

**MINUTES
CITY OF LONSDALE
SPECIAL CITY COUNCIL MEETING
JUNE 18, 2020**

1. CALL TO ORDER

Mayor Rud called a meeting of the Lonsdale City Council to order at 6:00 p.m. in the City Council Chambers, 415 Central Street West.

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Members Present: Steve Cherney, Kevin Kodada, Tim Rud, Cindy Furrer and Scott Pelava

Members Absent: None

City Staff Present: City Administrator Joel Erickson, Library Director Marguerite Moran, Chief of Police Jason Schmitz and Public Works Director Russ Vlasak

4. APPROVAL OF AGENDA

Mayor Rud asked if there were any additions, deletions or corrections to the Agenda. A motion was made by Kodada and seconded by Cherney to approve the agenda as presented. Vote for: Cherney, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

None

9. OLD BUSINESS

None

10. NEW BUSINESS

- a. Interview Architectural Firms/Partners for the Police Facility / Master Planning Project
Erickson said the City solicited proposals for the Police Facility / Master Planning project and received 19 proposals. He said at the June 11, 2020 meeting, the City reviewed the proposals received and selected 4 firms to interview. Erickson said tonight the City Council will interview the selected firms.

Wold:

John McNamara introduced himself and reviewed his and Wold's core values and he said he has a passion for public safety projects. Melissa Stein introduced herself and said she would be the project manager and also has a passion for projects like this. Mike Klass introduced himself and said he has worked at Wold for over 33 years and will work on the project's quality control. Jon Loose introduced himself and said he brings over 20 years of experience to the project. McNamara said Wold has over 200 employees, which allows them to meet any schedule set by the City for the project. He said the team is experienced and has a good understanding of the project due to their prior relationship with the City on the City Hall remodel and space programming they did for this project. McNamara said Wold completed \$100,000,000 in projects over the last 10 years. He said Wold has completed 80% - 90% of the metro area public safety projects. McNamara said the team worked on the Burnsville, Brooklyn Park, Cottage Grove, Prior Lake, Richfield, Lakeville and Alexandria Police/Public Safety facilities. He said all of the projects they work on account for community needs, safety of the public and staff and are inviting to the public. The team discussed empowering people to get user input during planning/design; creation of a core planning group to develop agreement on needs and to take ownership of decisions; and they will manage the project to meet the desired schedule. McNamara said the schedule allows for the project to be bid in October and construction beginning in November. He said they would present scheduling options so the best bid timing/results are achieved. He said the team will be proactive to meet the project's budget. Klass reviewed how quality control would be managed during the project and that he would also be involved in construction administration. Loose said as the project engineer, he would also be involved from start to finish. McNamara said the project should portray a positive image of the community, be safe, include vehicle storage and account for the handling of evidence. He said the team is a step ahead of other firms because they worked with Lonsdale on the City Hall expansion/remodel and also provided space programming that can be used as the basis for this project. The City Council asked questions pertaining to involving local contractors in the bidding process and if the City's desired scheduled of construction beginning in late 2020 and completion in 2021 is realistic. McNamara said the location is good and can be used as a gateway to the community. The City Council thanked Wold for submitting a proposal and interviewing.

BKV:

Bruce Schwartzman and the team introduced themselves. Schwartzman said public safety facilities are BKV's bread and butter and that the proposed team has worked on numerous recent projects together. He said public safety facilities are regular projects and not just once in a while projects for BKV. He said the team has worked on projects in communities as small as Emily, MN to as large as St. Cloud. He said in addition to BKV, they will be using consultants for civil engineering, access control/security and cost estimating. He said the team has worked on 150 master plans, over 100 police facilities, 65 plus city halls and over 30 libraries. He said they do not use a cookie cutter approach to design and they use the design process to design a facility to meet the City's needs. Schwartzman said they proposed location is great and a large parcel. He said the City's vision and department operations will be accounted for as the basis for the facilities design. Schwartzman said they want as much public participation as possible, include technology such as wi-fi, squad camera downloading and to think outside of the box for amenities such as a tornado shelter if FEMA funds are available. He said the team members are practical designers and take into account the City's return on investment. He said he would want to discuss to purpose of public engagement such as personal concerns of the building's location, screening, etc. for adjacent property owners or citizens that simply want to participate in the process. Schwartzman discussed 2D and 3D renderings and the fact the City can actually see the facility by taking a virtual reality tour. Sawka said the team looks in depth at energy efficiencies but also takes into account the City's ROI to make sure decisions are worthwhile and they are practical solutions and not too much for the facility. Schwartzman said BKV is a full service firm, has a solid track record and have lots of work experience on police/public safety projects. He said BKV prides themselves on having a collaborative process and engagement. The City Council asked questions that pertained to involving local contractors in the bidding process, if construction could begin in 2020 and if the City's budget was realistic. Schwartzman said the schedule would be reviewed during the planning process and evaluated to obtain the best bids, that based on the project size, he was okay with the proposed budget and the size of projects does not matter to BKV because they are more concerned about making the City happy with the process/project.

292 DesignGroup:

Mark Wentzell, Pam Anderson and Justin Johnson introduced themselves and explained their respective roles in the project. Wentzell said city projects make up the largest percentage of their work. He said 292 is a 15 employee firm and all employees will be involved in the project. The team identified critical issues for the project such as efficient operations, flexibility/adaptability, safety, security and creating value. Wentzell said the team members work well together and want to deliver a project that is high quality, low maintenance and long lasting. The team reviewed 4 possible site plans for the police facility and future city hall and library and the fact that if planned properly, some land can be sold for future commercial/professional services development. The City Council asked questions that pertained to involving local contractors in the bidding process and if the City's anticipated project schedule was realistic. The team said that as proposed, the project is to be bid by general contractors and one option for increased local contractor participation is to include a Construction Manager in the project, who would bid each component of the project separately to increase local contractor interest in the project. The team said the City's timeline is realistic for construction to begin in late 2020. They said 2020 is turning out to be a good year to bid projects due to COVID-19 and the fact contractors are hungry for work. Wentzell said the City's budget is in the right place. The City Council asked about collaboration and how important it is. Wentzell said collaboration is very important and their role is to make it easy for the City Council and City staff to do their job.

The City Council discussed the fact that each firm did a great job during their interview and all are qualified to partner with the City on the project and that it will be difficult to select a firm. They also discussed that each firm understood the project is to be phase, starting with the police facility and city hall and a library sometime in the future.

Erickson said one firm Oleson + Hobbie was unable to attend the interview due to a medical emergency and asked if the City Council would reschedule the interview for next week prior to the June 25th meeting. A motion was made by Cherney and seconded by Kodada to schedule a Special City Council meeting for 6:00 pm on Thursday, June 25, 2020 to reschedule the interview of Oleson + Hobbie for the project. Vote for: Cherney, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

11. OTHER BUSINESS

None

12. ADJOURNMENT

A motion was made by Kodada and seconded by Furrer to adjourn the meeting. Vote for: Cherney, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried. The meeting ended at 8:21 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator