

LIQUOR COMMITTEE MEETING
October 23, 2018

A meeting of the City of Jackson Liquor Committee was held on October 23, 2018 at 3:30 P.M. in the Council Chambers at City Hall with the following persons in attendance: Liquor Committee member Matt Madden, City Administrator Matt Skaret, Liquor Store Manager Michelle Bratrud, Architect Dustin Tomoson of Ringdahl Architects, Contractor Mick Ankeny of Ankeny Builders, Incorporated and Recording Secretary Dave Maschoff. (Liquor Committee members Dave Cushman and Brandon Finck were absent.)

UPDATE ON THE LIQUOR STORE CONSTRUCTION PROJECT

Contractor Mick Ankeny reported water, sewer and electric service were all dug into the new liquor store on October 23rd. He said it's still being determined where the natural gas line will be installed so the gas meter can be located in the back of the building.

Tomoson said Ankeny has provided four quotes on the coolers/shelving for the liquor store. Tomoson said the lowest quote was \$65,480.53 for the coolers. He said it has 27 doors and includes all the components needed.

Skaret mentioned that he had received an email from the Worthington City Administrator notifying him that the Worthington Municipal Liquor Store has two coolers they want to sell. He said one cooler was installed at the Worthington store in 2013 and the other cooler was installed in 2003. He said one cooler has 13 doors and the other has 8 doors. Skaret said Worthington is taking the best offer on the cooler that was installed in 2013. He said they paid \$85,000 when it was new. Skaret said his thought is that we don't want to obtain a used cooler.

Tomoson pointed out purchasing a used cooler would not include a warranty. He pointed out the Jackson Liquor Store is getting a brand new 17 door cooler for \$65,000.

Bratrud noted 50 to 60 percent of the liquor store's sales come out of the cooler so it's worth the investment to have a new cooler that looks nice and appealing and will be dependable.

Madden said he liked the idea of getting a new cooler instead of purchasing a used one.

Tomoson reviewed the items that have been completed so far. He said the City of Jackson will test the water. Tomoson noted the tapping of the City's water main is completed. He also noted Ankeny Builders has obtained the MnDOT permitting for right-of-way work.

Tomoson pointed out the trail will not be cut for the waterline work on the west side of the property.

Mick Ankeny said the work went right up to the trail but it didn't have to be cut.

Tomoson said the stoop foundation walls were observed as not being tied into the main foundation walls. He said in speaking with Ankeny Builders, they indicated that they would be epoxying reinforcing into the foundation walls to tie them together.

Ankeny said that was completed.

Tomoson noted the foundation insulation is detailed different than what the drawings indicate. He said in speaking with Ankeny Builders, they indicated that they will be providing foundation insulation up the inside of the foundation wall, then under the slab edge and also along the end of the slab, thus providing code complaint insulation at the foundation.

Tomoson said the furnace shop drawings have been sent back to Ankeny Builders for their subs to provide a prior approved manufacturer.

Ankeny said he didn't know if he had received the information pertaining to that as of yet.

Tomoson said there should be a silt fence installed around the perimeter of the property. He noted there is a silt sock at the western portion of the property, but no silt fence was present.

Ankeny noted the site will be paved next week. He suggested at least putting a silt fence along the side facing Highway 71 and the side of the property facing the retention pond. He pointed out the east side slopes up three or four feet so there would be no sentiment runoff that way.

Tomoson said the decision on the silt fence would be an administrative decision.

Skaret said if a silt fence is going to be installed on two sides, they should do all four sides of the property.

Tomoson said a silt fence will be installed around all four sides of the property.

Mick Ankeny reviewed the work progress on the liquor store project. He noted since the last Liquor Committee meeting, the foundation has been installed and backfilled. Ankeny said the underground plumbing and underground electrical have been completed. He said the framing of the perimeter walls will almost be completed on October 23rd. Ankeny said the water service and sanitary sewer have been done. He said the electrical conduit for the phone and out to the transformer have been stubbed out at least to the green space from inside the building. Ankeny added they have corrected the parking lot and have installed the trash enclosure footings and poured walls and are just backfilling that. He said over the weekend, all the necessary cutting was done to get down to the bottom for the Class 5 fill in the parking lot. Ankeny said the parking lot prep sub-cut is done.

Going forward, Ankeny said the floor will be poured on October 24th except the vestibule. He said Class 5 material will be brought in for the parking lot starting on October 24th. Ankeny said he doesn't know if they will get that all done on October 24th, but it will be at least covered enough so if it rains on Thursday and Friday, October 25th and 26th, it won't be affected.

Ankeny said roof trusses were originally scheduled to be delivered on November 2nd, but that date may be moved up to maybe this week. He said he anticipates the roof trusses will arrive next week. Ankeny said they will probably get all the sidewalks and the curb installed prior to the trusses being set. He said the curb and sidewalks should be poured probably by Tuesday, October 30th. Ankeny said they should be ready to set trusses next week.

Ankeny said he's anticipating having the building completed by the first week in January which was previously discussed. He anticipated they would have been further along with the project at this point but the delivery of the roof trusses has basically set the whole schedule.

Tomoson also noted the heavy rainfall that slowed progress.

Ankeny said they still may be done with the project before Christmas but it depends on the delivery of the trusses. He noted just a small crane will be used when the trusses are installed.

Ankeny said the base course of the bituminous will hopefully be done next week with striping. He noted the final wearing-course and restriping of the parking lot and landscaping will be done next spring. Ankeny asked if getting the thick plastic covers for the bollards would be an option instead of painting them.

Tomoson said having a thick jacket on the bollards provides for less maintenance verses painting them. He said if they're painted, in five years they'll have to be repainted because they'll need to be touched up.

Skaret said yellow covers could be used.

Ankeny said brown or black covers could possibly be used on the bollards where the trash enclosure is located in order to match the gate of the enclosure.

Skaret asked Ankeny about ordering the cooler and the lead time that's needed to get the cooler.

Ankeny explained it takes about 6 to 8 weeks to get the cooler after it's ordered. He said just the box of the cooler is needed for their purposes so they can frame around it. Ankeny said for them, the box of the cooler is the critical portion.

Skaret said he will present the purchase of the cooler to the City Council for their approval at the Council's November 5th meeting. If it's time sensitive, Skaret said Ankeny should move forward and order it.

Tomoson said he would talk the shelving over with Bratrud.

Skaret asked if there would be a pay application submitted.

Tomoson said he would submit the pay application information to Skaret.

Tomoson asked about setting the date for another Liquor Committee meeting.

After looking at several dates, the group decided on holding the next Liquor Committee meeting on Tuesday, November 13th, at 3:30 p.m. in the Council Chambers at City Hall.

Ankeny reviewed the breakdown of the items that would be included in the pay request that will be submitted to the City.

Tomoson said he would certify the pay request and forward the request to Skaret.

Skaret noted the City Council will need to approve the pay request at their November 5th meeting.

ADJOURNMENT

With no further business, the meeting was adjourned.

David A. Maschoff, Recording Secretary

