

**Breezy Point City Council  
July 18, 2024 - 6:00 pm  
Special Meeting Minutes**

The special meeting of the Breezy Point City Council was called to order by Mayor Angel Zierden at 6:00 p.m. Roll Call was taken by City Administrator Chanski. Councilmembers present were Rebecca Ball, Steve Jensen, Michael Moroni, and Brad Scott. Staff present included City Administrator/Clerk David Chanski, Assistant City Administrator Daniel Eick, Deputy Clerk Deb Runksmeier, Police Sergeant Joe Garcia, Planning & Zoning Administrator Peter Gansen, Public Works Supervisor Joe Zierden, and Finance Specialist Janette Rust. Lindsey Kriens with Widseth, Andy Pickar of Hy-Tec Construction, and Paul Sandy with WSB were also present. All stood for the pledge of allegiance.

Approval/Amendment of the Agenda

Councilmember Scott stated that he believes Open Forum should be included in the agenda, and Councilmember Jensen agreed.

MOTION MORONI/BALL TO APPROVE THE AGENDA AS PRESENTED, MOTION CARRIED 3-2, JENSEN AND SCOTT OPPOSED

City Hall Remodel and Expansion Bid Opening and Consideration

Administrator Chanski shared the history of the City Hall project and listed the items that were removed or altered from the project scope to try to lower costs.

Councilmember Scott stated that he does not like reducing the A/V packet or removing the generator from the project scope. Mayor Zierden agreed.

Andy Pickar of Hy-Tec Construction gave an overview of their not-to-exceed bid of \$2,950,00 and answered question from the council.

Councilmember Jensen asked how the bid went from an estimated \$2.5 million to approximately \$3.4 million (before items were removed or altered). Mr. Pickar stated the costs of the remodel portion of the project came in much higher than originally anticipated. Jensen followed up by asking what the cost of just the new addition would be, but Mr. Pickar stated he did not have that number as the bid was all encompassing and not broken out in that manner.

Councilmembers asked Mr. Pickar additional questions relating to the items listed under the "exclusion list," furniture package, and what "selective demo" meant.

Lindsey Kriens of Widseth answered questions about the proposed furniture for the new additions and remodel and detailed the price and quality associated with them. Additionally, she explained the City would be receiving about a fifty percent discount off list price by using Sourcewell.

Councilmember Moroni asked why the design had switched the sides of the building for the Multipurpose room and library space.

Administrator Chanski explained funding options for the project.

Mayor Zierden asked about bonding. She believes there are risks of price increases if we wait and wants to act now. Additionally, she argued the City needs to find a way to get both Buschmann Road and City Hall done.

Councilmember Scott questioned the risks, noting he is not in favor of paying all cash, and asked for clarification on the City's anticipated capital revenue. Additionally, he noted his desire to not be involved in this project further. Finally, he explained while he understands the City must accommodate staff needs, he feels more time is needed to make a decision on a project like this and says it needs more community involvement.

Councilmember Jensen noted he is not comfortable proceeding given the cost of construction for this project given his concerns the City will not have enough money to fund additional projects in the future.

Councilmember Moroni feels staff space needs to be addressed and claimed the levy will need to be increased to make improvements in the future if we don't do this now. Additionally, he noted bonding will be required regardless as staff needs this office space expanded to serve the community. Finally, he claimed he hasn't received any feedback on remodel and expansion like all the negative comments when a new build was proposed.

Councilmember Ball agreed that action needs to be taken now and is in favor of bonding for what the City can and paying the remainder in cash. However, she noted she doesn't agree with the cuts made to the design and would like to bring back important items for the project.

Administrator Chanski talked about the bonding process.

Andy Pickar of Widseth said they can get more exact numbers after the approval to proceed. Finally, he explained Hy-Tec plans to break ground in September if approved tonight.

MOTION BALL/MORONI TO ACCEPT HY-TEC BID OF REMODEL AND ADDITION TO CITY HALL NOT TO EXCEED \$2,950,000, MOTION CARRIED 3-2, JENSEN AND SCOTT OPPOSED

Council to discuss funding at a later City Council meeting.

Councilmember Scott questioned not confirming funding after approving the bid for construction of city hall.

Councilmember Ball commented about adding back the cut items later.

MOTION MORONI/BALL TO DIRECT STAFF TO PRESENT BONDING RESOLUTION FOR FUNDING CITY HALL REMODEL AND EXPANSION, MOTION CARRIED 4-1, SCOTT OPPOSED

Council delayed discussion on available funding options for the August meeting.

Councilmember Ball wants to know the costs of items that were removed from the project to consider adding them back.

MOTION BALL TO DIRECT STAFF TO DETAIL COSTS OF ITEMS CUT FROM CITY HALL PROJECT PLAN, MOTION FAILED FOR LACK OF SECOND

Buschmann Road update and consideration of moving into final design

Administrator Chanski explained the history of the Buschmann Road project and Updated the Council on the easement acquisition process and final design to follow.

Paul Sandy of WSB presented project status and next steps.

Councilmember Jensen shared information obtained from working with city staff about safety issues.

Councilmember Scott does not believe that Buschmann Road needs a complete reconstruction.

MOTION BALL/JENSEN TO APPROVE FINAL DESIGN PHASE II.B. OF \$187,384 FOR BUSCHMANN ROAD PROJECT, MOTION CARRIED 4-1, SCOTT OPPOSED

Presentation of draft equipment capital improvement plan

Administrator Chanski explained the CIP draft he plans to use for the budget process.

Councilmember Ball likes the looks of the proposed capital improvement plan. Says it looks similar to the fire district's. Councilmember Scott is in support of a CIP and Councilmember Jensen agrees a CIP is needed.

Funding request for butterfly release

Mayor Zierden asked to be reimbursed up to \$100 for kids activity expenses for the cemetery butterfly release event.

MOTION BALL/MORONI TO APPROVE \$100 TO GO FOR ACTIVITY EXPENSES OF THE BUTTERFLY RELEASE EVENT, MOTION CARRIED 5-0

Adjourn

MOTION MORONI/BALL TO ADJOURN, CARRIED 5-0

Meeting ended at 8:30 p.m.

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David C. Chanski, City Administrator/Clerk