

**CITY OF BAYPORT
SPECIAL CITY COUNCIL MEETING MINUTES
COUNCIL CHAMBERS
MAY 19, 2008
5:00 PM**

CALL TO ORDER

Pursuant to due call and notice, Mayor Nowaczek called the special City Council meeting of May 19, 2008 to order at 5:00 p.m., and asked Councilmembers, staff and the audience to join in pledging allegiance to the American Flag.

ROLL CALL

Members Present: Mayor Jon Nowaczek, Councilmembers Connie Carlson, Torry Kraftson, and Sharon Ridgway

Members Absent: Councilmember Dan Johnson

Others Present: Administrator Mike McGuire, Assistant Administrator/Planner Sara Taylor, and Attorney Nick Vivian

Councilmember Ridgway requested that the City Council add consideration of options for a BCAL donation to the agenda. Item will be added as item 3 under new business.

NEW BUSINESS

Consider bids for the sand blanket installation at Lakeside Park: Larry Wacker, landscape architect with Sanders, Wacker, Bergly, Inc., reported that five qualified bids were received for the project that would add a new sand blanket to the swim area and upland beach area at Lakeside Park. The low bidder was M.J. Raleigh Trucking, Inc., Stillwater, Minnesota, with a bid of \$13,150.00. Mr. Wacker verified that the firm's bid was significantly lower than the others due to the fact that they have a stockpile of sand that meets the project's specifications. Staff recommended approval of the project to the lower bidder. Mr. Wacker clarified that Bell Trucking's low bid amount was for winter installation and their high bid was for summer installation, which the project requires. The specifications for placement of 12 inches of sand were reviewed. The sand blanket would extend 90-100 feet into the water. With minimum current and wave action in the area, Mr. Wacker speculated the new sand blanket would last a long time.

It was moved by Councilmember Carlson and seconded by Councilmember Ridgway to award the bid for the sand blanket installation at Lakeside Park to the low bidder, M.J. Raleigh Trucking, Inc., Stillwater, Minnesota, in the amount of \$13,150.00. Motion carried.

Consider final payment to Jansen Builders for bathhouse improvement project: Administrator McGuire noted that Jansen Builders has requested final payment for the Lakeside Beach Remodeling Project, however there are outstanding issues that the builder needs to complete. The main issue is that the hot water heater is undersized and does not meet the Washington County Health Department requirements. Staff has been working with the mechanical engineer and architect to fix the problem. He stated the contractor followed the specifications installing the water heater, and it needs to be determined who is responsible for paying for the correction. He does not believe the city should be responsible. He also noted that money had previously been withheld due to an issue with the size of the water pipe for the building; this issue has been resolved. He suggested payment options, including reducing the requested final payment of \$14,781.16 to \$10,000.00, with release of the final payment approved at the June City Council meeting, to ensure completion of the outstanding issues. Discussion followed on compensating the contractor for the satisfactory work completed, yet withholding money for the outstanding issues. Councilmember Kraftson suggested waiting to see if the current hot water

heater meets the needs of the building; however, Administrator McGuire stated it must be corrected prior to issuance of a certificate of occupancy.

It was moved by Councilmember Carlson to authorize payment of \$10,000.00 of the balance due to Jansen Builders for the Lakeside Beach Remodeling Project.

Councilmember Kraftson believes the City Council should either approve or disapprove the entire amount at this time. He recommended authorizing the final payment amount of \$14,781.16, contingent upon the satisfactory completion of items 1-4 noted in Project Architect Mark Lenz's letter of May 15, 2008.

Councilmember Carlson retracted her motion.

It was moved by Councilmember Kraftson and seconded by Councilmember Carlson to authorize final payment of \$14,781.16 to Jansen Builders, contingent upon items 1-4 of the punch list being completed.

Discussion ensued on completion of item 5 (hot water flow).

It was moved by Councilmember Kraftson and seconded by Councilmember Carlson to amend his motion to state payment would be contingent upon completion of items 1-5 of the punch list. Motion carried.

Discuss Bayport Community Action League (BCAL) donation: Councilmember Ridgway stated the BCAL would like to make a donation to the city for a specific item/project, in an amount to be determined, but probably in the \$1,000.00-\$3,000.00 range. Items discussed were a grill for the bathhouse, playground equipment, flower planters, or park benches. Councilmembers decided to continue the discussion to the next agenda topic and future meetings, as necessary.

UNFINISHED BUSINESS

Update on the master park plan for Barker's Alps Park: Administrator McGuire noted the challenge of financing further park improvements and indicated the new developers of the Inspiration development may be willing to pay additional park dedication fees upfront, in order to enhance parks closer to Inspiration.

Architect Larry Wacker provided a brief overview of the two new concept plans for Barker's Alps Park. The main difference between concepts A and B is that concept A moves the ball infield to the southwest corner of the open field space. Relocating the ball field would cost approximately \$120,000.00. Councilmember Kraftson voiced concern that the plans were not beyond the concept stage. Administrator McGuire noted the plans for Barker's Alps are not further along due to the time spent on Lakeside Park and the lack of park dedication funds from new development. Councilmembers unanimously voiced their support for concept B. Due to time constraints at tonight's meeting, councilmembers agreed to start the regularly scheduled June 2nd City Council meeting at 5:00 p.m. to discuss the Barker's Alps Park master park plan in further detail.

Councilmember Kraftson invited the public to the Lakeside Park bathhouse grand opening event set for Tuesday, May 20th, 4:00 p.m. – 6:00 p.m.

ADJOURNMENT

It was moved by Councilmember Carlson and seconded by Councilmember Kraftson to adjourn the meeting at 5:50 p.m. Motion carried.