

SPECIAL COUNCIL SESSION  
CITY OF CROSSLAKE MINNESOTA  
FEBRUARY 15, 1995  
7:00 P.M. CITY HALL

The Council for the City of Crosslake, Minnesota met in the Chambers of City Hall on Wednesday, February 15, 1995. The following Councilmembers were present: Mayor Dave Kolesar, Jane Michaud, Chuck Miller, Ray Smyth and Jack Webster. Also present was City Clerk Arlene Buchite, City Attorney Paul Sandelin, Reporter Jean Paul Hudon and approximately 13 residents. Also present was Bob Russek from Bonestroo, Rosene, Anderlik and Associates.

Mayor Kolesar called the special session to order at 7:00 P.M. by stating that the purpose of the meeting was to hear a presentation from Bonestroo, Rosene, Anderlik and Associates regarding the Community Center project.

Mr. Russek had a draft copy of the plans and specifications which he reviewed with the Council. He stated his goal was to receive approval to proceed with the advertising of bids by the end of March with presentation of these bids to the Council by the April meeting.

The site plan for the building and the parking lot relative to the previous building was reviewed. The site would contain 33 parking stalls with 3 handicap stalls. The drainfield would be installed in front of the building. The driveway in the rear would be gravel base versus asphalt. The floor plan had not changed significantly from the preliminary plan which had been reviewed by the Council. The gym was designed to the standards of a junior high gymnasium. The design of the building allowed for bidding the social wing, which consists of two meeting rooms, a kitchen, public restrooms and lobby, the second bid would be for the gymnasium, exercise room, restrooms and storage area or the entire building could be bid. The building was designed to meet all the standards of the uniform building code for public buildings. The exposed walls would either be pre-colored decorative concrete block or a pre-finished metal siding at no cost for maintenance. Asphalt shingles would be used.

The types of materials proposed for the various rooms inside the building and the lighting was also reviewed. Soil borings had been done and the water supply from the existing well had been checked. Six furnaces will heat the various parts of the building. Electric heat in the floor slab will improve heating and be cost effective. The kitchen is not designed for the preparation of meals but for the serving of food brought in. The cost for installing a commercial kitchen would be four to five times higher.

Some additional items were mentioned by the Council for the architect's consideration such as installing an additional privacy buffer in the shower room, lighting in the parking lot and etc.

The official estimate for the entire building is \$786,400 which is an average of \$66.44 per square foot. The cost estimate for building the

social hall portion would be approximately \$360,000. If the larger gym portion is built first the cost for adding the social hall later would increase the cost by 20% to 40%, however, if the social hall is built first and the gym added later the cost would increase by 5% to 10%. The cost estimate of the social hall portion is approximately \$360,000.

The contract with the architectural firm is still pending. A new fee schedule reflecting 1995 prices had been received so the only outstanding issue to resolve is the cost of travel for inspections. The Council would like both of these items written into the contract.

There was some discussion as to whether a referendum was needed and it was agreed that a town meeting was necessary to inform the public and to get the public's approval.

Don Engen addressed the Council and presented financial considerations for the Council's review. He stated that although the REA revolving loan was being applied for, the waiting process could be lengthy and there was no guarantee that it would be approved. There is an option, of applying for a no interest loan from REA but that would require repayment. Any government obligation bond would require a referendum and time would be needed to get the issue on the ballot. He again emphasized the cost of operating the facility once it is constructed and felt the Council should also consider long term plans for the City Hall building and the old fire hall building. He felt it may be easier to sell the civic center as an essential government use building.

After some discussion, it was agreed that the Long Range Capital Planning Committee should review long term plans for the City prior to holding a town meeting or before considering a referendum.

MOTION 2S1-01-95 WAS MADE BY RAY SMYTH AND SECONDED BY CHUCK MILLER TO PROCEED WITH COMPLETION OF THE CONSTRUCTION DOCUMENT STAGE OF THE COMMUNITY CENTER PROJECT BUT TO DELAY PROCEEDING WITH THE BIDDING STAGE UNTIL LATER IN THE FALL OF 1995. MOTION CARRIED UNANIMOUSLY.

MOTION 2S1-02-95 WAS MADE BY RAY SMYTH AND SECONDED BY JANE MICHAUD TO APPOINT DEAN SWANSON AS CHAIRMAN OF THE COMMUNITY CENTER PLANNING COMMITTEE AND THAT RAY SMYTH CONTINUE AS LIAISON TO THAT COMMITTEE. MOTION CARRIED UNANIMOUSLY.

MOTION 2S1-03-95 WAS MADE BY CHUCK MILLER AND SECONDED BY RAY SMYTH TO CLOSE THE SPECIAL COUNCIL SESSION AT 9:00 P.M. FOR THE PURPOSE OF DISCUSSING PERSONNEL ISSUES REGARDING THE UNION CONTRACT. MOTION CARRIED UNANIMOUSLY.

Recorded and transcribed by:

*Arlene A. Buchite*

Arlene A. Buchite  
City Clerk/Treasurer