

CITY OF MONTEVIDEO  
CITY COUNCIL WORKSESSION  
February 6, 2012

The city council met in a budget worksession at 5:00 P.M. on Monday, February 6, 2012 in the conference room at city hall. This date/time was set by motion of the council on January 3, 2012.

Council members present: Sandra Hodge, Al Johnsrud, Karen Nieuwbeerta, Marvin Garbe and Bryce Curtiss. Absent: None. Mayor Debra Lee Fader absent.

Also present was City Manager Steven C. Jones, Assistant City Manager for Community Development Nick Haggemiller and City Clerk Glennis A. Lauritsen.

Purpose of the worksession was to discuss building issues.

City Manager Jones reviewed information he had prepared for the worksession, which discussed issues related to all of the public works buildings, city hall, fire hall and Carnegie Library, as follows:

**Public Works:**

Street Shop:

- ▶ Space needs/issues;
- ▶ Leaking (tin) roof;
- ▶ Overhead doors needing replacement;
- ▶ Poor insulation.

Parks Shop:

- ▶ Water issues;
- ▶ Lack of insulation in east half of building;
- ▶ Furnace issues;
- ▶ Overhead door in west end needs replacement.

In addition, 2010 heating costs were also outlined for the street shop, park shop, Mn/DOT building and Culligan building.

Construction alternatives for the public works department were also discussed, including upgrades to existing buildings (\$300,000-\$500,000) vs. new construction costs (\$1.2 Million-\$1.5 Million minimum).

**City Hall:**

City Manager Jones outlined four (4) issues:

- Issue #1 (short-term): (Basement) lift station improvements - estimated cost \$24,000. Needs to be done in 2012.

Issue #2 (short-term): New flashing (\$2,000) completed Fall 2011; tuckpointing approved (\$5,200) and will be completed Spring 2012.

Issue #3 (mid-term): HVAC system controls / complete replacement. (Control updates estimated at \$10,000+).

Issue 4 (long-term): Storage issues for police department/fire department/city offices.

### **Fire Hall Addition/Relocation:**

It was noted that relocation was actively pursued a number of years ago but has now been put on hold. Chief issues include space and location, both inadequate for a modern fire department. Last cost estimates were \$2.75 Million for a new building, now assumed to be \$2.5 Million to \$3.0 Million. Options include:

1. Build
2. Delay
3. Add on at present site
4. Buy an existing building and renovate

### **Carnegie Library**

Jones explained that the Carnegie Library is old and was last updated in 1983. Staff has done considerable work on windows, cleaning and overall stabilizing of the structure; however, there are some other needs, including work to the foundation, brick, shingles and soffit/fascia. Possible steps include:

- ▶ Secure legacy grant to do full feasibility and assessment of the building/grounds.
- ▶ Develop work and prioritized project list to identify specific actions and a timeline for completion.

Brief discussion took place on the community center, Artigas Plaza, transit garage, Culligan building and the depot.

The four (4) major priorities listed were as follows:

1. City hall lift station.
2. Carnegie Hall (because a majority of the funds needed for improvements may be available from grants, it is worth pursuing.)
3. Public works buildings. Due to their condition and the amount of work needed on a daily basis by this department, staff feels this need is greater than that of the fire hall, police or city hall operations.
4. Fire Hall.

Minutes/Budget Worksession  
February 6, 2012  
Page No. 3

Staff will pursue the Legacy Grant avenue for Carnegie Library improvements. Staff will also review financing options for a possible relocation/renovation of the public works garage (including revenue bond issuance through the EDA, election bond issue, etc.)

Meeting adjourned at 6:38 P.M.

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Glennis Lauritsen, Secretary

Approved by council February 21, 2012:

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Sandra Hodge, President