

Pipestone, Minnesota
August 15, 2016

Pursuant to due call and notice thereof, a Special Meeting of the Pipestone City Council was duly held in the Municipal Building at 5:30 p.m. on the 15th day of August 2016. Mayor Laurie Ness called the meeting to order. Roll call was taken and a quorum was declared. Members present: Laurie Ness, Jim Stout, Rodger Smidt and Kyle Caskey. Absent: Myron Koets. Others present: Deb Fitzgerald, Hay Dobbs Representative Tom Dobbs, City Administrator/City Attorney Jeff Jones and City Clerk Deb Nelson.

City Administrator/City Attorney Jones stated the purpose of the special meeting is to review the building assessments for City Hall, Senior Center and the Rec Center.

Tom Dobbs of Hay Dobbs introduced himself and reviewed the Municipal Building Assessment Executive Summary. He stated the individual facility assessments evaluated the entirety of each facility including accessibility, electrical system, exterior structure, fire/life safety systems, health, HVAC, interior finishes/systems, plumbing, site, security systems and vertical transportation (elevators). A numeric rating system was used to quantify the assessment using the following values and statements of conditions: 1 = Poor, 2 = Below Average, 3 = Fair, 4 = Good, and 5 = Excellent. Rankings were totaled and divided by the total possible points to arrive at an overall numeric ranking. The Facility Condition Index for each facility is as follows:

- City Hall: .59.
- Ewert Rec Center: .55
- Senior Center: .41

The buildings are reaching the end of their useful life and require significant investments into each facility. He stated that the buildings were “tired but safe.”

Myron Koets arrived at 6:19 p.m.

Boardmember Smidt asked what the big ticket items are for the buildings with Dobbs stating it is mainly the mechanical and electrical systems. Dobbs shared accessibility is also a big ticket item as neither City Hall nor the Rec Center has an elevator. He also stated that if the City starts renovating, all buildings would need to be brought into compliance with local and state building codes.

ADJOURNMENT

Motion was made by Caskey, seconded by Smidt and unanimously carried to adjourn the meeting at 6:25 p.m.

Laurie K Ness
Mayor

ATTEST:

Deb Nelson
City Clerk