OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the special meeting of the Spring Lake Park City Council was held on August 24, 2026 at the City Hall, 1301 81st Avenue NE, at 5:00 PM.

1. CALL TO ORDER

Mayor Nelson called the meeting to order at 5:00pm.

2. ROLL CALL

MEMBERS PRESENT
Councilmember Barbara Goodboe-Bisschoff
Councilmember Lisa Dircks
Councilmember April Moran
Mayor Robert Nelson

MEMBERS ABSENT
Councilmember Ken Wendling

STAFF PRESENT
Building Official Jeff Baker, Parks and Recreation Director Ann Scanlon, Administrator Daniel Buchholtz

OTHERS PRESENT
Bruce Paulson, Stantec

3. NEW BUSINESS

A. Resolution 2026-34, Rejecting All Bids for the Terrace Park Building Replacement Project

Buchholtz reported that the City received one bid for the Terrace Park Building Replacement Project. Meisinger Construction Co., Inc. submitted a base bid of $1,530,000, with Alternate No. 1 in the amount of $10,600 and Alternate No. 2 in the amount of $5,750. Buchholtz noted that the bid substantially exceeded the project estimate and available funding. Stantec reviewed the bid and found it to be in order but did not recommend awarding the contract based on the amount.

Motion made by Mayor Nelson to approve Resolution 2026-34, Rejecting All Bids for the Terrace Park Building Replacement Project.

Voting Aye: Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

B. Resolution 2026-35, Authorizing the Re-Solicitation of Bids for the Terrace Park Building Replacement Project

Bruce Paulson of Stantec discussed the initial bidding process and the proposed revisions. He stated that contractors attending the mandatory pre-bid meeting expressed concern about coordinating work with the Spring Lake Park Schools Construction Trades Program and extending construction through the school year. Staff and Stantec believed those factors reduced bidder participation and contributed to the amount of the single bid received.

Paulson stated that the revised project would be bid as a conventional commercial construction project without student labor. He said the revisions reduced the building by approximately 90 square feet, eliminated the exterior snack-bar function in favor of a smaller work room with a kitchenette, and simplified the roof and exterior wall configuration. He stated that the commons area, accessible restrooms, storage, and other core public functions would be retained. He said bids were anticipated to be opened on September 29, 2026, with scheduling options intended to increase contractor interest.

Administrator Buchholtz stated that the revised building construction estimate was approximately $650,000. He said project funding included the $450,000 Community Development Block Grant, approximately $250,000 previously set aside by the City, and another potential City funding source of approximately $100,000. He noted that the actual project cost and any remaining funding gap would not be known until the revised bids were received.

Mayor Nelson expressed his preference for preserving educational opportunities for construction-trades students. Buchholtz stated that the bidding documents would not require a contractor to accommodate student observation because a mandate could create additional cost uncertainty, but the City could request and coordinate observation opportunities with the successful contractor.

Councilmember Goodboe-Bisschoff inquired about the use of the building. Director Scanlon stated that the new building would support recreation programs, classes, rentals, birthday parties, and community events. Scanlon noted the building would be locked when not in use and would not function as a staffed skating warming house. Councilmember Goodboe-Bisschoff inquired about the usage of the hockey rink at Terrace Park. Scanlon stated that the hockey rink was lightly used and that it makes sense to remove the existing hockey rink as part of planned drainage and utility work, while retaining the option for a smaller informal skating area.

Motion made by Councilmember Dircks to approve Resolution 2026-35, Authorizing the Re-Solicitation of Bids for the Terrace Park Building Replacement Project.

Voting Aye: Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

4. ADJOURN

Mayor Nelson adjourned the meeting at 5:29pm.

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer