

**MINUTES OF THE WORKSHOP  
OF THE ZIMMERMAN CITY COUNCIL  
MONDAY, APRIL 17, 2017**

**CALL TO ORDER**

The Zimmerman City Council met in a workshop session at the Zimmerman City Hall. The meeting was called to order at 6:15 p.m. at City Hall by Mayor Earenfight.

**ROLL CALL**

Present: Mayor Earenfight, Council Members Brisbin, Nathe, Smith, and Whiting. Also present was Administrator Piasecki and Clerk/Treasurer Tillmann.

**AGENDA APPROVAL**

**Brisbin/Smith unanimous to approve the agenda as presented.**

**ORDER OF DISCUSSION**

City Interest in Christ Our Light Church Property

Administrator Piasecki provided an overview of the Christ Our Light Catholic Church property which is for sale. ISD #728 representatives requested a meeting with city and township representatives in November 2016 to gauge the level of interest in leasing the building should the District purchase it. The District has interest in the land to develop as a large parking lot, but no need for the church building. School District representatives questioned if the City/Township had ideas on how they could put the structure to a "community use". The District hired an engineering firm to review the structure and determine issues if any, and the cost to resolve those issues. Cost estimates to renovate the structure to District and Department of Education standards exceeded a proposed \$1.2M sales price.

If the recommended renovations were to be made, the lease rate from ISD 728 to the City and Township would be approximately \$13.00/square foot, calculated to an annual lease price of approximately \$250,000 for the 19,000 s.f. building. At this rate, and considering other costs associated with developing parking, District officials notified the City/Township in an April 6<sup>th</sup> meeting that it was no longer interested in the acquisition of the property. They would, however, be interested in entering into an agreement to utilize the parking space if the City/Township purchased the property.

Township representatives have questioned if the City would be interested in a Joint meeting of the Board and Council to discuss the potential purchase and subsequent uses of the property. City staff requested Council have a chance to hear a summary of the potential uses and/or future prior to a large joint meeting. Staff believes the structure could be modified to house a branch of the Great River Regional Library, with the basement used as a new location of the Boys & Girls Club, or as a banquet lease space. Regardless of the uses, the acquisition price and renovation costs would be proposed to be shared by the City and Township. Staff estimated between purchase, renovations, and stocking/equipping a library, total costs would well exceed \$2M.

Council discussed potential options, uses and joint ownership of the structure. Concerns were raised regarding the unknown costs given uncertain uses. Issues regarding the age of the structure, additions to the original construction and maintenance costs were discussed and were a concern of Council. While Council was not opposed to joint ownership and operation of the property for an undetermined community use, there was concern regarding the total price of a project. Members expressed concerns about the amount of money potentially spent on a purchase and rehabilitation, when it could be spent on new construction.

Piasecki stated the potential purchase or project is not pressing from the City point of view, and timing shouldn't be the City's motivating factor. Piasecki questioned if Council was willing to meet with the Town Board in a joint meeting. Consensus of Council was a willingness to meet and discuss, and staff was directed to arrange a future meeting date.

**Whiting/Nathe unanimous to adjourn the meeting at 6:48 p.m.**

Approved this 1st day of May, 2017.

s/s Kary Tillmann, City Clerk/Treasurer

Approved 05/01/2017