

KINDRED CITY COUNCIL SPECIAL MEETING MINUTES
Wednesday, April 15, 2024 | 7:30 pm | Kindred City Hall

Present: Mayor Darrell Kersting, CMs Spelhaug, Johnson, Stoddard, and Peraza.

Others present: PWS Rich Schock, Auditor Tabitha Arnaud, City Engineer Brandon Oye, City Attorney Sarah Wear, Mark Ottis.

Mayor Kersting called the meeting to order at 7:30 pm.

Improvement District No. 2024-1 and 2024-2, Newport Ridge and 7th Avenue

Temporary Financing Options: Discussed updates on audit requirements for funding agencies and estimated audit completion timelines provided by audit firm. Evaluated temporary financing options: FCCU, KSB, Colliers, etc. Consideration of variable interest rates versus the BND 2% infrastructure loan program. Temp financing will add significant costs to the project special assessments. Option for contractor to hold CAP with interest; cleaner to fund separately so contractor can be paid in timely manner. Without more definitive information cannot take action on a temp financing option tonight. Need to verify interest rates and origination fees from each lender, as well as confirm with SRF/BND that a “buyout” of the temp loan will be an eligible expense once the standard loan through them is processed. Discussed additional interest rate admin fee, NDCC allows up to 1.5% on top of loan percentage for the special assessments. Discussed optional meeting dates for next week if we receive that information.

Construction start prior to executed contract: Subcontractor contacted ME about starting construction (at their own risk) prior to the contracts being signed. Attorney cannot recommend that. ME can review the submittals/materials to expedite paperwork process. Specifically advise General Contractor that the contract has not yet been signed, so any time/work is at their own risk. Contractor would be ok to mobilize/move equipment but cannot physically start work until the contract is signed, and again is at their own risk.

MOTION, passed – To adjourn meeting at 8:26 pm. Stoddard moved, Peraza seconded. RCV (Roll Call Vote); MCU (Motion Carried Unanimously).

(Minutes subject to council approval.) (Agenda deadline is noon Wednesday the week before the meeting.)

Darrell Kersting, Mayor

Tabitha Arnaud, City Auditor

Date approved