

**City of Moorhead
Committee of the Whole
Meeting Minutes
November 16, 2009 at 5:30 PM
City Hall Council Chambers**

Pursuant to due call and notice thereof, a regular meeting of the Committee of the Whole was held in the City Hall Council Chambers, on November 16, 2009, at 5:30 PM.

Roll call of the members was made as follows:

1st Ward Council Member:	Nancy Otto	Present
1st Ward Council Member:	Dan Bohmer	Present
2nd Ward Council Member:	Diane Wray Williams	Present
2nd Ward Council Member:	John Rowell	Present
3rd Ward Council Member:	Dan Hunt	Present
3rd Ward Council Member:	Lauri Winterfeldt	Present
4th Ward Council Member:	Mark Hintermeyer	Present
4th Ward Council Member:	Greg Lemke	Absent
Mayor:	Mark Voxland	Present

Committee of the Whole Meeting

1. [Discussion of Rourke Gallery - Roof Repair Options](#)

Minutes: City Manager, Michael Redlinger, opened the discussion by stating that the repair/replacement of the Rourke Art Gallery roof is a long-term capital investment necessary to improve the facility and protect it as a future asset. City staff consulted with the Richard Moorhead Image Group to provide estimates for the repair and consulted with attorneys regarding the lease agreement. The project will require Rourke to provide a share of the repair costs. The building is currently valued at approximately \$383,700.

Chad Martin, Operations Director, presented several options for materials and pricing for the roof repair as proposed by Richard Moorhead. He stated that the winter season would be an ideal time to accomplish the bidding process with a start-up date for the repair in early spring.

Redlinger added that the City would be utilizing 2009 and 2010 unallocated capital dollars for the repair, a fund that holds approximately \$270,000. Redlinger noted that the City would need to fine tune the provided quote numbers for a more accurate estimate of the project.

Martin noted that if the repair is delayed too long it may start to do structural damage to the building. A partial roof repair isn't an option due to the current structural materials that make up the roof.

Council Members discussed the possible sale of the building as a cost-savings measure given the current value of the building. It was noted that the Rourke Art Gallery is on the National Register of Historic Places and that

as a tenant the Rourke has raised its own funds to complete other building maintenance projects.

Council Member Winterfeldt asked whether an energy-saving “green” roof could be considered. Martin stated that the National Register would provide direction on whether that was a possibility.

Council Member Otto reviewed the terms of the 1996 lease agreement with Rourke and asked what efforts the Rourke has made to earn funds to assist with the roof repair. Redlinger explained that the City would be responsible to allocate dollars for the repair initially, but that an agreement would be reached between the City and Rourke to determine a plan of reimbursement within the current lease agreement. Redlinger added that the City anticipates requesting a \$52,000 repayment amount.

Council Members noted the importance of ensuring a timely repair before further damage is caused and the role of local government to preserve those locations that promote the arts.

Council Member Winterfeldt asked whether “Legacy Act” funds could be utilized to assist with the repair. Redlinger stated that he would look into that source of revenue as a potential option.

Redlinger stated that he would also look into other unique provisions that may affect the sale of the building. Additional information will be provided to the Council at a future meeting.

2. [2010 Operating and Capital Budget Discussion](#)

Minutes: As a follow-up request from the Council, Redlinger presented a handout detailing the 2010 funding of outside agencies along with a copy of their request letters.

Redlinger also presented a handout on cash reserve requirements. He noted that the City expended approximately \$5.1 million dollars for flood efforts. Only \$3.2 million has been reimbursed to the City to date, accounting for a \$1.7 million dollar shortfall. It is anticipated that it may take several years to be compensated for these funds and the City may not be fully reimbursed for all of it.

Harlyn Ault, Finance Director, clarified that the \$8.4 million general fund cash balance is less the \$1.7 million flood fund, for a net of approximately \$6.7 million.

Council Members discussed the potential negative impact of spending into the fund balance and the instability of future local government aid (LGA) allocation. Council Members commented that citizens are opposed to tax increases and utilizing a reasonable amount of the reserves may assist citizens who have been affected by the current economy.

Redlinger noted that six Council votes are required to pass the budget. John Schockley, Assistant City Attorney, added that without a budget the City

Manager is unable to make appropriations. This scenario could possibly subject the City to harmful consequences and liabilities. The Moorhead City Charter directs the Council to meet until a budget is in place.

Redlinger commented that further budget cuts to the City to prevent a tax levy would affect staffing, programs, facilities, and activities.

A special meeting to further discuss the budget was scheduled for November 30, 2009 at 5:30 pm.

3. [City Manager Reports](#)

Minutes: Redlinger announced that at the 2010 Council retreat he plans to engage Council members in a dialogue regarding revenue diversification.

Redlinger stated that an executive session will be scheduled at the beginning of the November 23, 2009 City Council meeting.

Council agreed to include a presentation from the US Army Corps of Engineers at the Council meeting on November 23, 2009.

City staff has been working with Tom Hanson, Commissioner of Finance / Minnesota Management and Budget, regarding the City's formal bond request for \$22 million dollars in the 2010 bonding bill. Staff has also been working on figuring the Corps local match requirement for financing.

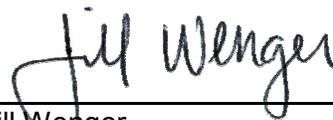
Mayor Voxland announced that two Minnesota representatives will serve on the National League of Cities. The Mayor of Willmar was elected as Vice President and Council Member Greg Lemke was elected to the Board.

APPROVED BY:

ATTEST:



Mark Voxland
Mayor



Jill Wenger
City Clerk

The proceedings of this meeting are digitally recorded and are available for public review.

Respectfully submitted by:
Jill Wenger, City Clerk