

CITY OF MONTEVIDEO  
CITY COUNCIL PROCEEDINGS  
FEBRUARY 2, 2026

The city council met in regular session Monday, February 2, 2026 in the council chambers at city hall. Council President Curtiss called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

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

Also present were: City Manager Robert Wolfington, City Attorney Janice Nelson, City Engineer Mike Amborn and City Clerk Tami Schuelke-Sampson.

It was moved by Sulflow, seconded by Matthys and unanimously passed to approve the agenda, with the following modifications:

**MODIFY:**    5(A)    **CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING JANUARY 29, 2026 IN THE AMOUNT OF ~~\$175,606.64~~: \$178,003.19.**

The revised list reflects the following additions:

MISCELLANEOUS

Montevideo Area Chamber of Commerce -January bills        \$        2,396.55

**ADD:**            7(F)    **CONSIDER APPROVAL OF CITY OF MONTEVIDEO PAY EQUITY STUDY RESULTS.**

It was moved by Sanborn, seconded by Matthys and unanimously passed to approve the minutes of the regular meeting of January 20, 2026, as presented.

4.        Notices/Communications/Announcements or Appearance of Interested Citizens.

4(A)    PRESENTATION OF 2026 INSURANCE PACKAGE.

Jon Kuhlmann, Citizen Alliance Agency, presented the city's 2026 insurance package information. Kuhlmann highlighted the coverage and associated premiums, noting that the city's package is down in premium mainly due to the worker's compensation portion

and a mod discount of approximately 20%. The dividend is up from last year, from \$8,000 in 2024 to \$22,000 in 2025.

5. Consent Agenda.

It was moved by Sanborn, seconded by Olson and unanimously passed to approve the following consent agenda items:

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING JANUARY 29, 2026 IN THE (MODIFIED) AMOUNT OF \$178,003.19.

6. Public Hearings.

- None.

7. General Business.

7(A) APPROVE ENGINEER PROPOSAL FOR WELL 18.

The city has five (5) active water supply wells, with the last being installed in 2008. One of the wells is declining and soon will not be reliable. The addition of a new well would provide another source for water supply to meet the current demands. Rodeberg & Berryman, Inc. (R & B) has partnered with Donahue & Associates, Inc. (Donahue) to assist with engineering services in completing the design and construction of Well 18. Donahue would be a subconsultant to R & B. Donahue will assist R & B with preliminary matters, Minnesota Department of Natural Resources permitting, well design, Minnesota Department of Health review and construction services. R & B will serve as the Project Manager and coordinate all efforts with city staff including the transmission line and constructions administration services. This project is accounted for in the utility capital budget and the cost is not to exceed \$75,000.00. Staff recommends accepting the proposal.

It was moved by Sanborn, seconded by Sulflow and unanimously passed to accept the proposal from Rodeberg & Berryman, Inc. for the design and construction of a new water supply well (Well 18).

7(B) APPROVAL FOR TRANSFER OF TAX ABATEMENT.

The City is party to a Tax Abatement Agreement with Montevideo Multi Family, LLC pursuant to which the City agreed to provide tax abatements for the construction of Thunderhawk Apartments. Montevideo Multi Family, LLC seeks to sell Thunderhawk Apartments to POP Management, LLC. Pursuant to the Tax Abatement Agreement, the City must consent to this sale and the assignment of Montevideo Multi Family, LLC interest in the Tax Abatement Agreement to POP Management, LLC.

STEVE SULFLOW OFFERED RESOLUTION NO. 4050, A RESOLUTION APPROVING CONSENT TO ASSIGNMENT AND ASSUMPTION OF TAX ABATEMENT AGREEMENT, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 4050 WAS SECONDED BY BEVERLY OLSON. THOSE VOTING IN FAVOR OF MOTION: STEVE SULFLOW, BEVERLY OLSON, DAN SANBORN, DEAN MATTHYS AND BRYCE CURTISS. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 5-0.

7(C) APPROVE PURCHASE OF STORAGE SHED.

The city acquired the current wood framed shed from MNDOT. Over the years, the wood shed has decayed. Boards have been replaced and the roof patched many times. At this point, the shed is beyond repair. One of the exterior wood walls has started to cave in along with the main wood beams breaking. The others walls are not far behind. One of the dividing walls has completely failed. The stalls of the shed can no longer store all the materials needed for street maintenance. Two quotes were received for the storage shed. One from Freedom Buildings for \$43,457.75 and the other from SourceWell by Justin Adams of BriteSpan Building Systems Inc. on behalf of Freedom Buildings for \$44,870.75. The storage shed will be located by the previous public works building for access to the brine machine.

It was moved by Sanborn, seconded by Olson and unanimously passed to approve the purchase of a 40 ft by 48 ft storage shed from Freedom Buildings for \$43,457.75.

7(D) COUNCIL WORKSESSION.

It was moved by Sulflow, seconded by Olson and unanimously passed to approve a council worksession scheduled for February 9, 2026 at 7:00 pm to discuss the comprehensive plan update.

7(E) APPROVE OFFER FOR LAND PURCHASE.

As directed, the City of Montevideo made an offer of \$35,000 for the purchase of 310 Eureka Avenue, the former Performing Arts/Middle School lot. The seller has agreed verbally to the offer. It is recommended by staff to move forward with a purchase agreement for the lot with an offer of \$35,000.

It was moved by Matthys, seconded by Sanborn and unanimously passed to authorize the mayor and city manager to move forward with the purchase agreement for 310 Eureka Avenue for the offer price of \$35,000.

7(F) PAY EQUITY STUDY RESULTS.

City Manager Wolfington presented the 2026 Pay Equity Study results. The Study has been submitted to the State by the January 30<sup>th</sup> deadline but requires council approval.

It was moved by Sulflow, seconded by Olson and unanimously passed to approve the 2026 Pay Equity Report, as presented, and authorize its submission to the State of Minnesota.

8. Ordinances.

- None.

9. Discussion and Miscellaneous.

9(A) CARNEGIE LIBRARY.

The city council has discussed the future of Carnegie Library at past meetings. Different options that have been discussed, dependent upon whether or not to de-list the property off of the National Historic Register and whether or not to fix or demolish. Kristi Fernholz of the Upper Minnesota Valley Regional Development Commission put together a document providing information on funding resources, resource documents and funding scenarios. Mayor Bulman expressed his concerns that it is irresponsible of the City to use tax payers money to fix the building. Councilmember Sanborn provided costs it took for other cities in Minnesota to fix and upgrade their Carnegie Libraries and expressed how many years it would take to recoup the costs. Councilmember Sanborn also explained that there are two buildings in Montevideo that are on the National

Historic Register and both are in need of repair. One is highly visible and any grants that might be available should be focused on that building and not the Carnegie Library. It was the consensus of the councilmembers that the City should no longer put money into the Carnegie Library.

It was moved by Sanborn, seconded by Matthys and unanimously passed to direct staff to submit the needed items to the State and the Federal entities to have the Carnegie Library removed from the Historic National Register and get quotes to have it demolished.

9(B) BOARDS AND COMMISSIONS UPDATES.

- ▶ Councilmember Sanborn updated that the Hospital Board meeting went well and there is a new member.
- ▶ City Manager Wolfington stated there will be an Airport Commission meeting on Tuesday, February 10<sup>th</sup>.
- ▶ City Manager Wolfington explained that the Police Civil Service Commission met before this meeting to organize the board and provide a department update.

9(C) OTHER.

- ▶ Councilmember Sanborn stated that everything at the skating rink has been going very well and there is a group that is donating the funds to obtain ten skate helper skating aids. There is an advertisement place on the front of the skating aids that have been sold to area businesses for \$100 and the profits will be used to purchase a skate sharpener.

Meeting adjourned at 7:43 P.M.

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Tami Schuelke-Sampson, Secretary

Approved by council February 17, 2026:

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President - City Council