

**OSSEO CITY COUNCIL
WORK SESSION MINUTES
April 29, 2024**

1. CALL TO ORDER

Mayor Duane Poppe called the work session of the Osseo City Council to order at 6:00 p.m. on Monday, April 29, 2024.

2. ROLL CALL

Members present: Councilmembers Ashlee Mueller, Mark Schulz, and Mayor Duane Poppe.

Members absent: Councilmembers Juliana Hultstrom and Alicia Vickerman.

Staff present: Police Chief/Interim City Administrator Shane Mikkelson.

Others present: Dan Greuel, Oertel Architects; Dee Bonn, City Resident; Ann Schneider, City Resident; Nick Torres, City Resident; John Hall, City Resident; Karen Ruzicka, City Resident; Frank Ruzicka, City Resident.

3. AGENDA

Council agreed to discuss the work session items.

4. DISCUSSION ITEMS

A. DISCUSS REVISED CITY FACILITIES OPTIONS

Interim Administrator Mikkelson stated the Council held a work session on July 31, 2023, to discuss the current state of the City's aging City Hall and Public Safety building. At the meeting, Staff discussed the issues surrounding the current facility and the need to consider a rehabilitated or completely new facility soon. The current building was originally constructed in the 1960's and is outdated with aging utilities, inadequate ADA entrances and usable spaces, no windows in the Staff office area, water drainage issues, and insufficient space to house the Police Department's growth. Additionally, the Fire Department space does not fit the current industry standards, and the entire facility does not currently meet the community's service needs, nor will it meet the future service needs of the community. The Council gave direction at that work session to bring forward a proposal to work with a local architecture firm to conduct a facility needs assessment. The Council approved a proposal from Oertel Architects, through local firm Rochon, to conduct the study at the August 14, 2023, Council meeting. Since then, Staff has met with representatives from Oertel Architects several times to begin the process of examining the current facilities, discuss with Department Heads the future requirements and service demands, and develop concept options for the City Council to consider. On January 29, 2024, the Council held a work session to discuss the facility's needs and gave Staff feedback on the designs proposed. It was noted Staff and Oertel took the feedback had a presentation for the Council to consider.

Dan Greuel, Oertel Architects, reviewed the revised plans for Options A through D in detail with the City Council. He explained Option A would reuse the government center and the police department would move over to the Press Building. He noted Option B would reuse the government center with a large addition and the community center would move to the back half of Boerboom Park and the Press Building would house the library and a dispensary. He reported Option C would construct a new government building and the police would move to the Press Building. He indicated Option D would construct a new government building, the library and dispensary would be located at the Press Building, a community center would be built at Boerboom Park, and a warehouse space would have to be purchased and remodeled for a temporary police department. He stated with both Options C and D, the current bonds on City Hall would have to be paid off before the existing building could be demolished. He reviewed the cost estimates for Options A through D with the Council and stated the costs were significantly lower than the previous plans.

Schulz asked how the challenges of roof drainage if the existing building were reused. Mr. Greuel reported the roof would be replaced with Options A and B.

Schulz indicated the City may not receive a dispensary and if this were the case the plans would provide the City with some additional flex space or the space could be given to the fire department.

Schulz commented none of these options were currently viable, but noted he supported moving the police department off site in order to accommodate their needs. He stated he appreciated how flex space has been worked into the plans. He indicated he believed Option A was the most reasonable for the City.

Poppe stated he wasn't excited about any of the options. He understood this project would have to be phased in order for the City to remain operational. He reported keeping the police operational was the biggest issue. He supported moving the police to the Press Building and then reassessing how the current city hall building could be reconfigured.

Schulz commented if this was the manner in which the City proceeded, there would need to be a deep dive on the actual needs for the police department.

Mueller asked if everything could be located on the park property. Mr. Greuel stated there was enough space, but it was made clear to him at the January worksession meeting that this was not the manner in which the Council wanted to proceed. He commented this would be the highest priced option and the City would be losing park space.

Mueller indicated she did not love the idea of separating the departments. However, if keep everyone on one campus is not an option, the police should move to the Press Building and the City Hall building should be retrofitted. She stated she did not like the idea of the library in the basement within Option A. Mr. Greuel commented the other option would be to keep the Council Chambers in the basement.

Schulz stated he had a hard time adding on library space as well, given the fact this was being done for Hennepin County. He indicated he did not mind the Council Chambers being in the basement. He was of the opinion the Council had to consider one option and then the concepts could be rearranged. He asked how many square feet the library was currently. Mr. Greuel stated the library was approximately 1,200 square feet.

Poppe questioned if the library had to be this same size after the retrofit. Mr. Greuel stated this could be determined after a conversation with Hennepin County.

Poppe recommended the City plan for the police station first and then the city hall plans could be considered further down the road because the numbers don't make sense at this time. He reported the City would have some bonds being paid off in a few years and the finances may look different after that time.

Schulz agreed with this suggestion and recommended the City pursue State bonding for this project. He indicated the City would have to find a way to maintain A/V services throughout renovations in order to broadcast City meetings.

Mueller suggested the council chambers and the library space be switched within Option A. She asked what the timeline would be to move just the police department to the Press Building. Mr. Greuel indicated construction would take 10 to 12 months plus he would need time to design the building.

Schulz explained he would to understand the cost for adding the dispensary to Option A. Mr. Greuel estimated the cost for the dispensary in Option A was \$900,000.

Mr. Greuel stated he would work on finalizing Option A noting Phase 1 of this project would focus on the police department.

5. ADJOURNMENT

The Work Session adjourned at 6:39 p.m.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial