

**MINUTES  
CITY OF ISANTI  
SPECIAL MEETING CITY COUNCIL  
TUESDAY, APRIL 13, 2021 - 5:00 PM  
CITY HALL**

Mayor Johnson called the meeting to order at 5:00 p.m.

The Pledge of Allegiance was recited.

Members Present: Mayor Jeff Johnson, Councilors: Jimmy Gordon (via Zoom), Paul Bergley (arrived via Zoom at 5:05 p.m.), Steve Lundeen and Dan Collison

Members Absent: None

Staff Present: City Administrator Josi Wood, City Clerk Jaden Strand, Community Development Director Sheila Sellman, City Engineer Jason Cook, Finance Director Mike Betker and Police Lieutenant John McCarty

Others Present: Mike Angland (Widseth), Corey Gerad (Alliance Building Corporation) and Bob Landsberger via Zoom (Alliance Building Corporation)

**D. Public Comment**

None

**E. Adopt Agenda**

**F.2. Revision** Resolution 2021-073 Accept Quotations for Liquor Store Refrigeration Systems

Motion by Lundeen, second by Collison to adopt the agenda with the revision listed above.

**F. Business Items**

**1. Resolution 2021-072** Awarding the Bid for the Isanti Municipal Liquor Store  
City Administrator Josi Wood shared that requests went out for bids for the municipal liquor store. There were many bidders and all below the architect and engineers estimate. Included in the packet is the bid abstract from the bids that came in. The lowest bid was Alliance Building Corporation. The base lump sum bid is for \$1,918,900.00. All the bids have been

reviewed by staff and Mike Angland from Widseth with recommendation that Alliance is the responsible low bidder and the City should choose Alliance to build the liquor store.

Councilmember Lundeen stated that the cost of \$1,918,900.00 includes the metal roof and snow melt in the price which is well below what was anticipated to start with.

Alliance Building Corporation's President Corey Gerad's and Project Manager Bob Landsberger introduced themselves.

Councilmember Collison asked if the tubing for the snow melt could be installed and could later be hooked up and utilized.

Wood stated that installing the tubing and not hooking it up now is possible but a change order would need to be done immediately to not have alternate two.

A motion was made by Lundeen to accept the bid without alternate one and alternate two.

Wood asked if Angland could share the cost of the change order for the snow melt tubing to be installed and hooked up at a later date.

Angland shared that roughing in the tubing and insulation for the snow melt would be approximately \$30,000.00. Angland further shared that he has worked at a lot of Fleet Farms that have installed snow melt in front of the store to provide safety for customers and staff and his recommendation is that it is such a great thing to have.

Wood asked Gerad's if Alliance Building Corporation had an approximate estimate if just the tubing was installed

Gerad's responded that they do not have an estimate yet, but they were thinking in the range of \$30,000.00 to \$40,000.00 for only foam and tubing installed.

Gordon asked the advantage of a metal roof and does it cost more.

Lundeen stated benefits to the metal roof.

Wood responded that it costs more to have the metal roof. Asphalt shingles would subtract \$100,300.00 from the lump sum bid. The advantage of the metal roof is that it is going to last

approximately 80 years and asphalt shingles would last approximately 25 years as a scheduled replacement timeline according to the Capital Improvement Plan.

A motion was made by Gordon to accept Alliance Building Corporation without the snowmelt. There was no second.

The initial motion made by Lundeen to accept bid from Alliance Building Corporation without alternate one and two was seconded by Collison. Motion passed 4-1 with Gordon voting nay.

**2. Resolution 2021-073 Accept Quotations for Liquor Store Refrigeration Systems**  
City Administrator Josi Wood shared that this is for refrigeration system as a whole. The quote with the short handles is approximately \$10,000.00 less from SCR in the amount of \$143,871.00 which is the low bidder between the two bids received.

Councilmember Gordon asked if the plan is to use some of the refrigeration from the existing refrigeration at the current liquor store and is it incorporated into this bid or is this for brand new system.

Mike Angland (Widseth) responded that the bidders came onsite to review the condition of the existing refrigeration system and panels. After review, it was determined that it would be more expensive to use some of the existing refrigeration system. Angland continued to share that there would be down time where the system would need to be taken apart and moved to the new store.

Motion by Lundeen to accept quote from SCR, seconded by Collison. Motion passed 5-0. Motion carried.

**3. Discussion Regarding Sale of the Northern Portion of Liquor Store Site**  
City Administrator shared that because of the setbacks and easements on the North and the West side and a storm pond, there is availability of a building that could be approximately 1100 square feet. The building could be potentially more if the storm pond was relocated.

Councilmember Collison asked the approximate cost of a shovel ready site at that size.

Wood responded that this site is not considered shovel ready.

Community Development Director Sheila Sellman shared to make the site shovel ready it would cost approximately \$17,000.00 to \$20,000.00. The sale price would be determined at fair market value.

Wood stated that this is the first discussion on this so an appraisal has not been done.

Councilmember Lundeen asked if the storm pond can be relocated.

City Engineer Jason Cook shared that the storm pond could be dug further East and then filled in where the existing areas is to be built on. Moving the storm pond would require some easements to be revised and the cost would be approximately in the \$15,000.00 range. This would include running a new storm pipe and move the existing pond. Cook further

shared it would be approximately in the \$3,000.00 range for an administrative subdivision to cut that parcel off.

Sellman shared that a minor subdivision would be done because of the easements that are out there, an administrative subdivision cannot be done so the cost would be more in the \$10,000.00 range.

Collison stated that the site should be appraised before determining a sale price.

Gordon stated he agreed that it may be a good location for a business such as a pizza place and that the site should be appraised first because it may be worth more than anticipated.

Finance Director Mike Betker stated that an appraisal would need to be done in order to comply with state statute and auditor's office.

Motion by Lundeen to have the site appraised, seconded by Collison. Motion passed 5-0. Motion carried.

#### **4. Discussion Regarding Relocating Police Department**

Mayor Johnson shared that moving the Police Department to the old Hobby Farms building between Ever Cat Fuels and NHH may be a better fit for the Police Department instead of moving them into the current liquor store when the new one is built. The current liquor store is in a great location where a sit-down restaurant could potentially be located. Johnson further shared that minimal renovation would need to be done to the building as it has seven bays on each side, upstairs and downstairs office space and is a fairly new building.

A motion was made by Lundeen for staff to determine if the building would be available for purchase, seconded by Bergley. Motion passed 5-0. Motion carried.

#### **G. Adjournment**

A motion was made by Lundeen, seconded by Collison to adjourn. Motion passed 5-0. Motion carried.

Meeting adjourned at 5:57 p.m.

Respectfully Submitted,



Jaden Strand  
City Clerk