



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606
Long Lake, MN 55356

MEETING DATE / October 21, 2025

SUBJECT: Consider Approval of a Roof Replacement Proposal for City Hall

Prepared By: Jeanette Moeller, City Clerk

Report Date: 10/15/2025

Recommended City Council Action

Staff recommends the City Council consider the following:

Option 1. Roof Replacement Only - Motion to approve a pricing proposal for a full City Hall roof replacement from All Around Property Preservation of Long Lake, MN in the amount of \$31,800, and to authorize staff to approve additional incidental costs associated with any necessary roof decking repairs.

Option 2. Roof, Soffit and Fascia Replacement – Motion to approve a pricing proposal for a full City Hall roof, soffit and fascia replacement from All Around Property Preservation of Long Lake, MN in the amount of \$43,800, and to authorize staff to approve additional incidental costs associated with any necessary roof decking repairs.

Option 3. No Action – The Council may opt not to move forward with a full roof replacement at this time; however, a future City Hall reroof and additional building updates should remain a budget consideration.

Overview / Background

City Hall's roof is 23 years old and is showing its age with areas of hail damage, exposed or lifted nail heads, shingles beginning to uplift (losing adhesive) or tear in places, and damage to the ridge vent. Additionally, the white coating is flaking off the metal fascia in some areas around the perimeter of the roofline. In anticipation of a potential reroofing project, \$50,000 was budgeted in 2025 for City Hall building and maintenance repairs, of which less than \$2,000 has been spent to date this year.

Former Administrator Weske had previously shared some initial quotes from one company for reroofing City Hall back in June; however, the quotes varied widely based upon differing roofing materials, and Councilmembers were in agreement that replacing the asphalt shingles with a similar product would be the preferred, more cost-effective option for the building.

Over the past few weeks, staff has been meeting with a series of roofing contractors to obtain quotes for a tear off and reroof project at City Hall. The lowest quote we've received is from a Long Lake roofing company, All Around Property Preservation, at a cost of \$31,800 to tear off and reroof the building with an updated asphalt shingle product (Owens Corning or Timberline). They also included a \$12,000 option for replacement of the white soffit and fascia. If the Council would like to move forward with reroofing City Hall in 2025, staff recommends consideration be given to approving the quote from All Around Property Preservation, with or without the soffit and fascia replacement option. It should be noted that if any of the roof decking has been damaged and repairs are needed, minimal additional expense beyond the contract amount would apply.

Supporting Information

- Pricing proposal from All Around Property Preservation (Long Lake)
- Pricing proposal from AllStar Construction (Maple Plain)
- Pricing proposal from Apple Roofing (Plymouth)