

DAKOTA DUNES COMMUNITY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS SPECIAL MEETING
SEPTEMBER 23, 2025 – 5:00 P.M.
WELCOME CENTER
335 SIOUX POINT ROAD, DAKOTA DUNES, SOUTH DAKOTA

MINUTES (UNAPPROVED)

The Board of Supervisors met in a special session on September 23, 2025, at 5:00 p.m., at Welcome Center, 335 Sioux Point Road, Dakota Dunes. Members present were: Messrs. Beaulieu, Wetz, Ms. Shanafelt (virtual) and Ms. Finzen. Members not present: Mr. Shorma. Also present were: Todd Benson of L&L Builders. Employees present were: Andrew Tramp and Katelyn Irby.

1. CALL TO ORDER

The regular meeting was called to order by Chairman Beaulieu.

2. PLEDGE OF ALLEGIANCE

Chairman Beaulieu led the recital of the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was passed by Mr. Wetz and seconded by Ms. Finzen to approve the agenda.

Motion passed 4-0.

4. CONFLICTS OF INTEREST DISCLOSURE

No conflicts of interest were presented.

5. PUBLIC COMMENT

Todd Benson of L&L Builders was present to answer questions, if needed.

No public comment.

6. NEW BUSINESS

- AWARD OF BID ISSUANCE NO. 2 FOR DAKOTA DUNES CID MAINTENANCE BUILDING

- BID PACKAGE NO. 03-1 – CONCRETE

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to award Bid Issuance No. 2, Bid Package No. 03-1 – Concrete to L&L Builders for \$239,231.00 as the lowest responsive and responsible bidder. A total of two bids were received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 03-2 – CONCRETE FLOOR FINISHES

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No.2, Bid Package No. 03-2 – Concrete Floor Finishes to L&L Builders for \$9,139.00 as the lowest responsive and responsible bidder. A total of one bid was received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 06-1 – ROUGH CARPENTRY, PRE-ENGINEERED WOOD FRAME BUILDING, WEATHER BARRIER, METAL WALL PANEL, METAL ROOF VINYL WINDOW AND FLASHING WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 06-1 – Rough Carpentry, Pre-Engineered Wood Frame Building, Weather Barrier, Metal Wall Panel, Metal Roof Vinyl Window and Flashing Work to Gingerich Structures for \$239,600.00 as the lowest responsive and responsible bidder. A total of three bids were received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 06-2 – FINISH CARPENTRY, HOLLOW METAL DOORS & FRAMES WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 06-2 – Finish Carpentry, Hollow Metal Doors & Frames work to L&L Builders for \$52,500.00 as the lowest responsive and responsible bidder. A total of three bids were received for this bid package.

Motion passed 4-0.

6. NEW BUSINESS (CONTINUED)

- AWARD OF BID ISSUANCE NO. 2 FOR DAKOTA DUNES CID MAINTENANCE BUILDING (CONTINUED)

- BID PACKAGE NO. 07-1 – INSULATION WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 07-1 – Insulation Work to Gingerich Structures for \$51,400.00 as the lowest responsive and responsible bidder. A total of one bid was received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 08-1 – SECTIONAL OVERHEAD DOORS WORK

A motion was made by Mr. Wetz and seconded by Ms. Fizen to award the Bid Issuance No. 2, Bid package No. 08-1 – Sectional Overhead Doors Work to Day's Door Company for \$60,965.00 as the lowest responsive and responsible bidder. A total of four bids were received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 09-1 – GYPSUM BOARD ASSEMBLY WORK

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 09-1 – Gypsum Board Assembly Work to Tri-State Drywall for \$17,028.00 as no bids were received for this bid package. The award of this bid to Tri-State Drywall was recommended by L&L Builders, the Construction Manager at Risk for the DDCID Maintenance Building project.

Motion passed 4-0.

- BID PACKAGE NO. 09-2 – RESILIENT BASE WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 09-2 – Resilient Base Work to L&L Builders for \$1,100.00 as the lowest responsive and responsible bidder. A total of one bid was received for this bid package.

Motion passed 4-0.

6. NEW BUSINESS (CONTINUED)

- AWARD OF BID ISSUANCE NO. 2 FOR DAKOTA DUNES CID MAINTENANCE BUILDING (CONTINUED)

- BID PACKAGE NO. 09-3 – PAINT WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 09-3 – Paint Work to Reich Painting for \$11,637.00 as the lowest responsive and responsible bidder. A total of one bid was received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 22-1 – PLUMBING WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 22-1 – Plumbing Work to Hander Incorporated for \$117,900.00 as the lowest responsive and responsible bidder. A total of five bids were received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 23-1 – HVAC WORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 23-1 – HVAC Work to CW Suter Services for \$90,500.00 as the lowest responsive and responsible bidder. A total of five bids were received for this bid package.

Motion passed 4-0.

- BID PACKAGE NO. 26-1 – ELECTRICAL, COMMUNICATIONS, & ELECTRONIC SAFETY

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 26-1 – Electrical, Communications, & Electronic Safety to Ward Electric Company, Inc for \$159,000.00 as the lowest responsive and responsible bidder. A total of seven bids were received for this bid package.

Motion passed 4-0.

6. NEW BUSINESS (CONTINUED)

- AWARD OF BID ISSUANCE NO. 2 FOR DAKOTA DUNES CID MAINTENANCE BUILDING (CONTINUED)

- BID PACKAGE NO. 31-1 – EARTHWORK

A motion was made by Mr. Wetz and seconded by Ms. Finzen to award the Bid Issuance No. 2, Bid Package No. 31-1 – Earthwork to Lieber Construction for \$61,404.61 as the lowest responsive and responsible bidder. A total of three bids were received for this bid package.

Motion passed 4-0.

- DD CID MAINTENANCE BUILDING L&L BUILDERS AGREEMENT AMENDMENT NO. 1 TO CONSENSUS DOC 410

Following discussion, a motion was made by Ms. Finzen and seconded by Ms. Shanafelt to approve the L&L Builders Agreement Amendment No. 1 to Consensus Doc 410 with the new guaranteed maximum price of \$2,187,480.00.

Motion passed 4-0.

- APPROVAL OF AUTHORIZED BANK SIGNATORY ADDITION

Following discussion, a motion was made by Mr. Wetz and seconded by Ms. Shanafelt to approve the addition of Janet Finzen as an Authorized Signatory on all bank accounts.

Motion passed 4-0.

- 2ND READING ORDINANCE NO. 2025-05 PARKS, PUBLIC SPACES, AND TRAILS

Following discussion, a motion was made by Ms. Finzen and seconded by Mr. Wetz to approve the second reading of Ordinance 2025-05 Parks, Public Spaces, and Trails. This will be effective in October 2025.

Motion passed 4-0.

7. EXECUTIVE SESSION – CONTRACTUAL MATTER

A motion was made by Mr. Wetz and seconded by Ms. Finzen to move into an executive session at 5:42 p.m. to discuss a contractual matter.

Roll call was taken: Beaulieu – aye, Shanafelt – aye, Finzen – aye, Wetz – aye. Motion passed 4-0. Also in attendance were Tramp and Irby.

A motion was made by Ms. Finzen and seconded by Mr. Wetz to move out of executive session at 6:00 p.m.

Roll call was taken: Beaulieu – aye, Shanafelt – aye, Finzen – aye, Wetz – aye. Motion passed 4-0. Also in attendance were Tramp and Irby.

No action was taken.

8. OTHER

No other topics discussed.

9. ADJOURNMENT

A motion was made by Ms. Finzen and seconded by Mr. Wetz to adjourn at 6:01 p.m.

Motion passed 4-0.

Submitted by,
Katelyn Irby, District Secretary