

**BIG LAKE CITY COUNCIL  
SPECIAL MEETING MINUTES**

**MAY 2, 2006**

**1. CALL TO ORDER**

Mayor Don Orrock called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Council Members present: Chuck Heitz, Duane Langsdorf, Patricia May, and Don Orrock. Council Member absent: Lori Kampa. Also present: Assistant City Administrator Scott Johnson, Finance Director Corey Boyer, City Clerk Gina Wolbeck, and Consultant Building Official Fred Patch of Northwest Inspection Services. Also in attendance: Chuck and Cynthia Hultman, and Mike Krutzig.

**3. PROPOSED AGENDA**

Council Member Langsdorf motioned to adopt the proposed Agenda. Seconded by Council Member May, unanimous ayes, agenda adopted.

**4. BUSINESS**

**4A. Lake Plaza Shopping Center Exterior Renovation Project**

Fred Patch reviewed the bids received for the Lake Plaza Shopping Center Exterior Renovation project. Bids were submitted from Nelson Construction from Buffalo, MN and Greystone Construction from Shakopee, MN. Mr. Patch indicated that the project was very difficult to bid due to the base bid and three alternates, one of which had two sub-alternates. Mr. Patch also identified that the base bids plus all alternates exceed the original budget expectations by approximately 26%. Council does have the option to reduce the project scope by accepting only the lowest base bid and rejecting all the alternates, and by value engineering the project after award of base bid which would help to manage the project within budget expectations.

Corey Boyer reviewed the estimated project budget for the façade improvements. The initial projected budget was \$897,692 which included completing the façade on all four walls of the mall. After Council and staff discussion, the budget was reduced to \$742,776 which only included completing the façade improvements to the front and east end of the mall with the west end and north wall receiving paint.

Discussion was also held on additional funds that could be utilized to fund the project including use of the EDA's sinking fund, utilizing under-budget dollars from the liquor store interior renovations, the creation of an additional sellable lot along the future Martin Avenue Extension, and the use of TIF funds for gap financing.

The general consensus of the Council was that they are in favor of potential project costs ranging between \$800,000 to \$850,000.

Council Member Langsdorf motioned to accept the low base bid in the amount of \$688,420.00 from Nelson Construction from Buffalo, MN, reject all alternate bids, and authorize advertising and re-bid of Alternate No. 2 for work within Area A to B and Krutzig's space. Seconded by Council Member Heitz, unanimous ayes, motion carried.

**5. ADJOURN**

Council Member Heitz motioned to adjourn at 6:55 p.m. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

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Gina Wolbeck

Clerk

Date Approved By Council \_\_\_\_\_ 05/10/06