



Special Meeting  
 Wednesday, June 14, 2023 – 7:00PM

The Orrock Township Board met in a special session, on Wednesday June 14, 2023 at 7:00pm, at the Orrock Town Hall, 26401 180th St. NW, Big Lake, Minnesota.

In attendance were Chair Bryan Adams, Supervisors Paul Ellinger, Anne Felber, Gary Goldsmith, Bob Hassett, Treasurer Janine Arnold and Clerk Chris Weber. Five audience members were present.

A quorum was present, the meeting was called to order by Chair Adams, at 7:00PM and the Pledge of Allegiance to the United States of America was recited.

**Meeting Agenda Approval**

Motion/Second to accept the special meeting agenda by: Hassett/Goldsmith. In favor: Adams, Ellinger, Felber, Goldsmith and Hassett. Opposed: None. Abstained: None.

Motion prevailed, and the meeting proceeded in accordance with the agenda as presented.

**Special Meeting**

**Liquor License Application – Getaway Bar, LLC**

Clerk Weber presented a liquor license application for Getaway Bar, LLC. The owners of Getaway Bar, LLC are Jennifer Tighe and Brian Hedberg. KJ’s Refuge Bar and Grill is selling to Jennifer Tighe with the closing pending on liquor license approval. Jennifer Tighe has been in the industry for over 30 years. They plan to be involved with the community and the schools.

Motion/Second to approve the Getaway Bar, LLC liquor license application by: Goldsmith/Hassett. In favor: Adams, Ellinger, Felber, Goldsmith and Hassett. Opposed: None. Abstained: None.

**Town Hall Building Project Bids**

Four bids were received for the town hall building project with the lowest bid submitted by RAM General Contracting.

| <b>BID TAB SUMMARY</b>        |                             |                    |                     |                             |
|-------------------------------|-----------------------------|--------------------|---------------------|-----------------------------|
|                               | <b>RAM General</b>          |                    |                     |                             |
|                               | <b>Structural Buildings</b> | <b>Contracting</b> | <b>JDA Builders</b> | <b>Ziegler Custom Homes</b> |
| Base Bid (includes asphalt)   | \$ 732,730.00               | \$ 630,380.00      | \$ 747,700.00       | \$ 643,400.00               |
| Alternate 1 (Metal Roof)      | \$ 58,625.00                | \$ 23,940.00       | \$ 25,375.00        | \$ 53,250.00                |
| Alternate 2 (Remove Asphalt)  | \$ (60,640.00)              | \$ (46,710.00)     | \$ (62,000.00)      | \$ (47,870.00)              |
| Building only with metal roof | \$ 730,715.00               | \$ 607,610.00      | \$ 711,075.00       | \$ 648,780.00               |
| Building only with shingles   | \$ 672,090.00               | \$ 583,670.00      | \$ 685,700.00       | \$ 595,530.00               |

Lon Negen recommended the approval of the RAM General Contracting bids, as RAM General Contracting met the specifications of a responsible bidder. After discussing the project with Lon Negen, Chair Adams was comfortable with including the asphalt paving and markings in the project, as there is an \$80,000 cushion in the budget. Supervisor Goldsmith stated that he thought that the board had planned to complete the parking lot asphalt when completing the next road projects. Adams replied that the asphalt pricing is less than what the township could, most likely, do the project for at a later date. Supervisor Ellinger agreed with the assessment. Supervisor Felber was not comfortable with an \$80,000 cushion in the proposed budget and her opinion was that the project could come in over budget. Supervisor Goldsmith was comfortable with the budgeted numbers.

Motion/Second to award the contract for the town hall building project to RAM General Contracting at the base bid in the amount of \$630,380 which includes the asphalt paving and markings by: Ellinger/Hassett. In favor: Adams, Ellinger, Goldsmith and Hassett. Opposed: Felber. Abstained: None.

#### Demolition Proposals

Clerk Weber presented the demolition proposals to the board. Six proposals were received. The lowest proposal was received from G & M Outdoor Services in the amount of \$16,450.00, which included asbestos testing. G & M Outdoors can begin demolition at the end of June. Asbestos testing needs to be completed prior to demolition of the building.

Supervisor Felber told the board that she had a conversation with an individual that wants to move the town hall building to their property and would pay for the moving costs. Supervisor Hassett asked about the timing of the move. Supervisor Ellinger stated that since there was no formal written offer in writing or signed by the individual, it was not fair to present this option at the last minute and that is not in the best interest of the township and electorate to delay the building project. Supervisor Adams stated that, in the practical perspective (permitting and logistics), it would be least a month before the party would be able to move the building. Supervisor Goldsmith stated that he is sensitive to preserving items, rather than putting them into a landfill, however the timing of this offer would not work within the building schedule. Chair Adams and Supervisor Goldsmith suggested that the interested party reach out to G & M Outdoor Services regarding the possibility of moving the building. Supervisor Hassett agreed.

Motion/Second to enter into the contract for demolition of the building with G & M Outdoor Services, to include asbestos testing, and to approve an intact removal of the building, provided the building removal falls within the presented building schedule by: Goldsmith/Adams. In favor: Adams, Ellinger, Felber, Goldsmith and Hassett. Opposed: None. Abstained: None.

#### Compaction Testing

Compaction testing needs to be completed during the backfilling of the demolition project. Proposals for compaction testing were received from Chosen Valley Testing, American Engineering Testing and Independent Testing Technologies. Chosen Valley Testing submitted the lowest proposal rate. Chair Adams confirmed the compaction testing quote specifications with Chosen Valley Testing.

Motion/Second to accept the compaction testing proposal from Chosen Valley Testing by: Goldsmith/Ellinger. In favor: Adams, Ellinger, Felber, Goldsmith and Hassett. Opposed: None. Abstained: None.

#### Audio/Visual Equipment Disassemble

Clerk Weber presented quotes from Johnson Digital Solutions and Security & Sound Company for dismantling and re-installation of the town hall audio visual equipment and recommended that the board approve the estimate from Johnson Digital Solutions. The quote from Johnson Digital Solutions to remove the existing system is \$500.00 and the quote to reinstall is \$1,000.00 for a total cost of \$1,500.00, which includes all labor.

Motion/Second to accept the audio/visual equipment dismantling and re-installation proposal from Johnson Digital Solutions by: Ellinger/Hassett. In favor: Adams, Ellinger, Felber, Goldsmith and Hassett. Opposed: None. Abstained: None.

The equipment will be dismantled as soon as possible.

Purchase of Mobile Roll File Cart or Storage Tote for Plat Maps

Clerk Weber requested board approval of up to \$200 to purchase a filing cart or totes for the storage of plat maps. Supervisor Goldsmith stated that, at some point, the board should consider disposing of the maps, based on the records retention schedule, as the maps are available at the county.

Motion/Second to approved up to \$200 for the purchase of totes for storage of plat maps and that the funds are taken out of the building budget by: Goldsmith/Adams. In favor: Adams, Felber, Goldsmith and Hassett. Opposed: Ellinger. Abstained: None.

Updated Budget

Clerk Weber presented an updated building project budget to the board.

To Do List

An updated to-do list was presented to the board. Clerk Weber asked the board to review the list and make any additions or changes that they see fit.

Clerk Weber asked the board if they wanted to offer - for free - the range, refrigerator, microwave, chairs, counter and the clerk’s desk. Supervisor Felber asked if the township could legally offer the items for free.

Motion/Second to dispose of the range, refrigerator, microwave, chairs, counter and clerk’s desk by posting on Facebook Marketplace and Craig’s List by: Adams/Goldsmith. In favor: Adams, Ellinger, Goldsmith and Hassett. Opposed: Felber. Abstained: None.

At the next meeting, the board will need to pass a motion to designate the new meeting location. The notice will be posted on the posting board and on the website.

Announcements

- June Board Meeting – Wednesday, June 28<sup>th</sup> @ 7PM

Adjournment

Motion/Second to adjourn the special meeting by: Hassett/Goldsmith. In favor: Adams, Ellinger, Felber, Goldsmith and Hassett. Opposed: None. Abstained: None. Motion Passed, adjourning the Special Meeting, on Wednesday June 14, 2023 at 7:45PM.

Respectfully Submitted,  
Chris Weber  
Town of Orrock, Clerk

Accepted this 28<sup>th</sup> day of June 2023 by the Orrock Township Board of Supervisors.

\_\_\_\_\_  
Bryan Adams, Chair

Attest: \_\_\_\_\_  
Chris Weber, Town Clerk