

**CITY OF EAGLE LAKE  
MONDAY, SEPTEMBER 18, 2023  
SPECIAL CITY COUNCIL MEETING  
7:30 A.M.  
CITY HALL, 705 PARKWAY AVENUE  
AGENDA**

Regular City Council meetings are held the first Monday of every month at 6 p.m. All meetings are open to the public. If you wish to address the City Council in person, please contact City Hall at 507-257-3218 or email [krausch@eaglelakemn.com](mailto:krausch@eaglelakemn.com) or [jbromeland@eaglelakemn.com](mailto:jbromeland@eaglelakemn.com). Written comments or questions for the City Council can be submitted via USPS, email, or dropped off at City Hall. City Council meetings are now live streamed to the City of Eagle Lake’s official YouTube Channel. If you are unable to attend a meeting, you can view meetings by visiting the City of Eagle Lake website at [eaglelakemn.com](http://eaglelakemn.com) and click on the “City of Eagle Lake MN City Council Meetings” icon on the home page of the website.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

\_\_\_\_\_ Norton      \_\_\_\_\_ White      \_\_\_\_\_ Steinberg      \_\_\_\_\_ Rohrich      \_\_\_\_\_ Whittington

**NEW BUSINESS**

1. Review and Approve Updated Park Pavilion Pricing

**OTHER**

**ANNOUNCEMENT**

**ADJOURNMENT**



705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024  
(507) 257-3218 Phone (507) 257-3220 Fax

September 18, 2023

To: Honorable Mayor Norton and City Council  
From: Jennifer J. Bromeland, City Administrator  
Re: Updated Park Pavilion Pricing

Attached you will find an updated proposal from J.R. Murilla Construction in the amount of \$158,700 for the Park Pavilion Project at Lake Eagle Park. The updated proposal was received via email on September 13<sup>th</sup>. Bolton and Menk recently completed a structural engineering review of the proposed pavilion plans and provided recommendations to ensure that the proposed structure complies with minimum design load requirements (e.g., wind, snow, weight, etc.). After implementing the recommendations, the total cost of the project increased \$29,500 – from \$129,200 to \$158,700.

For purposes of providing background, two proposals were received and reviewed in June 2023. The City Council selected the proposal from J. R. Murilla Construction in the amount of \$129,200. Following the selection of a contractor, the City’s building inspector advised that the plans for the park pavilion would need to be reviewed by a structural engineer to ensure compliance with the state building code for wind, snow, weight, etc. Bolton and Menk was next hired to perform a structural engineering review. The feedback received from Bolton and Menk consisted mainly of modifications needed for masonry and framing.

The cost for the park pavilion project will be paid for using capital outlay monies set aside for parks. The parks line item of capital outlay (101-42500-570) will be exhausted when this project is completed. This line item will need to be replenished using funds set aside in 2024 for parks improvements along with any donations or grants received for the parks. \$50,000 has been set aside annually in recent years for parks improvements, with another \$50,000 allocated in the 2024 budget for this purpose.

After speaking with the contractor (Joe Murilla with J.R. Murilla Construction), to complete the project this fall, the updated proposal needs to be approved at the City’s earliest opportunity. Therefore, a Special City Council meeting was called for this morning to keep the process moving along.

A motion is needed to approve the updated proposal from J.R. Murilla Construction in the amount of \$158,700.

Jennifer J. Bromeland  
City Administrator



Updated - Received 9/13/23  
**PROPOSAL**

PRO

J.R. Murilla Construction  
21588 598<sup>th</sup> Ave  
Eagle Lake, MN 56024  
License #20094475

**Proposal Submitted To:**  
City of Eagle Lake  
Eagle Lake, Mn 56024

**DATE 4-5-23**  
Revised 9/12/23

**We hereby submit specifications and estimate for:**

Pavilion Remodel:

Demo:

- Remove existing concrete slab.
- Remove existing roof down to block.

Excavation:

- Excavate foundation for new addition, excavation to be below frost level.
- Import sand for interior envelope of new foundation and compact in 12" rises to proper elevation.
- Import sand on exterior for sidewalk and compact.
- Backfill exterior to rough grade all excess fill to be removed from site.
- No seeding or sod included.



# PROPOSAL

PRO

## Masonry:

- Pour 24" x 8" with two #4 rebar.
- Lay 5 courses of 8" block with the exception around bathroom, storage room and wall around counter area block to go all the way to ceiling.
- Block above ground to be rock faced. **Not match existing.**
- 3' steel doors supplied and installed with locks and hardware.
- Pour new slab on interior of pavilion 4" thick with #3 rebar 2' on center in each direction and control joints made as necessary.
- Exterior sidewalk to be poured from front of existing building 30' back to access new bathroom and pavilion sidewalk to be 5' wide.

## Masonry revised per Bolton & Menk:

- Add one more length of rebar in footing.
- Change from #3 rebar in floor to #4 and spacing in 12" grid instead of 24" grid.
- Corefill block wall every 2' instead of 4'.
- Styrofoam installed on interior of foundation and under concrete slab.
- Construct cement columns under each post as shown in foundation plan with rebar as shown.
- Supply and install MPB88Z Base plates for post to foundation connection.
- Caulk control joints.

## Framing: Per Bolton & Menk

- Set 8" x 8" SYP post as shown on plan, post to be anchored to base plate.
  - 6" x 12" beams to set on post tops using steel beam to post connectors.
  - Anchor new treated plate to existing bathhouse.
  - Set manufactured roof trusses 2' on center with a Hip roof design.
  - Wall between bathroom and storage room to be framed with dimensional lumber
  - Shingle roof with Certainteed Landmark shingle 30 yr warranty
  - Install 2" x 6" bracing from post to beam at corners.
-



# PROPOSAL

PRO

#### Bathroom Finishes:

- Install new ceilings in existing bathrooms, new bathroom and storage room to be James Hardie product painted white.
- Wall between new bathroom and storage room to be done with white FRP board

#### Plumbing:

- 1 American Standard (3249.001.020) white 12" RI flushometer style toilet.
- 1 Sloan (3911634) Regal XL chrome flush valves.
- 1 Bemis 1955ct-000 (295CT-000) open front toilet seat.
- Advance 7- PS - 751 single hole 20 x 24 hand wash sink.
- Chicago 807- 665PSHABCP LF single lav faucet metering chrome color.
- 1 Sioux 2" floor drain in bathroom.
- Plastic waste and vent piping.
- ADA grab bars to meet code.

#### Soffits & Fascia:

- Aluminum Soffits & Fascia to be done around exterior of building 2' & 5' overhang.

#### Interior Ceiling:

- Interior ceiling to be done with 1" x 6" T&G pine with clear finish.
- Support beams to be wrapped with Miratec product painted to desired color.

#### Electrical:

- Allowance \$3000.00

#### Notes:

- Building permit not included.
- All debris to be removed from Jobsite.



# PROPOSAL

PRO

## INSURANCE

- JR Murilla Construction to provide workmanscomp insurance on his employees, and see to it each subcontractor has his own valid insurance source.

*We hereby propose to furnish labor and material – complete in accordance with the above specifications, for the sum of: (\$158,700.00) one hundred fifty eight thousand seven hundred dollars*

Payments to be made as follows:  
When project is complete

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

**Authorized Signature:** \_\_\_\_\_

## ACCEPTANCE OF PROPOSAL

**The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.**

**ACCEPTED:**

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

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original

# PROPOSAL

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J.R. Murilla Construction  
21588 598<sup>th</sup> Ave  
Eagle Lake, MN 56024  
License #20094475

**Proposal Submitted To:**  
City of Eagle Lake

**DATE 4-5-23**

**We hereby submit specifications and estimate for**

**Pavilion Remodel:**

**Demo:**

- Remove existing concrete slab.
- Remove existing roof down to Block.

**Excavation:**

- Excavate foundation for new addition, excavation to be below frost level.
- Import sand for interior envelope of new foundation and compact in 12" rises to proper grade.
- Import sand on exterior for sidewalk and compact.
- Backfill exterior to existing grade all excess fill to be removed from site.
- No seeding or sod included.



# PROPOSAL

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#### Masonry:

- Pour 24" x 8" footing with two #4 rebar.
- Lay five courses of 8" block with the exception around bathroom, storage room and wind block by couter area block to go all the way to ceiling.
- Block above grade to be Rock Faced. **Not Matching existing.**
- 3' steel doors supplied and installed with locks and hardware.
- Pour new slab on interior of Pavilion 4" thick with #3 rebar 2' on center in each direction and control joints made as necessary.
- Exterior sidewalk to be poured from front of existing building 30' back to access new bathroom and Pavilion sidewalk to be 5' wide slopped to exterior.

#### Framing:

- Set Cedar 6"x 6" 's as shown on plan, 6" x 6" to be anchored in Metal stand off which will be anchored to foundation.
- Set 12" Micro Lamms 3 ply wide on top of post using Steel beam to post connectors.
- Anchor new treated plate to existing bathhouse.
- Set manufactured roof trusses 2' on center with a Hip Roof design.
- Wall between bathroom and storage room to be framed with dimensional lumber.
- Shingle roof with Certainteed Landmark shingle 30 year warrenty.

#### Soffits & Fascia:

- Aluminum soffits to be done around exterior of building 2 ft overhang and 5 ft overhang.

#### Interior ceiling:

- Interior ceiling to be done with 1" x 6" T&G pine with a clear finish.
- Micro Lamb beam to be wrapped with Miratec product painted to desired color.





# PROPOSAL

PRO

21588 598<sup>th</sup> Ave  
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License #20094475

**Bathroom Finishes:**

- Install new ceilings in existing bathrooms and new bathroom and storage room ceilings to be Jamies Hardie product painted white.
- Wall between new Bathroom and Storage area to be done with FRP board.

**Plumbing:**

- 1 American standard (3249.001.020) white 12" RI flushometer style toilets.
- 1 Sloan (3911634) regal XL chrome flush valves.
- 1 Church (295CT-000) white open front less cover toilet seats.
- 1 Krown HS-18 wall hung hand sink
- 1 Watts (TCA-411) lavatory carriers.
- 1 Chicago 802-336ABCP vandal proof push - tilt handle faucet.
- 1 Sioux 2" adjustable floor drains
- Plastic waste and vent piping.
- Pex water piping.
- Supply stops for sinks.

**Electrical:**

- Allowance \$3000.00

**Notes:**

- Building permit not included.
  - All debris to be removed from jobsite.
  - Hooking on to existing sewer price to be determined.
  - Nothing figured for anything Engineer calls for.
-

Mr. Hartman also stated that he would like to replace mowers when their warranty expires, which for this Bobcat would be three years.

- Council discussion included the desire to consider the benefits of purchasing versus leasing and financing options. Administrator Bromeland explained that this purchase was not budgeted as a 2023 expense.
- Administrator Bromeland stated that when the lease documents are available the City's attorney should review prior to the City signing the lease.
- Council discussion included the desire to look into obtaining pricing information from other vendors and to look into equipment that is geared for commercial use.
- Council directed Mr. Hartman to obtain other quotes and scheduled a special city council meeting for 7:30 a.m. on Monday, June 12 to review. The goal was to obtain the needed equipment in a timely manner to avoid mowers being out of service during high demand time.

#### 12. Park Board Recommendation for Pavilion at Lake Eagle Park

- Administrator Bromeland stated before the Council are two bids for construction of a pavilion at Lake Eagle Park. The lowest proposal received is from J.R. Murilla Construction in the amount of \$129,000, the other from Jon Schabert Construction totaling \$131,810.
- Administrator Bromeland explained the Park Board has \$118,183.37 available in its capital outlay fund. The Park Board plans to seek grant funding and sponsorships to make up the difference. The City Council has allocated \$50,000 annually for the past couple of years into parks capital outlay for this purpose. A similar request will be included with the 2024 budget to help replenish capital outlay for parks. An informational flyer will be distributed shortly to bring awareness to fundraising needs.
- Public Works Director Hartman explained that the proposed pavilion project will also include the addition of an ADA compliant restroom and a storage area. The roofline will be symmetrical and there will be counter space, outlets and lighting. He also stated it is not anticipated that the playground will not need to be closed during the construction of the pavilion.
- Administrator Bromeland explained that the City's building official has stated that because an ADA accessible restroom and an accessible sidewalk to the restroom is part of this project, the existing restrooms will not need to be upgraded.
- Council discussion included the idea of providing a sponsorship for naming rights to the pavilion.
- Council Member Rohrich moved, seconded by Council Member Whittington, to accept the recommendation of the Park Board to accept the bid from J.R. Murilla Construction for the pavilion in the amount of \$129,000. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Norton voting in favor.
- Council Member Steinberg moved, seconded by Council Member Whittington, to allow staff to seek grants and sponsorships for this project. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Norton voting in favor.

#### 13. J.R. Bruender Construction Contract for Porta-Toilet

- Administrator Bromeland explained that the City was able to negotiate a lower price for porta-toilets upon accepting a two-year agreement.
- Council Member White moved, seconded by Council Member Steinberg, to authorize staff to enter into a two-year agreement with Bruender Construction for portable toilets as needed at the park and for special events. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Norton voting in favor.