

**Item 25-0504: Approve Contract Amendment #1 for Thrivent Complete Streets Plan Review contract with Alta Planning + Design by an increase of \$20,220 for a total contact amount not to exceed \$45,100**

**Municipal Services Committee**

Mon, May 12, 2025 4:30PM

**Aldersperson Alex Schultz (District 9) 03:49**

Okay, get back up to the top here. 25-0504 approve contract amendment number 1 for Thrivent Complete Streets plan review contract with Alta planning and design by an increase of \$20,224, total contract amount not to exceed \$45,100. I believe this is in relationship to the expansion in the Thrivent space. If we could get a little insight on how this affects the money that was set aside and little history on it, that'd be fantastic. Director Neuberger.

**Deputy Director Pete Neuberger (Public Works) 04:27**

Thank you, Chair. So, as it states, the original contract is for \$20,220. This is one of several examples of consultant work that the city staff are taking advantage of related to the Thrivent development. There's also a contract related to stormwater, flood plain, and dam permitting under—by separate consultants, but which are drawing from this same escrow fund.

**Deputy Director Pete Neuberger (Public Works) 04:58**

So, the escrow fund was negotiated between the Thrivent development and the and the city, and the intent was for these consulting efforts that support staff's review of the development to be able to draw from this fund. Because the original contract was less than \$25,000 it did not come through committee. It was approved administratively. But with this proposed change order that would take it to \$45,100 so at that amount, it would need to be approved through the committee. In addition to that, as I said, we know that we're going to have stormwater permitting, flood plain permitting, and dam permitting that will also be drawn against this account. My understanding of the account originally there was \$100,000 placed in the account. My understanding is that there's not a limit established by the agreement between the city and Thrivent and that additional funds can be placed that account as necessary based on actual consultant fees incurred.

**Aldersperson Alex Schultz (District 9) 05:59**

And the agreement with Thrivent was that if additional funds were needed, they would essentially fill that escrow again to cover the additional amounts.

**Deputy Director Pete Neuberger (Public Works) 06:07**

That is my understanding. Yes.

**Aldersperson Alex Schultz (District 9) 06:09**

Okay, let's go to Alderman Croatt. Go ahead.

**Aldersperson Chris Croatt (District 14) 06:15**

Thank you Chair. Thank you for that information. I was going to ask you to confirm the \$100,000. But where does this in addition to any other dips into the pool—where does this put us in relation to that total? Do we know?

**Deputy Director Pete Neuberger (Public Works) 06:31**

So, at this point, we're very, very early in the storm water consulting design process. I think we've only received one invoice so far that would be charged against the escrow. I'm not 100% sure the amount of that. I believe it's \$10,000-ish, so at this point, it's hard to predict how quickly that \$100,000 will dep—be depleted, but I will speculate that it will be depleted before the project review is complete.

**Aldersperson Chris Croatt (District 14) 07:04**

Okay. And that's kind of why I was asking. It seems like we're on a pace to go to that \$100,000 pretty quickly. Thank you.

**Aldersperson Alex Schultz (District 9) 07:12**

Alder Hartzheim.

**Aldersperson Sheri Hartzheim (District 13) 07:15**

Thank you, Chair. I just wanted to make more of a statement than have a question. I understand that we're looking at a very large project to be managed. My concern is that we started at about half of this, and now we're looking to almost double it. I'm glad that we have the ability to ask the developer, ask Thrivent, to be able to fund this, but I am have concerns about putting this much pressure out there to consultancy. Again, just a concern, not that we're out of control. I just wanted to make that statement.

**Aldersperson Alex Schultz (District 9) 07:47**

Thank you, Hartzheim. Your concerns are noted. Let's bring it back up to committee. Any questions from committee? Okay.

**Aldersperson Brad Firkus (District 3) 07:57**

I'll make a motion to approve.

**Aldersperson Vered Meltzer (District 2) 07:59**

Second.

**Aldersperson Alex Schultz (District 9) 07:59**

I feel a little rusty here, for some reason. There's a motion on the floor to approve and a second. Any further discussion? Hearing none, all those in favor say aye. Aye. Opposed? Motion carries four, zero. Let's see if I can get it right the next time.