

**SPECIAL CITY COUNCIL MEETING
JANUARY 31, 2020
8:15 AM**

The Jan 31, 2020 special council meeting was called to order by Councilor Theresa Beckman at 8:17 AM. Those present include Beckman, John Mueller, Sam Hesse, Lowell Helget (8:19 AM), Mike Rothmeier (822 AM), City Attorney Paul Muske, City Manager Joe Stremcha, and City Clerk Amy Vogel. Wendy Krier was also present.

Motion by Hesse, second by Mueller to adopt the agenda. All ayes.

Stremcha stated that Allina is interested in leasing a portion of the medical center with the city being responsible for the care of the building. Boiler licenses are required to run the building. Wages and benefits could run as much as \$100,000/year but staff could be used throughout the city. He suggested starting with the a 6-month seasonal position. The Allina lease would cover a portion of the costs with Mayo paying an early termination penalty that would also help pay for the position. The lease would be expense reimbursement so that there are no property taxes.

Additional thoughts on the position include helping with electrical work on city properties and assisting with work at the EDA apartments. The person could report to the city manager but ideally it would be the Public Works. It was questioned whether the city really needs a master electrician. Motion by Hesse, second by Mueller to post the position for full-time, not seasonal, with the minimum requirements being preferred. All ayes.

Many options for splitting the medical center operating expenses was discussed. Utilities would be at one rate, possibly 80/20, whereas the maintenance would likely be another, maybe 70/30. Automation could be split 50/50. The expenses would be reviewed annually as the building uses could change.

Discussion followed on what must be left in the building when Mayo exits. All equipment, except computers, should be left until it is decided if the items are needed. Allina does want the phone system and the EKG. It was noted that the bone density and CT scanner have no value and are not needed. Helget left the meeting at 9:16 AM.

It is hoped that a preliminary lease draft from Allina will be ready next week. There is a meeting with Mayo on Tuesday.

Council thanked Muske and Stremcha for all their work on this matter. Muske stated that he has been keeping track of his time as it is above and beyond his retainer.

Motion by Mueller, second by Rothmeier to adjourn at 9:31 AM.

Lowell Helget, Mayor

Amy A. Vogel, City Clerk