CITY OF MONTEVIDEO
WORKSESSION - PUBLIC FACILITIES ISSUES
August 17, 2015

The city council held a worksession Monday, August 17, 2015 in the conference room at city hall. Council President Garbe called the meeting to order at 5:30 P.M. The worksession had been set by motion of the council on July 20, 2015.

Council members present: Nathan Schmidt, Marvin Garbe, Karen Nieuwbeerta, Todd Hay and Bryce Curtiss (5:40). Absent: None. Mayor Debra Lee Fader absent.

Staff present: City Manager Steven C. Jones, Finance Director Jan Flaherty, Assistant City Manager Angela Steinbach, Liquor Store Manager Tom Ryman and City Clerk Glennis Lauritsen.

Purpose of this worksession was to discuss public facilities issues.

Fiesta City Liquor Store:

City Manager Jones distributed and discussed synopsis information he had prepared which outlined possible options/costs associated with the liquor store facility - present and future. The current lease with Mark Schultz is up in March of 2016. Possible options include:

1. Stay and continue to lease;
2. Stay and buy the building;
3. Move and lease another site;
4. Build on new site (roughly 9,000 sq.ft. @ $150/sq.ft. = $1,350,000); and/or
5. Move and buy another building.

Liquor Store Manager Tom Ryman was present to address questions/concerns raised. Ryman discussed his desired store specifications, including equipment needs, storage needs, parking, loading/unloading, floor design, etc. He noted he would like to have at least 9,000 sq.ft. to work with.

The council discussed financing options associated with the various options. Following the discussion, it was the consensus that staff continue to pursue all options for further discussion/consideration.

City Hall Roof Replacement:

City Manager Jones distributed and discussed information he had prepared which provided a background of issues associated with the city hall roof. The existing spray and insulation on the city hall roof was done in 2007 at a cost of $45,000. Since that time, the roof has been heavily damaged by hail and repaired several times. In 2013, there was a tear in the roof that subsequently damaged a number of ceiling tiles and carpet in the city hall building, which was covered by insurance. Last winter, there were a few more leaks, but this summer (despite heavy rains) there have been no leaks.

When the roof was replaced in 2007, some bids had been submitted to replace the roof with a new rubber roof. At that time, rubber was more expensive ($55,000 +), so a spray-on roof was applied. A number of options are now available:

- ▸ Remove the existing roof and reinstall a new rubber membrane roof or built-up asphalt roof - $55,000-$75,000, with a life span of 10-25 years;

- ▸ Add another layer of spray foam, and include some work to take out the low spots - $25,000, with a life span of 10 years; and,

- ▸ Add a pitched roof to city hall - estimated cost is $300,000-$350,000, with a life span of 20-40+ years.

After discussion, it was the consensus that staff begin to plan for a rubber membrane roof for the city hall building in 2017 and bring the issue back to the council for action at a future date.

City Manager Jones stated that he would like to have the council set another worksession to discuss the outdoor swimming pool and public works building. Jones will check with the public works director for his availability and come back to the council with possible dates.

Jones also discussed a petition he had received for street improvements on Wilkins Street. The petition was signed by a number of individuals but those signatures did not reflect a majority of the property owners. After discussion, it was the consensus of the council that this issue be placed on a future council meeting for formal consideration prior to plans being reviewed for 2017 street construction. Information will be relayed to the petitioners when a meeting is scheduled.

Meeting adjourned at 6:40 P.M.

_____

Glennis A. Lauritsen, Secretary

Approved by council September 8, 2015:

_____

Marvin E. Garbe, President