

MARCH 11, 2019, PROPERTY COMMITTEE MEETING MINUTES

4 p.m. Council Chamber. Members present: M. Hraban, M. Platteter. Absent: B. Morgan. Others present: A. Christianson 1 and 2, K. Gorsegner, D. Parker.

Call to Order:

Chair Hraban Called the meeting to order and presided.

Subdivision:

Copies of a letter report on feasibility of developing a subdivision of City-owned property located south of Phillips Ave. near E. 3rd St. S. were distributed. This included both the initial and simplified layouts. The cost of the latter is about one-third lower than the original layout. Even then the developed cost per lot is quite high and should probably remain a future consideration.

Building Incentive:

It was also mentioned that a local resident who owns vacant lots suggested a less costly course of action for the City might be to advertise seeking low priced lots residents may not need and then, in turn, resell these for very low prices to folks willing to commit to build new homes on them in a limited time.

Community Center:

Adm. Christianson stated that he had already heard most of the comments made at last week's Public Meeting in regard to feasibility of converting either the former armory or the former elementary school into a community center, adding that many were good. The turnout was also very good.

Armory Garage Lease:

It was reported that a couple locals are interested in leasing the former armory garage for use as a vehicle repair garage. While they prefer to lease for one year, and while it is likely to be available for that long, it would be unfortunate to lose a sale or lease of the entire property for need of that facility. The initial lease rate discussion was for \$660/mo., but that was on the assumption the truck lift worked. Parts for that lift are not available so it is recommended that it be properly removed. The prospective tenants have offered \$550 w/o the lift. This revenue could be applied toward ongoing heating and lighting costs. Motion was made, seconded and carried to recommend Council approval for six months as this generate some revenue to help offset ongoing utility costs.

Armory Reuse:

City staff present advocated serious thought be given to retaining the armory and converting it into a City Shop. DPW Gorsegner stated that the north end lends itself to breakroom, office and storage while the south end lends itself to vehicle and equipment storage. The main assembly room would serve as a maintenance shop and to house larger equipment. The former gun range could be a sign shop. The site's perimeter fencing and security lights lend to outdoor storage of pipe, manhole parts and similar items. If the quonset were to be moved to the site and reset on 6' concrete walls, like Rusk County's quonset, it could, perhaps, serve as a supplementary salt shed for the City.

Closed Session:

None.

Ice Issues:

It was reported that some time over the weekend or this morning sliding ice took an exhaust vent off the Westlake roof. This could have been very problematic. Some buildings have had snow jacks, ice

diverters or hoods designed in or retrofitted. It is suggested that all City buildings be inspected to determine where it might be wise to add these. A bid could be let this summer for fabrication and installation before next winter as a cost against building leases or wherever charges are usually made.

Adjourn:

The meeting was adjourned at 5:08 p.m.