

**CITY OF RIVER FALLS, WISCONSIN
COMMON COUNCIL WORKSHOP**

May 20, 2008

The meeting was called to order at 6:30 p.m. by Mayor Richards in the Lower Level Conference Room located in City Hall.

City Council Members Present: Alderpersons Wayne Beebe, Dave Cronk, Bob Ebert, Joleen Larson, Jim Nordgren and Michael Woolsey

City Council Members Absent: Tom Caflisch

Others Present: Bernie Van Osdale, City Administrator; Tom Schwalen, Building Technician; Lu Ann Hecht, City Clerk; Julie Bergstrom, Finance Director; Carl Gaulke, Utility General Manager; Bob Schwalen, Fire Chief; Katie Chaffee, Del Perman, Roy Lund, Virgil Nylander, Dennis Behnke, Matt Fitzgerald, Kent Forsland, Aloha Hovde

Matt Frisbie, from Frisbie Architects, gave a presentation on the bids received for the City Hall and Elm Street projects.

The bids for the Elm Street project were received on May 8. The lowest bidder was Keller Construction at approximately \$578,000. There was one alternate for this project which was \$50,815.

The bids for the new City Hall project were received on May 13. The lowest bidder was Greystone at \$4.459 million. There were ten bids and seven alternates.

Alternate one is the irrigation/cistern. Alternate two is the natural stone veneer on the front of the building. Alternate three is the simulated cast stone (which was a deduct of \$1,200). Alternate four is the landscaping – trees and shrubs. Alternate five is the stucco on the north side for possible expansion (this was another deduct for \$24,000). Alternate six is geothermal heating. Alternate seven is a second hydrant.

There was discussion about the geothermal heating – its life span and number of payback years.

Frisbie said during a previous City Hall Design and Construction Committee meeting, the Committee recommended accepting alternates three, five and seven. He gave an estimate for furniture. This would bring the total amount of both projects to approximately \$5.5 million.

Julie Bergstrom, Finance Director, discussed financing options for the project. She discussed getting a construction loan for the first year. After the first year, options for financing include bonds or notes. Bergstrom presented a chart that showed the City's debt would decrease quickly over the next few years. She said this project could be done without raising the debt levy.

During further discussion by Council and others present, Matt Fitzgerald said he contacted the Municipal Utilities office and discovered after removing old buildings with inefficient heating systems and building a new City Hall, the City could save \$5,000 per year in energy costs even after gaining 5,000 sq. ft. Further discussion followed.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Kristi McKahan
Deputy Clerk