

OFFICIAL PROCEEDINGS
Special Meeting of the Board of City Commissioners
June 05, 2017 - 12:30 pm
City Hall – Williston, North Dakota

1. Roll Call of Commissioners

COMMISSIONERS PRESENT: Brad Bekkedahl, Deanette Piesik, Tate Cymbaluk, Howard Klug

COMMISSIONERS ABSENT: Chris Brostuen

OTHERS PRESENT: John Kautzman, David Tuan, Jordon Evert, David Peterson

Mayor Klug presented a quorum.

CHANGES TO AGENDA: None

2. Authorization to Bid

David Tuan, City Administrator, presented the following:

A. XWA Runway and Taxiway

This is an authorization to bid the runways pavements project. This will include the runways and taxiways at the new XWA Airport. Advertising early for this project would allow the City to take advantage of the good bidding climate and to allow for consideration for funding from the FAA early. The timeline for this authorization includes advertisements on June 21st, 28th and July 5th and a bid opening on July 12th.

Commissioner Bekkedahl asked if the actual construction date for the project would be in 2018. City Administrator Tuan confirmed and added that advertising for bids early, ahead of the construction timeframe, would allow the City time to bid again if the first bids are not favorable.

Mayor Klug asked about the alternatives for portions of Taxiway A. City Administrator Tuan stated that this would be a phased approach to the project. The alternatives for Taxiway A could be authorized at one time, if bids are good, or in sections to allow subsequent bidding phases for that part of the project.

Motion by Bekkedahl, Seconded by Cymbaluk to approve the authorization to bid the XWA Runway and Taxiway Project as presented.

AYE: Bekkedahl, Piesik, Cymbaluk, Klug

NAY:

ABSENT AND NOT VOTING: Brostuen

CARRIES: 4-0

David Tuan, City Administrator, presented the following:

3. XWA Land Grant Closeout

During the negotiation phase of the XWA Land Acquisition, the City had an appraisal done on the property, as well as, negotiations with the individual land owners. The amount paid for the land acquisition was \$9,000.00/acre. At that time, the FAA indicated they would only pay the 90% of the appraised value, as is the custom.

Included in the Commission Information Packet is a copy the final letter from the FAA regarding reimbursable land costs. The FAA has taken a compromising approach, offering to pay more than the appraisal, but not the full amount paid by the City. The FAA is not willing to pay the \$9,000.00/acre but is willing to pay up to 61% which is roughly \$5,500.00/acre. If the City accepts this offer, the FAA will work with the City to take the remaining amounts in the land grant and apply it to other parts of the projects, notably the terminal. If the City rejects the offer, the FAA is asking for more documentation to determine if any more of the City's cost would be eligible for reimbursement.

The Project Coordination team and the Engineer of Record recommend the City take the offer and utilize the remaining funds towards other parts of the project not previously funded by the FAA, maximizing the use of federal dollars. This offer amounts to more than initially thought and the City doesn't lose any money.

The recommendation is to accept the offer from the FAA in the amount of 61% of the total costs incurred by the City of Williston for the XWA Land Acquisition, with the intent to re-apportion the remaining land grant to other areas of the XWA Project.

Mayor Klug stated that the City had two goals in regards to the land acquisition, to acquire the land and to be fair to the land owners. The final price paid by the City does reflect those goals and philosophies. He also stated for clarification purposes that the City had to pay a premium; however, the extra funds can be rolled back into the terminal which wasn't initially on the table with the FAA. City Administrator Tuan confirmed and Commissioner Cymbaluk stated this seems to be a very fair offer. City Administrator Tuan further added that senior leadership from the FAA in Washington D.C. and Chicago came to meet with the City a week ago and the outcome was positive. The City has been advocating for a few years to secure funding from the FAA in regards to the terminal, which is not something the FAA typically funds. However, during the meeting, the FAA came forth with this offer and the offer to use the remaining funds from the land grant towards the terminal.

Commissioner Bekkedahl asked if there is a formal agreement or if a motion from the Commission accepting the 61% is sufficient. City Administrator Tuan stated that the motion would allow the City to respond officially. This will begin the paperwork process and allow the City to adhere to the timeline, as the FAA prefers to close out this grant by the end of the month. The formal documentation will come at the time of close-out.

Motion by Bekkedahl, Seconded by Cymbaluk to accept the FAA's offer in the amount of 61% of the total costs incurred by the City of Williston for the XWA Land Acquisition and for the City Administrator to enter into negotiations to secure the remainder of the grant to eligible projects for the XWA Airport.

AYE: Bekkedahl, Piesik, Cymbaluk, Klug

NAY:

ABSENT AND NOT VOTING: Brostuen

CARRIES: 4-0

4. New Business

5. Adjourn

Motion by Bekkedahl, Seconded by Cymbaluk to adjourn.

UNANIMOUS BY VOICE VOTE