Commission
 - A.) Conrad's rezone Request R-3 to C-1
 - B.) Public comments
 - C.) Recommendations
 - D.) Adjourn

CALL HENDERSON CITY COUNCIL TO ORDER

- II. Minutes November 17, 2021
- III. Requests to Appear Before the Council, Ordinances
 - A. Conrad's Rezone Request
 - B. Hearing Delinquent Utilities and Fire Call
- IV. Reports
 - A. Police Chief-monthly-
 - B. S.E.H. sewer project update, water quality update
 - C. Flood Mitigation Update with Selected Option
 - D. City Attorney-Metro Net, pump house, other
 - E. City Administrator-flood mitigation/Appraisals; Sibley 6 agreement, Res
 - F. City Council
 - 1. Personnel
 - 2. Trails Task Force
 - 3. Design Team
- V. Financial
 - A. Bills
- VI. Old Business
- VII. New Business
- VIII. Information Items
 - A. 2022 Budget (Res 2021-11) and Tax Levy (Res 2021-12)
 - B. Revised Meeting Schedule
- IX. Adjourn

8:30 P.M.



NOTICE, HENDERSON CITY COUNCIL/PLANNING COMMISSION SPECIAL MEETING

Dear Property Owner (in proximity to the property requesting rezoning)

The Henderson City Council will meet as the Henderson Planning and Zoning Commission in a special meeting/hearing on Wednesday, December 15, 2021 at 6:30 P.M. at the meeting room of the Henderson Community Building located at 600 Main Street in Henderson for the purpose holding a hearing to consider rezoning property in Block 107 in the City of Henderson to C-1 commercial from ~~R-2~~ residential (301 South 9th Street). The public will be permitted to comment, ask questions and provide input. ^{R-3}

Public comment can also be submitted to the Henderson City Office, PO Box 433, Henderson, MN 5044; chenderson165@mchsi.com; 507-248-3234.

Dated this 30th day of November 2021.

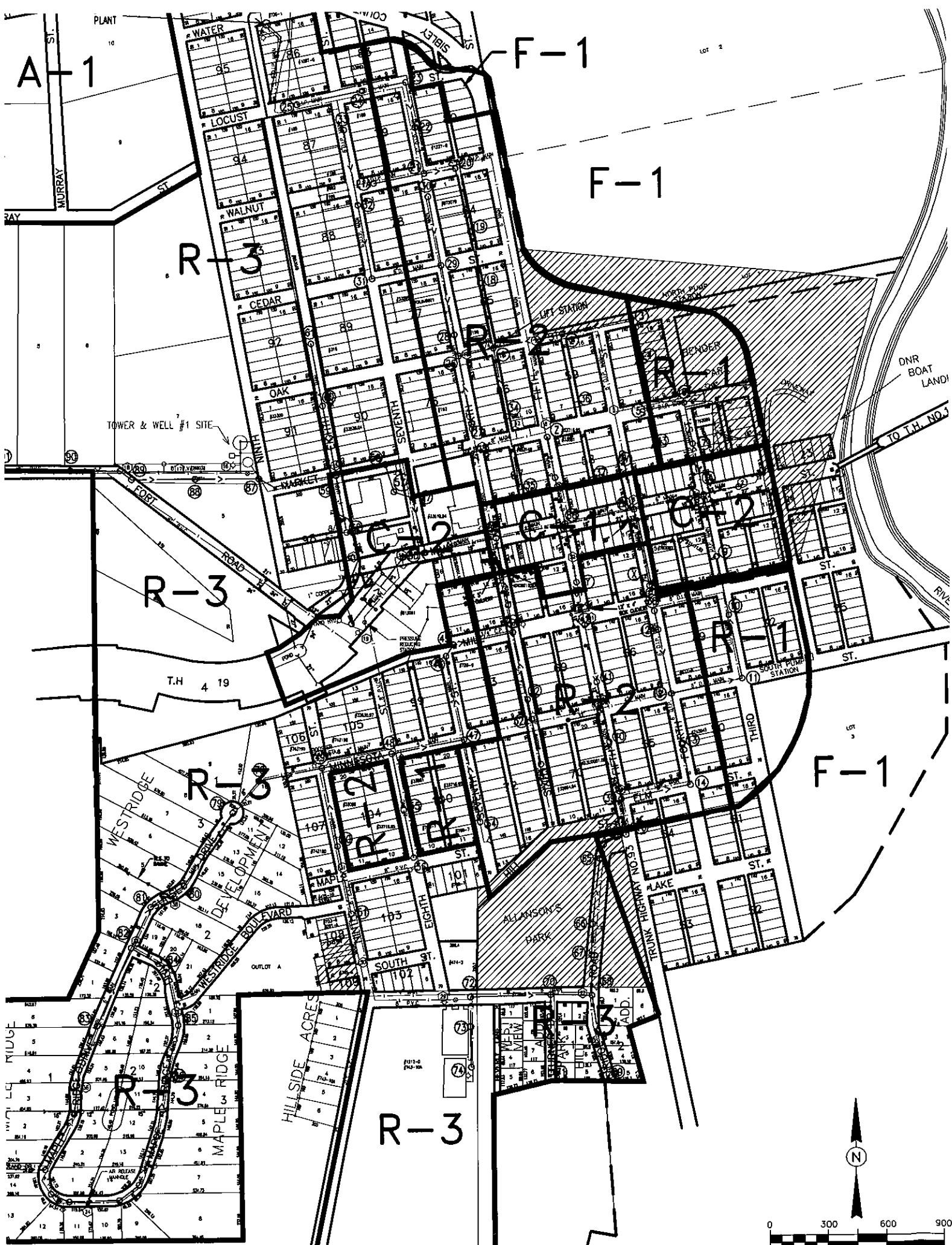
Lon Berberich, City Clerk

NOTICE, HENDERSON CITY COUNCIL/PLANNING COMMISSION SPECIAL
MEETING

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Dated this 24th day of November 2021.

Lon Berberich, City Clerk



A-1

F-1

F-1

R-3

R-3

T.H. 4 19

R-3

F-1

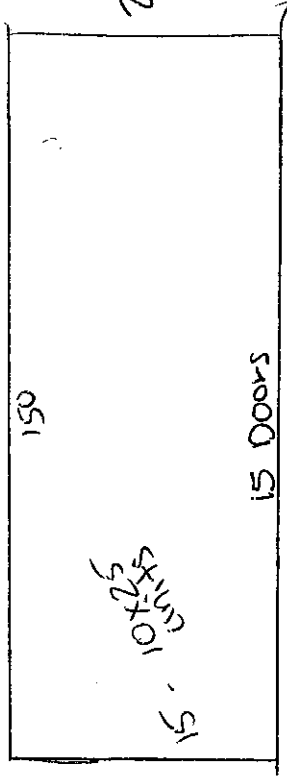
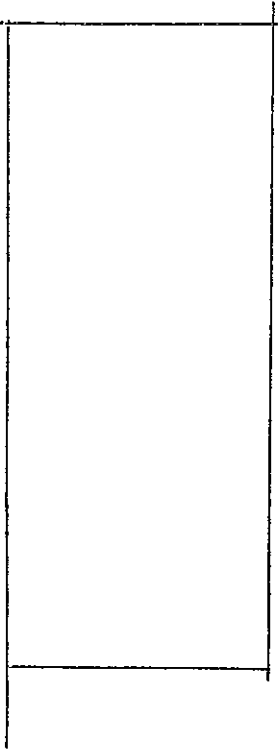
R-3

N

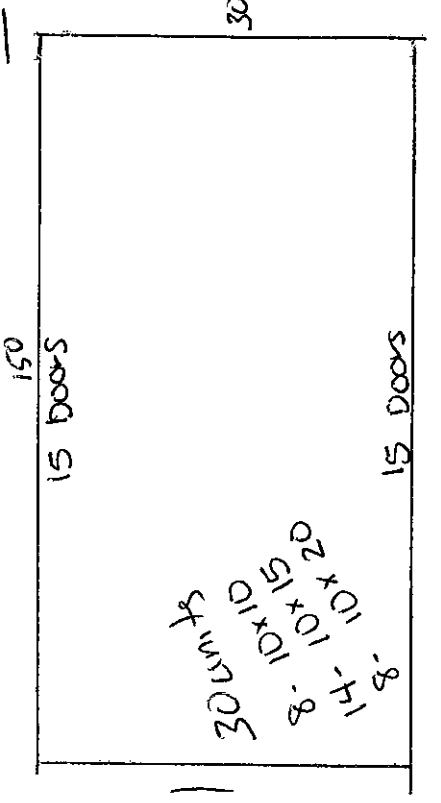
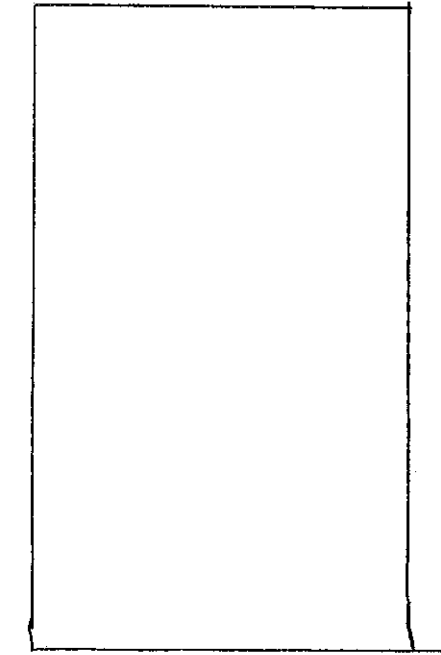
0 300 600 900

495

10'09"



40'



35'

N 150'

35' 0 1/2

45'

Highway

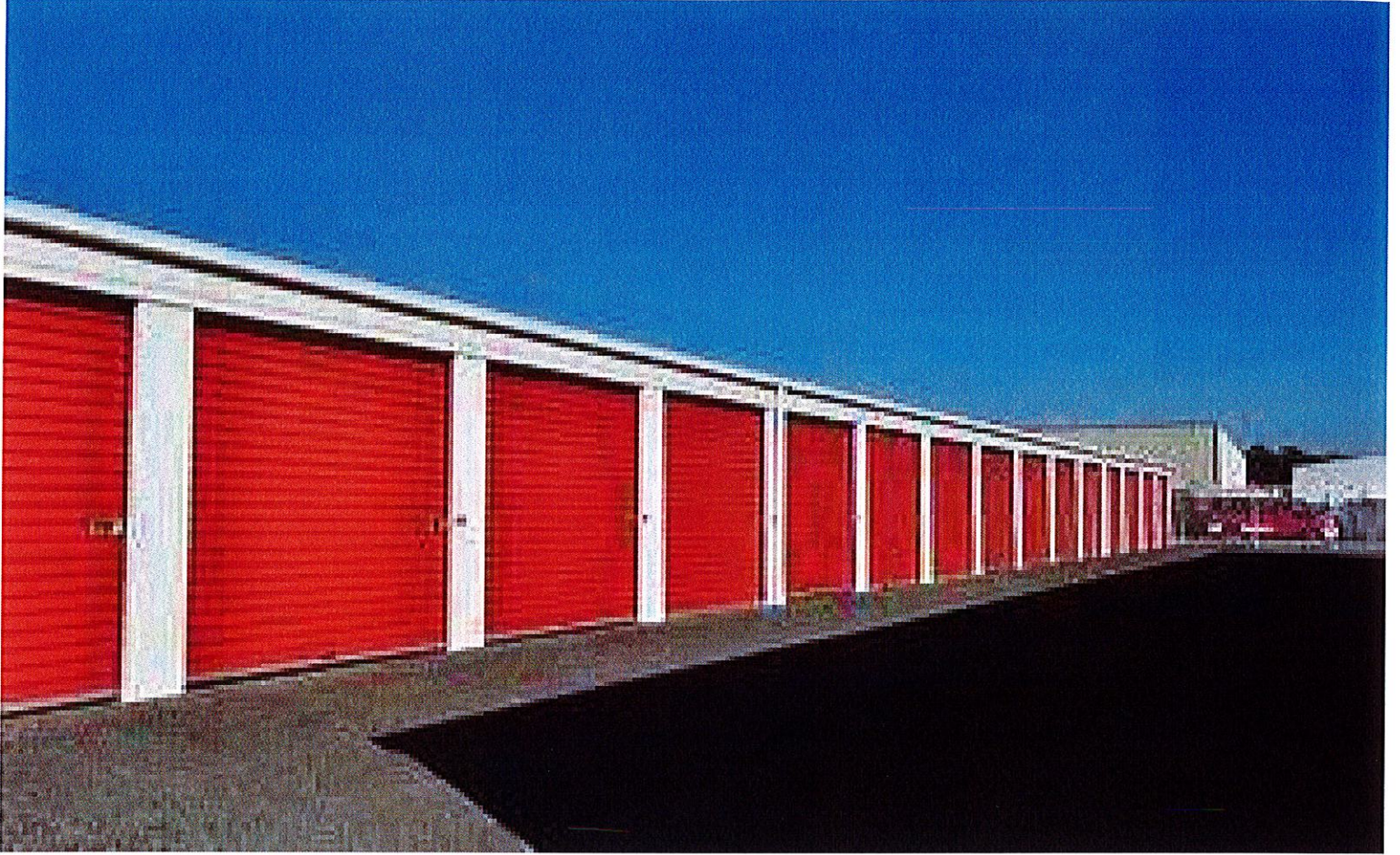
Highway

Road

105'

35'

Color and design may vary



MINUTES, HENDERSON CITY COUNCIL NOVEMBER 17, 2021

Meeting called to order at 7:00 P.M. by Mayor Keith Swenson; present were council members Janet Boese, Randy Tiegs, Steve Sellner and Amy Hardel. Also present were Dennis Graham, Connie Rau, Police Chief Dimitri Ikonitski, Beth Cornish, Adam and Samantha Conrad, Doug Thomas Chase Boehne and Chris Knutson.

Motion Tiegs, seconded Sellner to approve of the minutes of the October 20 and November 15, 2021 meeting minutes. Motion carried.

Dennis Graham and Connie Rau appeared before the council to present a check for \$15,800 which represented the final payment for their agreed upon amount for the shelter building. Motion Boese, seconded Hardel to accept the payment and thank them for their efforts. Motion carried.

Adam and Samantha Conrad appeared before the council to present plans for the construction of storage structures and request the land in Block 106 to be rezoned commercial. Motion Tiegs, seconded Sellner to hold a planning commission hearing at 6:30 P.M. on Wednesday, December 15, 2021 to consider the request. Motion carried.

Doug Thomas appeared before the council to report on the proposed Henderson Scenic Byway Trail on Sibley County 6 being done as part of the flood mitigation project and ask for the Mayor/City Council to appoint members to this task force.

Motion Steinborn, seconded Tiegs to approve Resolution 2021-09 supporting the trail. Motion carried.

Motion Tiegs, seconded Sellner to approve Mayor Swenson's appointment of Jeff Steinborn, Keith Swenson, Amy Hardel, Martha Wavrin, Danielle Buesgens, Denny Graham, Terry Bovee, Troy Koester, David Rice and Doug Thomas to this task force. Motion carried.

Chase Boehne was present as the city council reviewed the Mill Street and blacktop projects and complimented him on a good job,

Chris Knutson reported on the sanitary sewer project. Discussion on final payment. Motion Hardel, seconded Sellner to reduce final payment by \$10,000 less 1% and extend warranty period to no earlier than September 30, 2021 (\$184,642.68 payment 11). Motion carried.

Final payment will be submitted at the December meeting and the project closed out-it was later learned the project warranty period ends November 17, 2022.

Chris Knutson presented the final rereport for the removal of iron and a treatment plant plan. Motion Boese, seconded Sellner to accept the report as discussed and presented. Motion carried.

Knutson then presented a report to prepare a Preliminary Engineering Report (PER) and the accompanying Environmental Report (ER) for the Henderson water system with a cost not to exceed \$92,500. Council Member Tiegs indicated he was in favor of doing the study and reports but not in favor of S.E.H. performing them (Tiegs left the meeting shortly thereafter for a fire call). After additional discussion Motion Sellner, seconded Hardel to approve S.E.H. doing the report. Motion carried 4-0 with Tiegs not in attendance.

All further votes assume Council Member Tiegs not in attendance.

Boese and Sellner reported on Henderson Fire District meeting. Call rates were raised as were years of service retirement rates.

Police Chief Ikonitski presented the department monthly report.

Sellner asked about sale of car (looking for title) and changing locks on city buildings (John Andersen providing a price).

City Administrator went over activity report, S.E.H. trail progress, Songwriters Sanctuary, Ehlers status, building cleaning and other park board activities.

The City Administrator will solicit proposals to clean the building and grounds at 600 Main Street- (no proposals received).

Mayor Swenson reported on the design team visit in the Spring of 2022.

Motion Sellner, seconded Swenson to approve the following city bills-motion carried.

BRUCE GUSTOFSON	\$45.00	GM CONTRACTING	\$184,642.68
BUESGENS TRUCKING	\$700.00	HAWKINS INC.	\$2,324.56
C. BOEHNE CONSTRUCTION	\$113,765.85	HENDERSON LAWN CARE	\$1,103.00
CCP INDUSTRIES	\$74.21	HIGH ISLAND CONTRACTING LL	\$8,315.40
CHRISTIAN, KEOGH, MORAN &	\$1,685.00	JAGUAR	\$423.43
		LON BERBERICH	\$247.17
CITY OF LE SUEUR	\$6,428.16	MATHESON TRI GAS INC.	\$33.26
CONSTRUCTION TREE SERVICE	\$138.00	MEDIACOM	\$176.90
DIANE FRAUENDIENST	\$2,000.00	MENARDS-MANKATO	\$29.52
EXCEL ENERGY	\$4,167.57	MENARDS-BURNSVILLE	\$36.65

MINNESOTA DEPT OF REVENUE	\$786.69	SIBLEY COUNTY TREASURER	\$40.32
MINNESOTA NATIVE LANDSCAPES	\$159.24	STREICHER'S	\$29.99
MN Valley Electric	\$598.54	DANIEL R REIMAN	\$202.61
NAPA AUTO PARTS OF LE SUER	\$55.97	TOM FRAUENDIENST	\$335.00
		TOSHIBA BUSINESS SOLUTIONS	\$30.71
NORTHWEST NATURAL GAS	\$251.30	TRUE VALUE	\$79.01
GOHPER STATE ONE CALL	\$21.60	UC LABORATORY	\$547.58
RACHEL MILLER - HEND IND	\$96.00	VERIZON WIRELESS	\$117.51
REPUBLIC SERVICES	\$61.46	WM MUELLER AND SONS	\$1,173.12
SEH	\$25,665.74	WW BLACKTOPPING	\$775.00

Motion Swenson, seconded Boese to approve Resolution 2021-10 relating to designating an election polling place. Motion carried

Motion Hardel, seconded Sellner to approve the revised meeting schedule-motion carried.

Mayor Swenson adjourned the meeting at 8:35 P.M.

Respectfully Submitted Lon Berberich, City Clerk.



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CHANGE ORDER

City of Henderson, Minnesota

December 2, 2021

OWNER

DATE

N/A

3

OWNER'S PROJECT NO.

CHANGE ORDER NO.

2020 Sanitary Sewer Improvement Project

HENDE 155381 71.50

PROJECT DESCRIPTION

SEH FILE NO.

The following changes shall be made to the contract documents:

Description:

1. A deduction of \$10,000 (Lump Sum) will be applied to the Contract.
2. The Correction Period (Warranty) on the Project shall terminate on November 17, 2022.
3. Repairs to concrete curb and gutter for "chipping" shall be exempt from the Warranty. Curb repairs due to settlement or other non-chipping defects shall remain in-place.
4. Costs associated with the Bender Park bathroom disconnection shall be considered settled between the Owner and Contractor.
5. The Project shall be accepted by the Owner as complete for final payment.

Purpose of Change Order:

Acceptance of damaged concrete curb and gutter and Project Final Completion.

Basis of Cost: Actual Estimated

Attachments (list supporting documents)

Memo dated December 2, 2021

Contract Status

Original Contract

Time

Cost

Net Change Prior C.O.'s 1 to 2

\$1,956,335.95

Change this C.O.

\$65,427.45

Revised Contract

(\$10,000.00)

\$2,011,763.40

Recommended for Approval: **Short Elliott Hendrickson Inc.** by

Chris Knutson, PE (Lic. MN)

Agreed to by Contractor:

Approved for Owner:

BY
GM Contracting, Inc.

BY City of Henderson, Minnesota

TITLE

TITLE

Distribution Contractor 1 Owner 1 Project Representative 1

SEH Office 1

x:\j\h\hende\155381\7-const-svcs\71-mgmt\50-chg-order\co #3\co#3.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 11 Civic Center Plaza, Suite 200, Mankato, MN 56001-7710

507.388.1989 | 877.316.7636 | 888.908.8166 fax | sehInc.com

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for All of Us[®]

MEMORANDUM

TO: City of Henderson, MN

FROM: Chris Knutson, PE (Lic MN)

DATE: December 2, 2021

RE: 2020 Sanitary Sewer Improvement Project - Change Order #3
SEH No. HENDE 155381 71.50

As part of the 2020 Sanitary Sewer Improvement Project, multiple segments of the concrete curb and gutter sustained damage due to Contractor operations. The damage varied in severity but was present throughout the project. The Contract specifications consider this work as defective per Section 32 16 20 Concrete Curbing. The remedy to this defective work includes either:

1. Remove and replace defective work in kind to the nearest control joint.
2. In lieu of replacement of the defective work, Owner will have the option of deducting 50 percent of the contract price for concrete curbing. Measurement for defective work shall be from joint to joint.

Per City Council discussion on November 17, 2021, a \$10,000 deduct to the Contract was proposed. On November 24, 2021, GM Contracting agreed to these terms with the following condition:

"This agreement comes with the understanding that the items that are the cause of the deduct, such as "chipped" curb or any other items mentioned in your email below, are settled and no warranty exists moving forward on these specific items." The email is attached to this memorandum."

It should be noted that the attached email references a warranty date of **September 30, 2021**. Though it is apparent the 2021 was meant to be 2022, a secondary review of the Contract notes the Correction Period lasts one year after the date of Final Payment. As Work on the Project was complete to the conditions of the Contract and this Change Order at the November council meeting, we recommend the Correction Period end on November 17, 2022.

CHANGES TO CONTRACT

This Change Order #3 includes the following changes to the 2020 Sanitary Sewer Improvement Project Contract between the City of Henderson and GM Contracting, Inc.

1. A deduction of \$10,000 (Lump Sum) will be applied to the Contract.
2. The Correction Period (Warranty) on the Project shall terminate on November 17, 2022.
3. Repairs to concrete curb and gutter for "chipping" shall be exempt from the Warranty. Curb repairs due to settlement or other non-chipping defects shall remain in-place.
4. Costs associated with the Bender Park bathroom disconnection shall be considered settled between the Owner and Contractor.
5. The Project shall be accepted by the Owner as complete for final payment.

cdk

Attachment: Email from Mike Urban titled "Henderson - 2020 Sanitary Sewer Improvements"

x:\j\h\hende155381\7-const-svcs\71-mgmt\50-chg-order\co #3\co#3 memo.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 11 Civic Center Plaza, Suite 200, Mankato, MN 56001-7710

507.388.1989 | 877.316.7636 | 888.908.8166 fax | sehinc.com

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Chris Knutson

From: Mike Urban <murban@gmcontractinginc.com>
Sent: Wednesday, November 24, 2021 12:01 PM
To: Lon Berberich
Cc: Chris Knutson; Hank Harazin; keithswenson
Subject: Henderson - 2020 Sanitary Sewer Improvements

Lon,

I am disappointed to hear that you and the city of Henderson officials feel that issues on this project were not handled promptly or efficiently, and because of that there is a need to withhold \$10,000. GM Contracting does not agree with that feeling and many of the issues you are talking about have reasons why they were handled the way they were. However, in good faith GM Contracting will still agree to your terms of a \$10,000 deduct and extending the warranty to September 30, 2021. This agreement comes with the understanding that the items that are the cause of the deduct, such as "chipped" curb or any other items mentioned in your email below, are settled and no warranty exists moving forward on these specific items.

Pay estimate 11 was just a partial pay estimate that reduced retainage. We will need to have a change order prepared showing the deduct and warranty extension and then have a final pay estimate 12 executed that will be the final pay application. After this is done the project will be considered closed.

Thanks,

Mike Urban
Vice President

19810 515th Ave., P.O. Box 736
Lake Crystal, MN 56055
507-726-6433 ext. 211(Office)
507--726-6399(Fax)
507-327-9269(Mobile)

-----Original Message-----

From: Lon Berberich <lonber3@mchsi.com>
Sent: Tuesday, November 23, 2021 12:55 PM
To: Mike Urban <murban@gmcontractinginc.com>
Cc: cknutson <cknutson@sehinc.com>; Hank Harazin <hharazin@gmcontractinginc.com>; keithswenson <keithswenson@mchsi.com>
Subject: Re: Henderson - 2020 Sanitary Sewer Improvements

Mike Urban, Hank Harazin, Chris Knutson,

Dear Mike and Hank,

The chipped curb was just one symptom of a larger problem; City of Henderson officials do not agree this was "merely cosmetic". But on that matter it will agree the discussion is over.

Main issues throughout the contract particularly were performance and timeliness of working on and completing road and street related work; timeliness and quality of responses to complaints/problems as they arose with/from property owners and city officials; work on backfilling and other landscape related issues, etc.

From the perspective of City of Henderson officials what seemed to GM Contracting Inc. employees as minor nuisance complaints were very important to each respective property owner and City of Henderson taxpayers. While none of these issues individually stood out as a lump sum deduction item the contractor's cavalier attitude in general in their response to completing and resolving them efficiently, effectively and in a prompt manner was a major flaw throughout the project.

The City of Henderson is firm in its resolve of a minimum \$10,000 lump sum deduct (costs related to inconvenience and out of pocket expenses to the Bender Park bathroom issues during the annual Sauerkraut Day's festival alone have that much value to City of Henderson officials) and warranty extension to September 30, 2021 (some non structural issues still remain unresolved today) and after approval of payment number 11 considers the project closed.

Lon Berberich
City Administrator
City of Henderson, Minnesota

----- Original Message -----

From: "Mike Urban" <murban@gmcontractinginc.com>
To: "lonber3" <Lonber3@mchsi.com>
Cc: "cknutson" <cknutson@sehinc.com>, "Hank Harazin" <hharazin@gmcontractinginc.com>
Sent: Monday, November 22, 2021 3:27:49 PM
Subject: Henderson - 2020 Sanitary Sewer Improvements

Lon,

Attached is a letter in response to the current deduct and warranty extension proposed by the city on the Henderson - 2020 Sanitary Sewer Extension project. Please review and let me know your thoughts. I have mailed the hard copy.

Thanks,

Mike Urban
Vice President

19810 515th Ave., P.O. Box 736
Lake Crystal, MN 56055
507-726-6433 ext. 211(Office)
507--726-6399(Fax)
507-327-9269(Mobile)



Application for Payment
(Unit Price Contract)
Twelve (FINAL)

Eng. Project No.: HENDE 155381

Location: Henderson, Minnesota

Contractor <u>GM Contracting, Inc.</u>	Contract Date <u>September 16, 2020</u>
19810 515th Avenue	
Lake Crystal, MN 56055	Contract Amount <u>\$ 1,956,335.95</u>

Contract for 2020 Sanitary Sewer Improvement Project

Application Date <u>December 7, 2021</u>	For Period Ending <u>November 17, 2021</u>
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Item No.	Item	AFP No. 11:	Est. Quantity	Quantity to Date	Unit Price	Total Price
<u>Street, Curb and Gutter, Drainage Pipe, Driveways</u>						
2021.501	MOBILIZATION	LUMP SUM	1.0	1.00	\$113,500.00	\$113,500.00
2051.501	TEMPORARY RESTORATION	LUMP SUM	1.0	1.00	\$10,000.00	\$10,000.00
2101.524	CLEARING	TREE	12.0	7.00	\$150.00	\$1,050.00
2101.524	GRUBBING	TREE	12.0	8.00	\$50.00	\$400.00
2104.502	REMOVE SEWER MANHOLE	EACH	14.0	10.00	\$300.00	\$3,000.00
2104.502	REMOVE CURB & GUTTER	LIN FT	2,325.0	3,050.00	\$2.00	\$6,100.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	14,860.0	14,860.00	\$1.50	\$22,290.00
2104.504	REMOVE DRIVEWAY PAVEMENT	SQ YD	820.0	2,495.00	\$3.00	\$7,485.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	390.0	476.00	\$2.25	\$1,071.00
2105.507	SELECT GRANULAR BORROW (P) (CV)	CU YD	5,200.0	5,200.00	\$19.93	\$103,636.00
2105.607	AGGREGATE BACKFILL (CV)	CU YD	2,000.0	2,508.00	\$19.93	\$49,984.44
2104.502	SALVAGE SIGN	EACH	14.0	14.00	\$50.00	\$700.00
2104.502	SALVAGE MAILBOX	EACH	3.0	0.00	\$75.00	\$0.00
2104.618	SALVAGE AND INSTALL BRICK PAVERS	SQ FT	75.0	0.00	\$30.00	\$0.00
2105.507	COMMON EXCAVATION (EV) (P)	CU YD	11,240.0	11,240.00	\$14.60	\$164,104.00
2105.604	GEOTEXTILE FABRIC, TYPE V	SQ YD	15,540.0	14,086.00	\$1.55	\$21,833.30
2106.507	SUBGRADE EXCAVATION (EV)	CU YD	2,000.0	2,662.00	\$9.00	\$23,958.00
2118.507	AGGREGATE SURFACING CLASS 5 (CV)	CU YD	200.0	95.50	\$38.50	\$3,676.75
2118.507	AGGREGATE SURFACING CLASS 5 (CV)- TEMPORARY	CU YD	200.0	120.50	\$38.50	\$4,639.25
2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	10.0	28.25	\$150.00	\$4,237.50
2130.523	WATER (FOR DUST CONTROL)	MGAL	10.0	21.00	\$215.00	\$4,515.00
2130.523	WATER (FOR TURF ESTABLISHMENT)	MGAL	4.5	72.00	\$200.00	\$14,400.00
2211.507	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	4,340.0	4,340.00	\$33.35	\$144,739.00
2301.602	DRILL AND GROUT REINFORCEMENT BAR	EACH	80.0	0.00	\$10.31	\$0.00

Item No.	Item	AFP No. 11:	Est. Quantity	Quantity to Date	Unit Price	Total Price
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	970.0	693.00	\$2.50	\$1,732.50
2360.504	TYPE SP 12.5 WEARING COURSE MIX (2,B), 3" THICK W/6" AGGREGATE BASE (RESIDENTIAL DRIVEWAYS)	SQ YD	310.0	477.00	\$23.50	\$11,209.50
2360.504	TYPE SP 12.5 WEARING COURSE MIX (2,B), 4" THICK W/10" AGGREGATE BASE (COMMERCIAL DRIVEWAYS)	SQ YD	270.0	316.00	\$25.50	\$8,058.00
2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	1,270.0	1,402.09	\$72.00	\$100,950.48
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (2,B)	TON	2,100.0	1,715.70	\$69.50	\$119,241.15
2502.502	4" PRECAST CONCRETE HEADWALL	EACH	2.0	1.00	\$259.72	\$259.72
2502.503	4" PERF. PVC PIPE DRAIN	LIN FT	3,010.0	3,010.00	\$9.25	\$27,842.50
2502.602	4" PVC PIPE DRAIN CLEAN OUT	EACH	10.0	10.00	\$216.00	\$2,160.00
2506.502	CASTING ASSEMBLY SPECIAL (FORD A1)	EACH	10.0	11.00	\$254.34	\$2,797.74
2521.518	4" CONCRETE WALK W/4" AGGREGATE BASE	SQ FT	9,692.0	8,106.89	\$4.50	\$36,481.01
2521.518	6" CONCRETE WALK W/4" AGGREGATE BASE (PED RAMP)	SQ FT	950.0	1,140.44	\$16.85	\$19,216.41
2531.503	CONCRETE CURB & GUTTER	LIN FT	7,280.0	7,317.50	\$14.54	\$106,396.45
2531.504	CONCRETE PAVEMENT 7" W/ AGGREGATE BASE	SQ YD	1,195.0	1,504.80	\$74.40	\$111,957.12
2531.604	7" CONCRETE VALLEY GUTTER	SQ YD	25.0	27.30	\$84.62	\$2,310.13
2531.618	TRUNCATED DOMES	SQ FT	30.0	106.00	\$37.00	\$3,922.00
2540.602	INSTALL MAILBOX SUPPORT (SINGLE)	EACH	3.0	0.00	\$156.50	\$0.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	1.00	\$15,750.00	\$15,750.00
2564.502	SIGN PANELS TYPE C	SQ FT	26.0	0.00	\$275.00	\$0.00
2564.602	SIGN PANELS TYPE SPECIAL	EACH	7.0	0.00	\$585.00	\$0.00
2573.603	SILT FENCE, TYPE HI	LIN FT	1,000.0	500.00	\$2.75	\$1,375.00
2575.604	TURF ESTABLISHMENT - PERMANENT	SQ YD	9,010.0	7,090.00	\$1.88	\$13,329.20
2575.604	TURF ESTABLISHMENT - TEMPORARY	SQ YD	9,010.0	7,405.00	\$0.68	\$5,035.40
2575.607	SELECT TOPSOIL BORROW (CV)	CU YD	1,030.0	824.00	\$24.16	\$19,907.84
2575.504	RAPID STABILIZATION METHOD 4	SQ YD	200.0	800.00	\$2.25	\$1,800.00
2575.504	WEED SPRAYING	SQ YD	4,530.0	0.00	\$0.18	\$0.00
2575.504	OVERSEEDING	SQ YD	2,280.0	6,970.00	\$1.10	\$7,667.00
Street, Curb and Gutter, Drainage Pipe, Driveways Subtotal						\$1,324,718.39
Storm Sewer						
2104.503	REMOVE STORM SEWER PIPE	LIN FT	420.0	376.00	\$4.00	\$1,504.00
2104.502	REMOVE STORM MANHOLE OR CATCH BASIN	EACH	8.0	8.00	\$300.00	\$2,400.00
2411.601	DRAINAGE SYSTEM	LUMP SUM	1.0	1.00	\$7,500.00	\$7,500.00
2501.502	12" RC PIPE APRON	EACH	1.0	1.00	\$1,020.80	\$1,020.80

Item No.	Item	AFF No. 11:	Est. Quantity	Quantity to Date	Unit Price	Total Price
2501.502	12" CS PIPE APRON	EACH	2.0	2.00	\$472.17	\$944.34
2501.502	15" RC PIPE APRON	EACH	1.0	1.00	\$1,108.44	\$1,108.44
2501.502	22" SPAN RC PIPE-ARCH APRON	EACH	2.0	2.00	\$1,775.70	\$3,551.40
2501.502	28" SPAN RC PIPE-ARCH APRON	EACH	2.0	2.00	\$1,988.39	\$3,976.78
2502.602	LAWN SUMP CATCH BASIN (TOTAL UNIT)	EACH	25.0	3.00	\$260.00	\$780.00
2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	318.0	238.00	\$52.74	\$12,552.12
2503.503	12" HDPE CORRUGATED DUAL WALL PIPE	LIN FT	16.0	28.00	\$42.01	\$1,176.28
2503.503	15" RC PIPE SEWER DES 3006 CL V	LIN FT	223.0	235.00	\$57.90	\$13,606.50
2503.503	22" SPAN RC PIPE-ARCH SEWER CL IIIA	LIN FT	140.0	140.00	\$97.28	\$13,619.20
2503.503	28" SPAN RC PIPE-ARCH SEWER CL IIIA	LIN FT	66.0	66.00	\$117.61	\$7,762.26
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	4.0	4.00	\$1,874.46	\$7,497.84
2506.503	CONST DRAINAGE STRUCTURE CATCH BASIN TYPE 477	LIN FT	16.0	16.00	\$433.60	\$6,937.60
2506.503	CONST DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	18.0	18.00	\$488.31	\$8,789.58
2506.502	CASTING ASSEMBLY (STORM)	EACH	13.0	13.00	\$733.88	\$9,540.44
2573.502	APRON END CONTROLS	EACH	7.0	7.00	\$1,359.60	\$9,517.20
2573.502	STORM DRAIN INLET PROTECTION	EACH	8.0	10.00	\$125.00	\$1,250.00
2575.604	ROLLED EROSION PREVENTION CATEGORY 80A	SQ YD	34.0	18.00	\$5.23	\$94.14
Storm Sewer Subtotal						\$115,128.92
Sanitary Sewer						
2451.609	REMOVE SANITARY PVC PIPE	LIN FT	500.0	2,011.00	\$1.00	\$2,011.00
2451.609	ABANDON 8" SANITARY SEWER PIPE	LIN FT	367.0	0.00	\$4.07	\$0.00
2451.609	ABANDON 12" SANITARY SEWER PIPE	LIN FT	622.0	622.00	\$5.67	\$3,526.74
2503.601	SANITARY SEWER BYPASS PUMPING	LUMP SUM	1.0	1.00	\$25,000.00	\$25,000.00
2503.601	TEMPORARY SANITARY CONNECTION	LUMP SUM	1.0	1.00	\$1,850.00	\$1,850.00
2503.602	8" X 4" PVC WYE, SDR 26	EACH	14.0	21.00	\$539.83	\$11,336.43
2503.602	10" X 4" PVC WYE, SDR 26	EACH	19.0	21.00	\$551.24	\$11,576.04
2503.602	12" X 4" PVC WYE, SDR 26	EACH	11.0	16.00	\$559.65	\$8,954.40
2503.602	10" SADDLE TAP	EACH	5.0	1.00	\$1,503.40	\$1,503.40
2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	2.0	10.00	\$972.78	\$9,727.80
2503.602	4" SANITARY CLEANOUT (2 WAY)	EACH	49.0	57.00	\$229.47	\$13,079.79
2503.602	TRACER WIRE BOXES	EACH	49.0	82.00	\$29.93	\$2,454.26
2503.603	4" PVC SDR 26 SANITARY SEWER SERVICE PIPE	LIN FT	1,667.0	2,085.00	\$31.68	\$66,052.80
2503.603	4" SANITARY SEWER SERVICE RISER PIPE	LIN FT	20.0	223.00	\$31.68	\$7,064.64
2503.603	8" PVC SDR 35 PIPE SEWER	LIN FT	816.0	1,159.00	\$49.99	\$57,938.41
2503.603	10" PVC SDR 35 PIPE SEWER	LIN FT	1,227.0	1,162.00	\$52.29	\$60,760.98
2503.603	12" PVC SDR 35 PIPE SEWER	LIN FT	1,291.0	1,319.00	\$54.15	\$71,423.85

Item No.	Item	AFP No. 11;	Est. Quantity	Quantity to Date	Unit Price	Total Price
2503.603	10" HDPE SDR11 (DIPS) PIPE BURSTING	LIN FT	545.0	0.00	\$132.98	\$0.00
2503.603	VIDEO INSPECTION MAINLINE (EXISTING)	LIN FT	3,100.0	3,608.00	\$2.55	\$9,200.40
2503.603	VIDEO INSPECTION MAINLINE (POST INSTALLATION)	LIN FT	3,334.0	3,903.00	\$1.50	\$5,854.50
2506.602	EXTERNAL MANHOLE SEAL (SANITARY)	EACH	14.0	0.00	\$470.38	\$0.00
2506.502	CASTING ASSEMBLY (SANITARY)	EACH	14.0	13.00	\$615.67	\$8,003.71
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	155.0	155.00	\$382.46	\$59,281.30
Sanitary Sewer Subtotal						\$436,600.45
Water Main						
2504.603	1" SERVICE PIPE TYPE PE	LIN FT	1,630.0	1,384.00	\$24.27	\$33,589.68
2504.602	1" CURB STOP AND BOX	EACH	22.0	25.00	\$388.06	\$9,701.50
2504.602	1" CORP STOP W/ SADDLE	EACH	22.0	22.00	\$346.38	\$7,620.36
2504.602	ADJUST GATE VALVE	EACH	10.0	12.00	\$288.04	\$3,456.48
2504.602	VALVE BOXES (TOP SECTION)	EACH	5.0	7.00	\$264.13	\$1,848.91
2504.604	4" POLYSTYRENE INSULATION	SQ YD	20.0	0.00	\$14.48	\$0.00
Water Main Subtotal						\$56,216.93
Total Original Contract						\$1,932,664.69
Change Order #1						
1	Crushed Rock Pipe Foundation	TON	429.5	429.5	\$28.50	\$12,240.75
2	HDPE Pipe Liner Removal	LF	633.0	633.0	\$20.00	\$12,660.00
3	MH 5 Stub to North	LS	1.0	1.0	\$5,871.33	\$5,871.33
4	MH 5 Coring	LS	1.0	1.0	\$5,773.82	\$5,773.82
5	Exploratory Excavation	HR	5.0	4.5	\$1,009.36	\$4,542.12
6	Water Main Repair	Each	2.0	2.0	\$2,737.78	\$5,475.56
7	Water Service and Valve Repair	LS	1.0	1.0	\$2,018.72	\$2,018.72
Change Order #1 Total						\$48,582.30
Change Order #2						
1	Heavy Cleaning of Lift Station	TON	1.0	1.0	\$2,612.50	\$2,612.50
2	3rd St. 8" PVC Sewer Pipe Change	LF	369.0	369.0	\$3.11	\$1,147.59
3	3rd St. 8x6 PVC Wye	LS	7.0	7.0	\$65.45	\$458.15
4	Lane Closure on Hwy19 for 3rd St. N	LS	1.0	1.0	\$1,350.00	\$1,350.00
5	3rd Street Temporary Aggregate	HR	4.75	4.75	\$663.00	\$3,149.25
6	Regrade 3rd St. S	Each	1.0	7.0	\$321.14	\$2,247.98
7	Reconstruct 3rd St. C&G	LS	1.0	1.0	\$5,879.68	\$5,879.68
Change Order #2 Total						\$16,845.15
Change Order #3						
1	Concrete Curb and Gutter Deduction	LS	1.0	1.0	(\$10,000.00)	(\$10,000.00)
Change Order #3 Total						(\$10,000.00)
Total Amount Earned with Change Orders						\$1,988,092.14



SibleyCounty
Public Works

Sibley County Public Works No. 1179

November 24th, 2021

City of Henderson
PO 433
Henderson, MN 56044

City of Henderson:

**SUBJECT: COUNTY STATE AID HIGHWAY 6 FLOOD IMPROVEMENT PROJECT
Parcel 2, PID 22.2205.000**

Sibley County Public Works Department is developing plans for the reconstruction of County State Aid Highway 6 from City of Henderson to CSAH 5. The project is scheduled to begin construction during the fall of 2022 with tree removal. The project will require the acquisition of additional permanent easement, drainage easements, and/or temporary easement. Enclosed is a copy of the parcel sketches highlighting the acquisition area for each parcel, appraisal report, easement documents, W-9, and field title report.

The county is offering \$275.00 for the easement areas as shown on the attached parcel sketch and values determined by the appraisal report for each parcel. All copies of the road easement document, temporary easement document, field title report, and the W-9 form are required to be returned to Sibley County with signatures for processing within 60 days. After processing, one copy remains with the Public Works Department, and the second copy is recorded and returned to the land owner. Please feel free to include any questions or concerns about the project or right of way acquisition on the field title report.

If you wish, Sibley County will be available to meet with you to discuss the right of way acquisition/easement in more detail and the notary of the documents. A meeting can be set up with Daren Barfknecht, by calling 507-237-4092 (public works office) 507-381-2385 (Daren's Cell).

Thank you for your cooperation.

Sincerely,
SIBLEY COUNTY PUBLIC WORKS

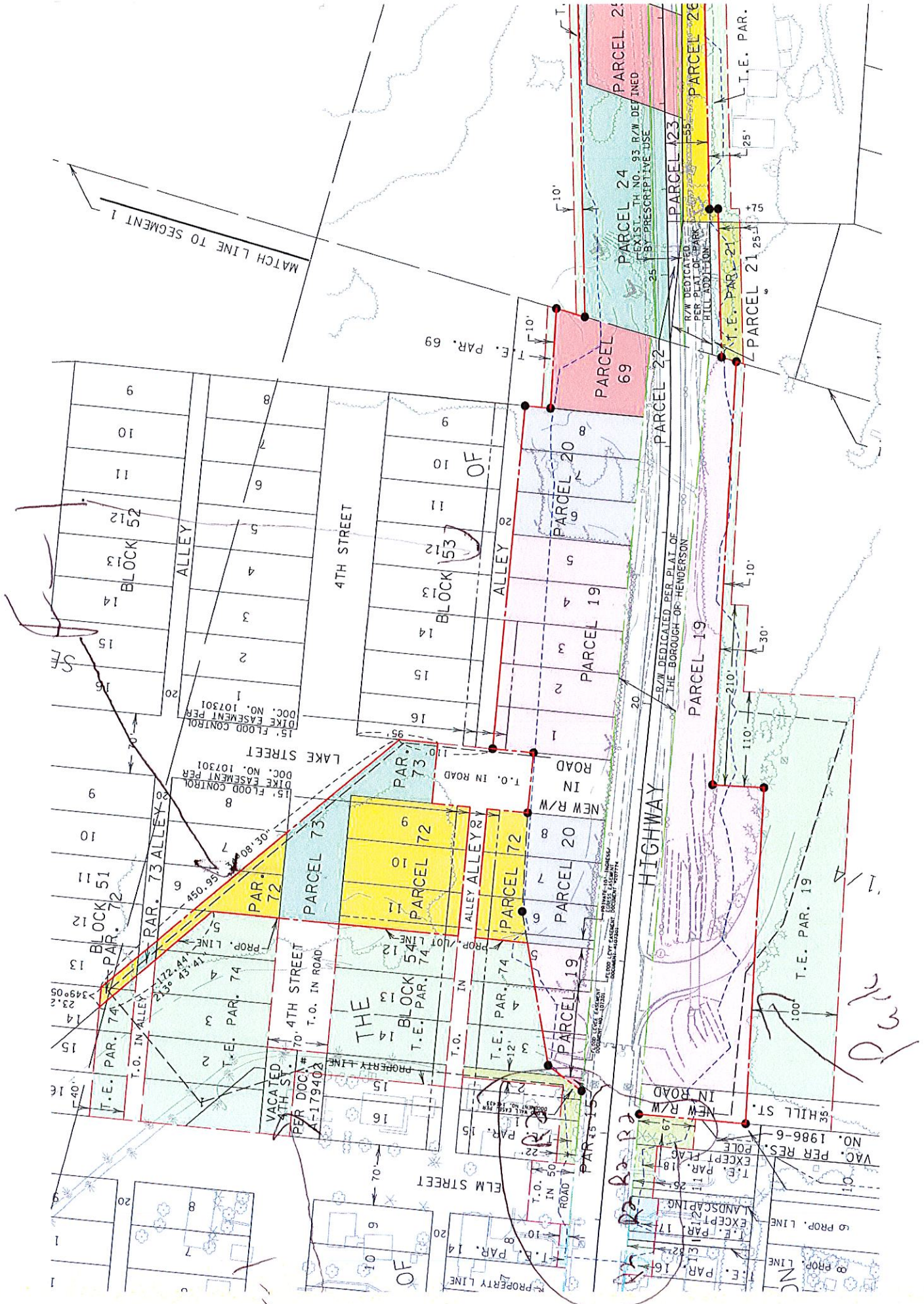
Tim Becker
Public Works Director

Enclosures :

Parcel Sketch	Temporary Easement (2 copies)
Parcel Appraisal	Permanent Easement (2 copies)
Field Title Report	W-9
Acquisition information for property owners	

Report Summary - Parcel #2

Address/Location:	XXXXX Scenic Byway Road, Henderson, MN			
Project Information:	County State Aid Highway 6 Flood Mitigation Project			
Property Type:	Residential (Vacant)			
Property Owner:	City of Henderson			
Interests Appraised:	Fee simple estate			
Appraisal Purpose:	To provide a market value estimate of the acquisition area's fee simple interest.			
Client & Appraisal Use:	Sibley County, and/or its assigns, will utilize the report for purposes related to a proposed acquisition related to the County State Aid Highway 6 Flood Mitigation Project. Sibley County is planning the reconstruction of County State Aid Highway 6 (Scenic Byway) from the City of Henderson to the County Road 5/6 intersection. The project is planned for a full reconstruction of the roadway pavement and culverts, including a raise of the roadway profile to the 50-year flood elevation, and widened paved shoulders on each side of the roadway. Construction is anticipated to begin in 2022.			
Improvement Description:	None, Vacant Land			
Site Description:	Shape: Triangular Site Size Before (Per Bolton & Menk): 0.62 AC (Includes 0.17 AC of Existing Highway Easement) ACQUISITION: New Permanent Highway Easement: 0.04 AC 28 Month Temporary Easement: 0.05 AC Site Size After: 0.62 AC (Includes 0.22 encumbered by Permanent Highway Easement) Impacted Improvements: Freewill Growth Topography: Generally low to gently sloping The acquisition area of the subject is located within a flood plain Frontage: CSAH 6			
Project Area ADTC 2018:	1,300			
Acquisition Area Zoning:	AG, Agricultural (Floodplain) District			
Present Use:	Vacant			
Highest and Best Use Before and After Acquisition - Vacant	Residential as allowed within its zoning.			
Five Year Sales History:	The subject has been owned by City of Henderson for a period over 5 years. The appraiser is not aware of any active listings or pending sales.			
Property Tax ID:	35-0359-010			
Partial Legal Description:	LOTS 7-8 & PART OF LOTS 4-6 & OF 9-10 S OF CSAH 6, Block 81, Plat 1 Original City of Henderson			
Total Assessor's Market Value (For Taxes Payable 2022):	<u>ASSESSMENT YEAR</u> 2021	<u>LAND</u> \$600	<u>BUILDING</u> \$0	<u>TOTAL</u> \$600
Payable 2021 Property Tax:	\$0.00 (2020 Valuation of \$600) Exempt			
ALLOCATION OF ACQUISITION:				
New Permanent Highway Easement:				\$225.00
Temporary Easement:				\$50.00
Cost to Cure/Acquired Items:				\$0.00
Estimated Damages:				\$275.00
Approach to Value & Date of Valuation:	Sales Comparison Approach as of August 23, 2021			
Appraiser(s):	Kelly Ann Lindstrom Certified General Appraiser, MN 20315256 Lois Marie Davis Resident Appraiser - Trainee, MN 40078294			



Current and Follow-up Activities Status as of *Wednesday December 15, 2021*

Levee & Disasters-Awaiting disaster closeout and next Levee Inspection

Signs and repairs: final installation and resell 2022

Blacktop incl. crack sealing/sealcoat/repairs/patches-2021 projects-complete

Compost pick-up and site: working on clean-up and loading 2022

2022 snow removal-Eric Karels, Rich Buesgens, Paul Kuechle to assist

Allanson's/trails: electrical improvements-analyze for 2022 with breaker & new plan-January 2022 & grants

Community Building/Grounds/brick and step-meeting room open, touch up complete-hire maintenance/cleaner

Boat landing area maintenance for 2022-same

Equipment/capital purchase-water plant improvements and 2022/2032 CIP

2021 ordinance codification in force; sent in for publication-should be back by December

Library-Boehne working on drainage issues with Janet

Status of Bender Park open-closed for 2021

Update on future uses of Covid \$ an amounts-approximately \$102k to be used from now until 2026-2 payments, 2021/22. Additional resolution needed when final numbers in.

2020/21 audit/budget/financial-Layne finished final journal entries-working on funds adjustments/balances-here/remote January 10, 24-26 , 2021 fund balances, Ehlers information FMP=plan January

Sales Tax-discuss 2022

Checklists which will follow through to CIP and comp planning with filing update-CIP S.E.H.

Board of Review April 20, 2022

Update on info south levee/93/6 and appraisals agreements and Sibley County 6

Moran pumphouse agreement; ready for approval 12/15 & transfer 1/3/22, Metronet

Title card on 2005 Chevrolet Sedan

Rezone from R3-C1



Theresa Sunde
Senior Manager, Government Relations

November 23, 2021

Dear Henderson Community Leader:

The decision to make price adjustments is always a difficult one as we know when we raise prices, we lose customers. However, the fees we pay to retransmit local broadcast stations like ABC, CBS, FOX and NBC as well as regional and national sports networks continue to grow rapidly. In addition, supply chain challenges and labor shortages experienced over the past year have resulted in significant inflationary pressure across our business.

In addition to the above rate changes, Mediacom will also be making some programming changes on or about December 31, 2021. Cheddar News will be launched on the Sports & Information Digital Pak in most markets. Also, NBC Sports Network will be shut down by NBC Universal and, as a result, will no longer be available on the Variety TV tier. Most of the programming previously available on NBC Sports will be transitioned to USA Network which will continue to be carried on the Variety TV tier in most markets. Finally, ESPN Classic is being discontinued by The Walt Disney Company, and will no longer be available on the Sports & Information Digital Pak.

On or about January 1, 2022, Mediacom will be implementing the following programming changes and rate adjustments:¹

Product:	Old Rate:	New Rate:	Net Change:
Local Broadcast Station Surcharge ²	\$20.49	\$23.73	\$3.24
Regional Sports Surcharge	\$7.66	\$8.81	\$1.15
Local TV ³	\$29.95	\$40.00	\$10.05
Essential TV ⁴	\$69.95	\$80.00	\$10.05
Variety TV ⁵	\$86.99	\$100.00	\$13.01
Digital Gateway ⁶	\$4.00	\$0.00	(\$4.00)

¹ Depending on the terms of each customer's promotional package, these rate changes may not impact a customer until their current promotional package expires.

² Mediacom bills monthly in advance. As a result, the increases for both the Local Broadcast Surcharge and Regional Sports Surcharge are based on our best estimate of the cost increases our company will incur for broadcast and regional sports programming. Mediacom will "true up" customer bills in a subsequent month if it turns out that our estimate was too high or too low.

³ New rate for Local TV includes primary digital adapter, digital receiver, DVR or TIVO receiver.

⁴ New rate for Essential TV includes primary digital adapter, digital receiver, DVR or TIVO receiver.

⁵ New rate for Variety TV includes primary digital adapter, digital receiver, DVR or TIVO receiver.

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Additional Disbursement of ARP Funds

From: CRAOffice mmb

Dear local government official,

After the deadline passed for local governments to request ARP funds, a portion of the State of Minnesota's allocation of Local Fiscal Recovery Funds remained un-r

You are receiving this email because your local government recently received an additional disbursement of ARP funds.

This recent disbursement, plus your local government's initial disbursement, represent the first half of your local government's total allocation of ARP funds. The se information on eligible uses of ARP Local Fiscal Recovery Funds.

Please contact the Covid-19 Response Accountability Office at CRAOffice.MIMB@state.mn.us with questions or concerns.

COVID-19 Response Accountability Office

Minnesota Management and Budget

658 Cedar Street, Saint Paul, MN 55155

mn.gov/mmb



CITY OF HENDERSON

TO: Personnel Committee (Keith Swenson, Amy Hardel)
FROM: Lon Berberich, City Administrator/Personnel Director

RE *Meeting, Wednesday, December 1, 2021*

Recommendations-2022

3:10 P.M. I. Bruce Gustafson-Street and parks things-\$28 per hours, Eric Karels to assist with snow removal-\$22 per hour all jobs

3:30 P.M. II. Police Chief and Officers-Michael; \$3625 per month/43,500 annual

4:00 P.M. III. Lon Berberich-contract through May 31, 2021

4:15 P.M. IV James Kroehler-\$25 per hour

All other part time \$20 per hour

RESOLUTION 2021-11

A RESOLUTION ADOPTING THE 2022 BUDGET

WHEREAS the Henderson City Council desires to adopt a budget to control and monitor revenues and expenditures for 2022; and

WHEREAS, the Henderson City Council has reviewed and discussed this budget and resulting proposed tax levy for taxes payable in 2022 at its Wednesday, September 15, 2021 and Wednesday, December 15, 2021 city council meetings.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The document entitled "Annual Budget of the City of Henderson for the Fiscal Year beginning January 1, 2022 with the columns labeled YTD Budget (2021) and Next Yr. Budget (2022) be made part of this resolution and is hereby adopted as the formal 2022 City of Henderson Proposed Annual Budget.
2. This budget and resulting tax levy were discussed at a public hearing as part of the regular Henderson City Council meeting on Wednesday, December 15, 2021 in the meeting room of the Henderson Community Building located at 600 Main Street at which the public could speak and testify on this budget and tax levy.

Adopted this 15th day of December 2021.

BY _____
Keith Swenson, Mayor

ATTEST _____
Lon Berberich, City Clerk

RESOLUTION 2021-12

A RESOLUTION ADOPTING THE 2022 CITY OF HENDERSON TAX LEVY

WHEREAS, the Henderson City Council desires to set the 2022 tax levy in its general, special revenue, debt service, refunding and special assessment funds.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The City of Henderson, County of Sibley, State of Minnesota, set the following sum of money to be levied for the current year, collectable in 2022, upon the taxable property in said City of Henderson for the specified purposed that follows:

Acc #	Fund	2019 Levy	2020 Levy	2021 Levy	2022 Levy
101	General/Planning	\$204,000	\$215,000	\$219,000	\$249,000
250	Economic Development	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
301	Debt Service PIR-fund 309, 311, 313 (new)	\$ 42,000	\$ 42,000	\$ 62,000	\$158,000
303	Debt Service-2003 Imp./2011 Refund	\$ 4,000	\$ 4,000	\$ 0	\$ 0
304	Debt Service-2000 Imp/2011 Refund	\$ 62,000	\$ 62,000	\$100,000	\$ 0
307	Debt Service-2011 Abatement-TIF	\$ 44,000	\$ 44,000	\$ 44,000	\$ 44,000
308	Debt Service-2012/13 Equipment	\$ 8,000	\$ 8,000	\$ 5,000	\$ 7000
310	Debt Service-1998 Imp/2011 Refund	\$ 90,000	\$ 90,000	\$ 0	\$ 0
312	Debt Service Tax Abatement	\$ 0	\$ 0	\$ 27,000	\$ 27,000
375	Debt Service-2002 Imp/2011 Refund	\$ 52,000	\$ 52,000	\$ 60,000	\$ 60,000
	TOTALS	\$526,000	\$537,000	\$537,000	\$ 565,000

This tax levy was discussed at a public hearing as part of the regular Henderson City Council on Wednesday, December 15, 2021 in the meeting room of the Henderson Community Building located at 600 Main Street at which the public could speak and testify on this tax levy.

Adopted this 15th day of December 2021.

BY _____
Keith Swenson, Mayor

ATTEST _____
Lon Berberich, City Clerk

Henderson City Council Meeting/Notice Schedule, December 17, 2021

Thursday, December 30, 2021	Payroll	TBA
Thursday, January 13, 2022	Payroll	TBA
Wednesday, January 19, 2022	Budget and Finance-	6:30 P.M.
Wednesday, January 19, 2022	City Council	7:00 PM
Thursday, January 27, 2022	Payroll	TBA
Wednesday, April 20, 2022	Board of Appeal	6:00 P.M.

2022 Annual Meeting JANUARY 22, 2022

Park Board??

Posting pursuant to Minn Stat. 475.705 subd. 1 the Open Meeting Law.

Lon Berberich
City Clerk