



**CITY COUNCIL
WORK SESSION MINUTES
LARGE CONFERENCE ROOM**

**Monday, January 26th, 2026
at 4:30 P.M.**

ROLL CALL: Councilors Geissler, Hjelle, LeBlanc, Peterson, and Mayor Boucher

ABSENT: None.

CITY STAFF: John Mulder, City Administrator; Paul Senst, Public Works Director, Bandon Holmes, Building Official, Kevin Orme, Director of Finance and Administration, Chad Ronchetti, Economic Development Director

OTHERS: Todd Mell, Kraus Anderson; Phil Johnson, Cedar Bridge Consulting; Jonathon Thornton, Jackie Dolentz

DISCUSSION ITEMS

1. Capital Improvements - Facilities

John Mulder opened the meeting by introducing Phil Johnson from Cedar Bridge Consulting and Todd Mell from Kraus Anderson. They were hired to complete a facility conditions review of the old City Hall, the Government Services Building, and the Public Works Facility.

Todd Mell reviewed the summary of the Facility Condition Assessment for the Government Services Building (Administrative Services and Public Safety). The facility is in fair condition and would need approximately \$6.4 million in maintenance over the next ten years. Their review included an analysis based on criticality (how critical was the maintenance), division of construction (Interior, exterior, mechanical etc.), and by Department.

Phil Johnson reviewed the summary for the Old City Hall and the Public Works Facility. Old City Hall was near the end of life and would require \$4 million in maintenance to extend the life for 15-20 years. The Public Works Facility would require close to \$2 million

to extend the life of the building for another 15-20 years. A new facility would cost in the range of \$13-15 million.

There was some discussion about what might happen at the old City Hall site including a possible private housing development or improvements to serve the adjacent park, but no decisions have been made.

The general consensus was to begin a process to vacate old City Hall, prepare a maintenance plan for the Government Service Building (City Hall and Public Safety) that could be incorporated into a new Financial Management Plan, and do more planning for Public Works. There was no definitive timeline associated with any direction.

2. Recess to February 2nd, 2026 City Council Meeting

Following the discussion, the City Council recessed the meeting until Monday, February 2, 2026

ATTEST:

Mayor

City Administrator