

5. Consideration of Broadway Parking Easement Snow Removal Update (JT)

A. REFERENCE AND BACKGROUND:

This item is presented to the EDA as an update of the Broadway Parking Easement snow removal contract. Recently, Laumann's Snow Removal, canceled its contract with Bullseye Property Management related to the snow removal services for the parking lot in the mid-block area of Block 36. As a reminder, the EDA owns a vacant lot (approximately 4,524 square feet) in this block, and as a result inherited the easement through its 2017 purchase of the parcel.

As can be seen in the attached email, the new snowplow rate with Up North Irrigation is \$780 per month which is nearly double the previous rate with Laumann's. With these changes, the EDA may be required to make a true-up payment for its pro-rata share of the parking easement costs in late 2023 reflecting the new snow removal rate. Given the available information, an estimate of the expected year end true up costs may be \$230 to \$280. For 2023, the EDA identified a specific line item in the amount of \$3,000 for the Broadway Parking Easement property management and all related costs in its General Fund budget. If the EDA desires additional snow removal services to be provided for the parcel, Up North Irrigation will consider those on a separate cafeteria style basis (i.e., sidewalk clearing).

A1. Staff Impact: There is minimal time impact in conveying the Broadway Parking Easement snow removal information to the EDA.

A2. Budget Impact: There is a modest budget impact related to the snow removal rate increase. The EDA may receive a true up invoice in late 2023 or there may be a sizeable adjustment in the Parking Easement Property Management contract pricing for CY 2024 reflecting the increased snow removal costs.

B. ALTERNATIVE ACTIONS:

1. No motion is needed; this item is for review only.
2. Motion of other as determined by the EDA.

C. STAFF RECOMMENDATION:

This item is for review only. No approval is needed. Staff is keeping the EDA apprised of the snow removal rate changes for the Broadway Parking Easement due to a recent contract entered into with Up North Irrigation.

SUPPORTING DATA:

- A. Email from Jeff Gilbert, Bullseye Property Management
- B. Aerial Photo

From: [REDACTED]
To: [REDACTED]
Subject: FW: Snow Plowing and Shoveling
Date: Wednesday, January 4, 2023 2:07:13 PM

FYI...

From: Jeff Gilbert [REDACTED]
Sent: Wednesday, January 4, 2023 12:27 PM
To: AP <AP@ci.monticello.mn.us>
Subject: Snow Plowing and Shoveling

Hello, I hope you are all having a good day.

I wanted to reach out and discuss the snow contract we have.

Up North Irrigation is the new plow company for Broadway Parking Easement. Laumann's had canceled their contract with a 15-day notice to our office. We reached out to several vendors to see if they would service the area. Most declined the option. We received one other bid that was at \$2,500/month. Ultimately, we had settled with Up North Irrigation at \$780/month. Snow cleanup is at 2". You are responsible for clearing the sidewalk outside of the pass through shovel that they provide.

This is almost double what Laumann's was receiving. The CAM rates will be affected by this. In order to get this price, service was quoted for snow plow with a shovel service at the time of plow. If you are looking to have additional services added for shoveling, it will raise the CAM amounts even more drastically. That amount would be \$1,500 - \$2,000 on top of that monthly amount.

You are welcome to reach out to Up North Irrigation for individual services that you would pay directly to Up North Irrigation.

We will look at obtaining new quotes next fall to see if we can get any new interest, but the Broadway Parking Easement is a difficult area for snowplows to access and clean up which has reduced the interest from any other companies for a reasonable price.

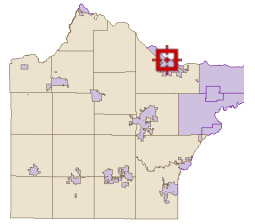
I apologize for any confusion on what service is being contracted. We had a short timeframe before our first snowfall was on us.

Please let me know if you have any more questions or concerns

Up North Irrigation
Chris Meyer
763-291-3988








Overview



Legend



Roads

-  CSAHCL
-  CTYCL
-  MUNICL
-  PRIVATECL
-  TWPCCL

Highways

-  Interstate
-  State Hwy
-  US Hwy

City/Township Limits

-  c
-  t
-  Parcels

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