

CITY OF MONTEVIDEO  
CITY COUNCIL WORKSESSION  
FEBRUARY 18, 2025

The city council met in a worksession on Tuesday, February 18, 2025 in the council chambers at city hall. President Curtiss called the meeting to order at 6:00 P.M. The worksession had been set by the council on January 21<sup>st</sup> for the purpose of discussing potential worksession topics and for any other business that might come before the council.

Council members present: Bryce Curtiss, Dean Matthys, Steve Sulflow, Dan Sanborn and Beverly Olson. Absent: None. Mayor Bulman present.

Also present was City Manager Robert Wolfington, City Engineer Mike Amborn, Public Works Director Ryan Gallagher and City Clerk Tami Schuelke-Sampson.

2. Discussion Items.

2(A) POTENTIAL WORKSESSION TOPICS.

City Manager Wolfington provided a handout that included a listing as a starting place for potential future work sessions. The following was discussed for facilities:

- City Hall - An estimate to update/fix the HVAC system is \$65,000. This is only one item that needs to be addressed. Other items include the electrical panel, handicap accessible ramp and storage space. Potential other ideas instead of fixing the current building included building a new City Hall, moving to an existing building on main street, share an existing building on main street with another entity or to co-locate with the County. After discussion it was advised to complete a request for proposals for an assessment to be completed and see what the cost of each option would be. After the assessment we will have a better idea of the cost and then could add a question to the ballot at the next election for a referendum.
- Carnegie Library - The building is on the Historic Preservation list. The North facade is bowing out approximately six inches. It was built right on the property line and if the building was removed there would not be anything that could be built due to the size of the lot and required setbacks. Grant options were also discussed to fix the building. A concern is the 50% match that is required for a historic building grant and how expensive it is to preserve a historic building. The

building would be expensive to fix and expensive to demolish. This could also be on the next election ballot.

- Expansion at Public Works - Currently the salt/sand/cold patch are stored outdoors and it would be very beneficial to move them into a climate controlled building. The current sand/salt bin is unsafe and does not provide protection from the elements or debris. The debris has to be cleaned before the product is used which takes a lot of time. A potential solution is to section part of the old street garage into two bays and use that for the storage of sand/salt. The equipment that is currently stored in the old street garage would be moved to the MNDOT building. The MNDOT building does need a new furnace.
- Water/Wastewater - We are currently working with the MPCA for our next permit but requesting a ten year extension. We have to apply for an extension for each permitted level. To meet the new permitted levels could require work to the facilities.
- Swimming Pool - The current pool needs substantial work. The estimate for the project is in the 7 figure range. There are not many funds set aside for this in the CIP. Starting a local option sales tax is a potential option for funding the needed work.

The following was discussed for street projects:

- State Road - This will be more than a one year project. The cost is \$200,000 in 2025 for pre-design work which will be funded from reserves. The city can get back what is paid out of reserves at the time the project is bonded. Items being addressed with the pre-design is how it can fit and what it will look like. This is a main route to the schools so there is an aesthetic component to the design as well. We need to be prepared for the project before we are forced to do something. The city has been patching State Road and we are no longer able to blade patch as we have in the past. This area has many retaining walls and a policy on how to handle them will need to be passed. The reconstructing will take time and potentially be started in 2027.

Other work sessions include the following:

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- There are three budget work sessions scheduled but usually we are able to complete the budget in two.
- The Comprehensive Plan needs updating. This is usually done every ten years. The current Comprehensive Plan was approved August 5, 2013.

Other topics for worksessions include the following:

- THC items at the liquor store.

2(B) OTHER.

- None.

Meeting adjourned at 6:55 P.M.

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Secretary

Approved by council March 3, 2025:

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President - City Council