



MINUTES
CITY COUNCIL WORK SESSION
June 17, 2025

CALL TO ORDER

The meeting was called to order at 5:31 pm.

Present: Mayor: Charlie Miner; Council: Jahn Dyvik, Mike Feldmann, Deirdre Kvale, and Todd Newcomer

Staff Present: City Administrator: Scott Weske; Finance Director: Amanda Nowezki; Public Works Director: Sean Diercks; and City Clerk: Jeanette Moeller

Absent: None

APPROVE AGENDA

A motion was made by Feldmann, seconded by Kvale, to approve the agenda as presented. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the City Council during Open Correspondence.

BUSINESS ITEMS

A. Discuss City Facility Updates and Improvements

City Administrator Weske indicated that an amount had been budgeted to undertake some updates at City Hall in 2025 to potentially include a reroof, exterior surface improvements, and painting. He explained that the City's budget had been stretched thus far for the current year and he suggested that even though an amount was budgeted, it may not be the best time to undertake all of this work. He discussed the condition of City Hall's roof and presented roofing material samples as well as quotes for differing materials he had received from one contractor to provide the Council with an idea of the possible costs.

City Clerk Moeller noted that the Public Works renovation was completed a few years after City Hall and that building may need the same facelift in a few years. She questioned whether the City would want to spend \$50,000 to fix the roof and also spend money to fix the plumbing in the building, landscaping, exterior and interior painting, and upgrade the front doors for the ADA system to work properly; and wondered aloud if consideration should be given to remodeling vacant Public Works office spaces and selling the City Hall building to potentially break even or come out a bit ahead.

Weske didn't think that would work out well because they would need to spend money to get everything in the building up to code. He continued his review of the quote information he'd received from one contractor for the roofing.

Council member Dyvik asked if anyone had inspected the shingles to confirm they needed to be replaced or if it was just an assumption based on their age.

Finance Director Nowezki noted that when an LMC insurance adjuster had come out, he did not have a ladder. Public Works brought what they had but the adjuster did not feel comfortable going up there. She recalled that he ended up looking around inside a bit and she did not believe he had ever gone up on the roof.

Weske noted that if he was able to get companies to come out and quote a reroof project, they should be able to go up on the roof and also determine if there may be issues that would qualify for an insurance claim like hail damage.

Mayor Miner wondered if the City could put away funds this year and additional funds next year in order to have the necessary funding.

Nowezki mentioned that the City's General Fund reserve balance needed monitoring and reminded the Council that the City needs to retain 50% of their budget in cash, so it was important to remain careful in how much cash they were spending.

Council member Dyvik stated that the work would constitute a capital improvement and questioned if it should be coming out of the General Fund.

Nowezki agreed that the capital improvement fund could be a funding source, but pointed out that the City would need to be mindful about what they were spending on each thing for the City Hall building. She'd been keeping track of total capital expenses that staff is preparing for over the next five years and explained that the anticipated expenses total \$2,000,000. She added that there were areas in City Hall that will need repairs in the near future and reiterated that the City needed to be smart with capital expenditures because there were are major capital items ahead.

Mayor Miner asked about the plumbing issue that City Clerk Moeller had mentioned.

Nowezki indicated that staff believes the water heater may need to be replaced as warm water comes out gray, but there were also issues like leaking toilets.

Moeller reiterated that there were a lot of nickel-and-dime type of repairs needed, so the costs could add up.

Mayor Miner suggested that if staff wanted to tackle some of these projects in 2025, he asked that they prepare a recommendation and then save up for other projects in future years.

Council member Kvale asked about the Public Works office space idea raised by Moeller and noted that she would hate to put money into something if the City eventually decided to downsize.

Nowezki responded that she felt the City needed to look at capital as a whole and make some long-term plans. She reflected that she wouldn't want to see repairs or projects delayed to the point that the City could be faced with addressing a number of emergencies and priorities at the same time.

Moeller highlighted some examples of how the current City Hall building layout was not ideal for voting, and how the Public Works facility could be modified for City Hall use. She observed that she loved the idea of the City being able to pay one electric bill with staff being together on one campus, and added that she saw a lot of opportunity with the Public Works building. She noted that she was curious to see what the quotes were that the LMCC had obtained for upgrading the downstairs office areas.

Nowezki distributed copies of her unofficial list of possible expenses coming up for the City in the next 12 months, and noted that it did not include the water tower painting.

The Council discussed the TIF decertification process that needed to be followed, the expense of removal of ash trees, various fund balances, the idea of combining campuses with Public Works, upcoming meetings with the Metropolitan Council related to I&I, and the need to televise sanitary sewer lines through the entire City.

Council member Dyvik added that for the potential City Hall improvements, besides getting quotes for the reroof, he would like to make sure the shingles were inspected for hail damage and how close they may be to the end of their life.

OTHER BUSINESS/WORK SESSION COUNCIL REPORTS

No other business was discussed.

ADJOURN

Hearing no objection, Mayor Miner adjourned the meeting by general consent at 6:28 pm.

Respectfully submitted,

Scott Weske
City Administrator