

**MINUTES of the ST. CHARLES CITY COUNCIL**  
**For Monday, June 1, 2015 held at 6:00 p.m. at**  
**830 Whitewater Avenue**  
**St. Charles, Minnesota**

**MEMBERS PRESENT:**

Councilmen:

Dave Braun  
Orv Dahl  
Wayne Getz  
David Kramer  
John Schaber

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Ken Frank (Police Chief), Lyle Peterson (Fire Chief), Kristine Engstrand (City Accountant), and Nick Koverman (City Administrator).

**OTHERS IN ATTENDANCE:** Mike Bubany (David Drown Associates), Terry Soppa, Jose Rivas (CRW Architects), David Molda (Alvin Benike Construction), and Bill Spitzer.

**1. ESTABLISH QUORUM/CALL TO ORDER**

Quorum was established with Mayor John Schaber calling the meeting to order at 6:05 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF THE AGENDA:**

Motion to approve the agenda: **Orv Dahl**  
No discussion.  
Motion carried.

- 4. EMS Building Discussion.** David Molda from Alvin Benike Construction addressed the Council and reviewed the history of the process and the estimates prior to going out for bid. With all of the architectural fees, demolition costs, Benike's service costs and selection of the lowest most responsible bidder, the project cost totaled \$2,181,313. This figure did not include any alternates that were added or deleted. One of the discussions by the EMS building committee was the inclusion of a contingency budget for unknowns. As part of their discussion and recommendation, Molda relayed that Alternate's #1 (Adding Roof Drains-\$2,600), #6 (Eliminating the 3<sup>rd</sup> Ambulance bay-\$76,592, and #8 (Waiving bond requirements-savings of \$9,005). Molda explained that through the process and discussions the committee identified the functionality of the building and leaned up the scope of the project. With the changes to be adopted a contingency of approximately \$200,000 would be generated. In reviewing the budget for the police department renovation/remodel, it was explained that estimates remained at \$386,000, but that requests for bids would be sent out within several weeks. One option available to the Council is to utilize a portion of the remaining contingency fund and then build a portion of the project (garage space-\$165,000) with the project and then look to the 2016 Capital Improvement Budget (CIP) in 2016 to finish the remodeling of the estimated \$222,000. It was questioned if it was worth to wait and rebid the project in hopes of better bids. Mr. Molda expressed that the City would more than likely not see better project costs. Clm. Braun asked about what unknown conditions might exist. Mr. Molda expressed that in most cases unknown conditions exist in the soils and soil corrections. Mr. Molda explained that fewer bids and higher prices were due to several factors that were out of the control of the City and that it was market related. Mayor Schaber expressed that he appreciated that the committee had made decent concessions and felt comfortable with the bids as presented. Clm. Dahl expressed that the voters said they wanted something done and that if we do nothing, we would be putting money into fixing. Clm. Getz added that he thought it would be a matter of throwing money away. A motion was made to approve Resolution #14-2015 along with the list of responsible bidder and accepting Alternates #1, #6, and #8 as recommended by the EMS building committee.

Motion to approve: **David Kramer**  
Seconded by: **Wayne Getz**  
No further discussion.  
Motion carried.

5. **Resolution #15-2015 Awarding the Bond Sale, Series 2015A.** Mike Bubany of David Drown & Associates presented information related to the sale of the bond that was opened earlier that day. Two bids were received and Mr. Bubany relayed that the interest rate secured was more favorable than what he had predicted. He reviewed the terms of the sale to Robert W. Baird & Company, Inc. No questions were asked and a motion was made to approve Resolution #15-2015.

Motion to approve: **Dave Braun**  
Seconded by: **Orv Dahl**  
No further discussion.  
Motion carried.

No public appearances were requested.

Motion to adjourn at 6:54 p.m.  
Motion to approve: **Wayne Getz**  
Motion declared carried.

---

**John Schaber, Mayor**

Attest: \_\_\_\_\_  
**Nick Koverman, City Administrator**