

MEDINA CITY COUNCIL MEETING MINUTES OF DECEMBER 7, 2010

The City Council of Medina, Minnesota met in special session on December 7, 2010 at 6:02 p.m. at the Medina City Hall, 2052 County Road 24, Medina, MN.

I. Call to Order

Members present: Weir, Crosby, Siitari, Smith (arrived at 6:10 p.m.), Johnson (arrived at 6:10 p.m.)

Members absent:

Also present: City Administrator Chad M. Adams, City Planner Dusty Finke, Public Works Superintendent Steve Scherer, City Attorney Ron Batty, City Engineer Bruce Paulson, Finance Director Jeanne Day, and City Engineer Tom Kellogg (arrived at 6:20 p.m.)

II. Medina Public Works Facility Study at 600 Clydesdale Trail (existing Clam Corp. building)

Adams provided an overview of the scope of work requested to be completed by Bonestroo, which includes an initial feasibility report on whether the Clam Corp. facility would be a feasible option for a City Center campus. Adams explained that he requested Bruce Paulson to provide a quick overview of Bonestroo's report, but that the primary focus would be placed on the broader policy questions from the memo attached in the Council packet.

Paulson discussed the attached memo and process for preparing the feasibility report.

Discussion was held on the life of the building, limitations, and per sq. ft. value comparisons.

Smith and Johnson arrived.

Adams presented a few slides that provided more detail on the per sq. ft. value as compared to building new facilities (as indicated in the Facilities Master Plan). He stated land and soft costs were also calculated into the analysis and discussed the variations.

Paulson stated that he and Staff believe the Clam Corp. facility is a feasible option for a City Center campus. In response to a question he stated that the Clam Corp. facility, if modified as proposed for City use, would cover all elements required for the City uses as proposed.

Adams discussed the cost comparison analysis between the options and indicated that several million dollars of construction expense could be saved if the Clam Corp. facility

was re-constructed as a City Center complex in comparison to building two new facilities over the next several years.

Discussion was held on the total estimate prepared in Bonestroo's report. Paulson acknowledged and apologized for the formula error, which resulted in an additional \$626,000 to the cost estimate.

The Council agreed to direct staff to update the figures for three examples: 1. Two new facilities (Public Works and City Hall/Police); 2. New public works facilities and renovations to City Hall/Police to last five to ten years; and, 3. Renovation and acquisition of the Clam Corp. facility as a City Center Campus (to include the sale of the existing City Hall property). The Council also directed Staff to prepare a project timeline with public input sessions and to conduct a market appraisal of the Clam Corp. facility.

Smith noted that all three examples should incorporate the water tower land acquisition analysis.

Kirby Johnson, resident, noted that the property tax analysis should include the costs to be borne by residents under the scenarios.

III. Adjournment

The meeting was adjourned at 7:01 p.m.

T.M. Crosby, Jr., Mayor

Attest:

Chad M. Adams, City Administrator-Clerk