

Breezy Point City Council
January 23, 2024 – 5:00 pm
City Council Workshop Minutes

A workshop of the Breezy Point City Council began at 5:01pm. Councilmembers present were Rebecca Ball, Steve Jensen, Michael Moroni, Brad Scott, and Mayor Angel Zierden. Staff present included City Administrator David Chanski, Assistant City Administrator Daniel Eick, Planning & Zoning Administrator Peter Gansen, and Building Official Scott Sadusky as well as Mike Angland and Lindsey Kriens with Widseth. The purpose of the workshop was to receive the final design of the proposed new city hall building.

City Administrator Chanski started the meeting by providing a visual walkthrough of the building design process, starting with the City Hall Facility Assessment that was conducted in early 2023 and presented at a workshop on May 16, 2023. He then walked through the progression from the facility assessment to consideration of a remodel and expansion of the existing city hall building or the construction of a new building from June 2023 to August 2023 to the decisions to conduct schematic design a new city hall building in August 2023 (which was presented in October 2023) and commence final design in November 2023.

Administrator Chanski explained that the design being presented has changed over the last month-and-a-half from a multi-level, 15,000 square foot building to a single level, 12,000 square foot building. Additionally, the exterior of the building was altered considerably. The driving considerations for the changes were costs and comments received during the November 27, 2023 open house and December 4, 2023 City Council meeting.

Following Administrator Chanski's walkthrough, Lindsey Kriens with Widseth conducted a presentation of each area of the proposed city hall: administrative offices, city council chambers, community room, library, and circulation spaces. Throughout her presentation, Ms. Kriens described how the administrative offices were designed to be able to accommodate additional staff in the future and how the community room and library can be programmed for different uses as well.

After the completion of her presentation, City Administrator Chanski presented the 70% project estimate obtained from Hy-Tec Construction. He discussed how at a total of roughly \$4.2 million (which includes building construction, FF&E, development of construction documents, bidding administration, and construction administration), this estimate is not only right in line with the preliminary estimate provided by Widseth in May 2023, but the proposed building is also almost 5,000 square feet larger than the preliminary design Widseth proposed in May 2023. Administrator Chanski clarified that this is only a 70% estimate and full construction documents would have to be developed before Hy-Tec can provide a full formal bid. However, Hy-Tec did indicate

that they are very comfortable with this estimate and would not anticipate the final cost being higher.

After all was presented, the City Council held discussion on the proposed design. Mayor Zierden asked if energy rebates or grant opportunities would be pursued to which Mike Angland with Widseth stated they would be if they fit the project.

Councilmember Jensen ask City Administrator Chanski to explain the information received about placing city hall as a ballot question during the 2024 General Election as well as what cost might be for a remodel & expansion of the existing city hall. Administrator Chanski explained that such a ballot question would be considered an "advisory election," which are prohibited in Minnesota. Therefore, the decision whether to build a new city hall or remodel the existing city hall cannot be placed on the ballot and must be decided by the City Council. As to remodel costs, Administrator Chanski stated that the very high-level estimate received from Hy-Tec for a remodel was right in line with the \$2 million estimate provided by Widseth in May 2023. However, this estimate was provided without any actually designs to go off of.

Mayor Zierden spoke to look at the big picture when deciding to build a new city hall, not just costs numbers. Additionally, she spoke to opportunities to reuse the existing city hall if a new building is constructed.

Councilmember Scott asked for further description of what the proposed sidewalk ice melt system was and how much it cost, and said the he felt that the City needs to really look at remodel costs before it can be ruled out.

Building Official Scott Sadusky fielded various questions from the City Council regarding the ability to remodel the existing building and stated that he believes the estimate from Hy-Tec for the new building is a great deal as the estimate was around \$300 per square foot when he is currently seeing \$400-\$450 per square foot for most commercial building projects.

Councilmember Moroni gave a history of why the City Council chose to pursue the design of a new building over a remodel and expansion of the existing city hall.

Following discussion, Mayor Zierden opened the floor for public comment. Gail Arne of 32672 Northwoods Circle was the only member of the public to speak. She stated that she thinks the proposed building was well thought through and a good plan. She said that maybe the City should consider a ground mounted solar array since a rooftop solar system was deemed to be not cost effective. Finally, she stated that the City Council should consider using the existing building as a rec center since a full community center is likely many years off.

City Administrator Chanski then asked the City Council if they had any further comments or direction, stating that, unless otherwise directed, the City Council would vote do procedure into construction document development at the February 5 City

Council meeting. After some brief additional discussion, the City Council had consensus that they would like to see a proposal for the design of a remodel and expansion of the existing building at the February 5 meeting. They would then decide whether to move ahead with the new building or have a remodel designed first. Mayor Zierden also asked staff to post a follow-up to the workshop on the City's social media.

The workshop was adjourned at 6:40pm.

David Chanski, City Administrator/Clerk

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