

City of Prairie City
Special Meeting
August 12, 2026

Attendance:

Mayor Bradford
Councilor McClung
Councilor Ed Clark
Councilor Bernard
Councilor Bernard
Councilor Coburn
Mike Patterson, Public Works
Brian Hueckman, Public Works
Shonalie Oakes, City Recorder

Visitors:

Joe Hitz, Engineer
Sue Malaney

Mayor Bradford called the special meeting to order, the pledge of allegiance was recited and the roll was called.

Bids and Budget Overview:

- Bids received (3 of 8 plan holders):
 - Hueckman Contracting LLC (low bidder)
 - Lovisone Construction
 - 3D Excavation and Construction
- Project structure:
 - Schedule A (Small City Allotment scope): ~\$209,000 (within \$250,000 ODOT grant)
 - Schedule B (City Hall improvements): ~\$49,959 (city-funded; not grant-eligible)
- City budgets discussed:
 - Small City Allotment grant: \$250,000
 - City Hall improvements budget: reduced to ~ \$106,000 (prior discussion mentioned \$100–120k range)

Grant Scope and Potential Amendment

- Current grant scope allows AC patching; chip seal originally contemplated.
- ODOT confirmed an amendment can be submitted to fully utilize the \$250,000 by adding similar work (e.g., additional paving, ADA ramps).

- Preference expressed to defer chip seal to a county partnership program (more cost-effective: county provides equipment/labor; city pays oil/rock) and use current grant for asphalt patches and ADA ramps.

City Hall Improvements (Schedule B)

- Consensus: Proceed due to safety and deterioration concerns.
- Scope highlights:
 - Maintain existing south ramp and stairs.
 - Add new ADA ramp on north side wrapping east to van-accessible handicap parking.
 - Handicap parking added on north side; no impact to adjacent fire department access (generator/power).
 - Water meter/valve to be adjusted to grade; access maintained.
- Snowmelt/heated concrete discussion:
 - 5 bids received (electric systems), estimated \$4,000–\$10,000.
 - Life expectancy unknown; to be researched further.

Use of Remaining Grant Funds (~\$40,000)

- Priorities discussed:
 - Complete all critical asphalt patches, especially:
 - Main Street (RWB/frontage; Water Alley)
 - McCallum/12th (water line trench area)
 - Other water repair patches (e.g., Johnson, near Dusty Williams/Carol Purvis)
 - Add ADA ramps for accessibility:
 - Focus on 5th & Main intersection (near post office and businesses), two ramps prioritized.
 - Consider additional ramps where feasible (e.g., 6th & Main), recognizing lack of sidewalk in some locations.
 - Prepare roads for future chip seal (crack sealing where appropriate, especially Bridge Street to align with county corridor).
 - Crack sealing cost rough order: ~\$1/linear foot.
 - Each ADA ramp: ~ \$5,000.
- **Engineer guidance:**
 - Chip seal best on roads in fair condition; not effective for alligatored roads.
 - Asphalt: ~\$200/ton; \$40k ≈ 200 tons (unit price basis in contract).
 - Consider ADA ramp packages at select intersections to improve town-wide ADA compliance incrementally.
 - Potential to use city crews for prep to stretch funds; contractor to pave under unit prices.

- o Striping needs to be included where ramps alter crossings.

County Partnership for Future Chip Seal

- County program (annual; application-based) likely provides:
 - o Equipment/labor; city pays materials (oil/rock).
 - o Past examples included county offering rock and crack sealing support.
- Strategic target: Bridge Street to extend existing county chip seal corridor through town, improving grant competitiveness.

Decisions and Motions

- Motion approved (unanimous):
 - o Award contract to Heckman Contracting LLC as low bidder for:
 - Schedule A (grant-funded) and Schedule B (city-funded).
 - o Contingent on no written bid protest within 7 days of Notice of Intent to Award.
 - o Authorize Mayor Bradford(with Mayor McClung, Pro Tem as backup) to:
 - Sign Notice of Intent to Award, Notice of Award, contract documents, and Notice to Proceed.
 - Approve change orders up to \$10,000 each to address unforeseen conditions (e.g., buried obstructions), with effort to notify Council if over \$5,000.

MSP: Councilor Ed Clark/McClung. Passed Unanimously

- Direction to Staff:
 - o Public Works (Mike, Brian) to provide by Friday:
 - A prioritized list beyond the 5th & Main ADA ramps, including:
 - Additional ADA ramps (e.g., 6th & Main if feasible).
 - Asphalt patches (all critical water-line trench patches, key intersections).
 - Crack sealing candidates (prepare Bridge Street for future chip seal).
 - o Engineer (Joe) to:
 - Use unit bid prices to price the added items.
 - Prepare ODOT amendment request to reallocate from chip seal to the selected like-for-like improvements.
 - o Proceed to issue Notice of Intent to Award immediately; after 7 days without protest, issue Notice of Award and contracts.

Next Steps and Timeline

- Immediate:
 - o Mayor to sign Notice of Intent to Award; distribute to bidders.

- 116 o Public Works submits prioritized list by Friday.
- 117 o Engineer compiles amendment package for ODOT with final list.
- 118 • Short-term:
 - 119 o 7-day protest period concludes; issue Notice of Award and contracts.
 - 120 o Target start of construction in early fall; work likely continues into
 - 121 October.
- 122 • Ongoing:
 - 123 o Explore county chip seal application when program opens.

124 **Adjournment**

- 125 • MSP: To adjourn the meeting. Councilor Coburn/Clark. Approved
- 126 unanimously.
- 127 • Meeting adjourned.

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129 Approved by the City Council on this 14th day of October 2026 and signed by the
130 Mayor.

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Colby Bradford, Mayor

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Shonalie Oakes, City Recorder