

**MINUTES  
CITY OF LONSDALE  
PARKS AND RECREATION ADVISORY BOARD  
APRIL 21, 2020  
ZOOM - MEETING ID: 315 364 195**

**MEMBERS PRESENT:**

Jeanette Utecht, Micki Ziskovsky, Kevin Kodada, Laura Carpentier, Julie Ryan

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

City Planner Benjamin Baker, City Administrator Joel Erickson and Public Works Director Russ Vlasak

**1. CALL TO ORDER**

Chair Kodada called the meeting to order at 6:01 pm on Zoom.

Baker explained that due to the current peace time emergency/COVID-19 situation that the meeting was being held on the online public forum Zoom. Kodada explained that a roll call vote was required.

**2. AGENDA**

Kodada asked if there were any additions, deletions or corrections to the Agenda.

A motion was made by Carpentier and seconded by Ziskovsky to approve the agenda as presented. Vote for: Utecht, Ziskovsky, Kodada, and Carpentier; Against: None. Vote 4-0. Motion carried.

**3. MINUTES**

Kodada asked if there were any additions, deletions or corrections to the Minutes.

A motion was made by Carpentier and seconded by Utecht to approve the Minutes from the February 25, 2020 Regular Meeting. Vote for: Utecht, Ziskovsky, Kodada, and Carpentier; Against: None. Vote 4-0. Motion carried.

Ryan joins the meeting at 6:04 pm.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS**

None

## 6. GENERAL BUSINESS

- a. Consider Approval of a Bid from K.A. Witt Construction, Inc. in the Amount of \$354,000 for the Trcka Park Building (Warming House, Picnic Shelter, Garage, Restrooms)

Baker went through the Staff Report, which included background information, bids/tabulation, site plan maps, floor plans, building elevations, and a recommendation from Oleson & Hobbie Architects. He said that the City was awarded a \$250,000 matching Outdoor Recreation Grant from the Minnesota DNR. Baker stated that the City Council included the Trcka Park Project in the 2020 Budget. He went through the project timeline, including the February 2020 bid results. Baker explained that due to the higher than expected bids, the Council directed Staff and the architect to redesign and rebid the project. Baker went through a list of items that were changed to help save money, including sales tax exemption on materials, soil corrections, electrical transformer service, and stick-frame construction. Baker highlighted that the design went from 2 larger men's/women's restrooms to 3 smaller individual/family restrooms. He said that almost 100 s.f. was added to the warming house area due to the change. He noted that the exterior would have L.P. Smart Siding and at least 4 courses of decorative block on the bottom, which will match the nearby Water Treatment Plant. Kodada said that the building has a good design and mix of materials. Baker explained that the rear garage door was removed and that the ceiling will be tongue and groove over the warming house and open picnic shelter. Baker noted that the picnic area will have a stainless steel counter and could be enclosed at a future time, if the City elects to construct the perimeter underground footings with the current project. He said that the future enclosure could be used for locker rooms, extra warming house room or a larger enclosed area for gatherings. Kodada stated that it was worth the extra \$10,000 for the perimeter footings under the picnic area because it creates a better product and it will also help the slab stay in place. Ziskovsky asked about the location of the picnic shelter, she wondered if it should be reversed. Baker explained that with the current layout, views from shelter are ideal for the ice rink and future playground area to the northeast. He said that that the City Engineer, Architect, and Landscape Architect used building uses, surrounding constraints, soil borings, and ice rink access to determine the layout of the structure. Baker said that a metal roof is too expensive at this time and he mentioned that it could be added in the future, if needed. Kodada asked if there were any other questions. All the Board members agreed that the building looked good and the City should move ahead with the project. They reviewed the 7 bids, including the low bid by K.A. Witt Construction, Inc.

A motion was made by Ziskovsky and seconded by Ryan to recommend approval of: 1) the Base Bid by K.A. Witt Construction Inc. in the amount of \$354,000.00 and 2) Alternate #1 bid in the amount of \$10,000.00 for perimeter foundation under the picnic shelter area. Vote for: Utecht, Ziskovsky, Kodada, Carpentier, and Ryan; Against: None. Vote 5-0. Motion carried.

Baker said that the project/bid will go before the City Council on April 30<sup>th</sup>.

b. Consider Approval of a Bid from Pember Companies, Inc. for Construction of the Ice/Hockey Rink & Multi-Use Concrete Slab

Baker reminded the Board that back in December 2019, the City locked in a rate for MUSCO ice rink lights, and then back in February 2020, the Park Board and Council approved the dasher ice/hockey rink boards. He said that the City Engineer sent out a request for quotes to 16 potential bidders for the rink slab. Baker said that one responsive bidder submitted a bid, which was Pember Companies, Inc. in the amount of \$138,082.75. He noted that the City worked with Pember recently on the Well Project, and they were good to work with. Baker said that City Engineer Powell talked with Pember and he was able to reduce the cost of the bid by \$6,000.00 by eliminating the epoxy rebar coating. Kodada agreed that the coating was not needed in a project like this. He said that similar epoxy coating is used in highway projects where conditions are harsher over time. Kodada said that Pember's bid was fair and he explained that prices are driven up due to prevailing wage requirements. Baker provided the Board with two options to consider: 1) accept the one bid from Pember and move ahead with the project this summer or 2) reject the bid, and try to rebid the project again in late-fall or winter, for next year's construction season. Kodada stated his preference was for moving ahead this year due to likely chance of continual price increases each season that goes by. Carpentier said that it would have been better if more companies bid on the project but she agreed that the project should move forward. Ryan, Ziskovsky and Utecht also voiced their agreement that the Trcka Park Project shouldn't be left open for another year and that construction should take place this this summer. Baker said that the smooth concrete slab can be used for more than just an ice rink, including basketball, pickle ball, roller hockey and potentially skateboard obstacles.

A motion was made by Carpentier and seconded by Ryan to recommend approval of 1) a bid from Pember Companies in the amount of \$138,082.75 and 2) a deduct of \$6,000.00 from Pember Companies for elimination of the epoxy rebar coating. Vote for: Utecht, Ziskovsky, Kodada, Carpentier and Ryan; Against: None. Vote 5-0. Motion carried.

Baker mentioned that the concrete slab bid will go before the City Council on April 30<sup>th</sup>.

**7. MISCELLANEOUS**

- Baker provided a brief update on the Green Team Program, Trail Conditions Map and the Parks & Recreation Website.
- Erickson directed Carpentier to coordinate with Public Works Department on prepping and planting the Downtown hanging flower baskets.
- Utecht provided a brief update on TCU Youth Soccer Program.
- The Board members relayed their support to Erickson for keeping Community Days 2020 going this summer.

**8. ADJOURNMENT**

A motion was made by Ziskovsky and seconded by Utecht to adjourn the meeting.

Vote for: Utecht, Ziskovsky, Kodada, Carpentier and Ryan; Against: None.

Vote 5-0. Motion carried. The meeting ended at 6:38 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner