

**Fertile City Council Minutes**  
**Special Meeting**  
**February 24, 2023**

The Fertile City Council held a special meeting on Friday, February 24, 2023 at 10 a.m. at the Community Center. Present were: Mayor Daniel Wilkens, and Council members Mary Kiefert, Amanda Bosman, and Matthew Massmann by telephone. Also present were City Administrator Lisa Liden and Curt Zimmer with Mutchler Bartram Architects. Zimmer was present for the meeting via Zoom which was televised on a large screen television. The purpose of the meeting was to discuss the roof options and possible roof support enhancements for the Community Center project.

The meeting was called to order by Mayor Wilkens at 10 a.m.

Curt Zimmer began by going over the various options for improving the weight bearing load on the community center roof. The current roof structure did not allow for the added weight of the four HVAC units that were needed to heat and cool the building. If nothing was done with the roof, only two HVACs could go on the low roof and a third on the auditorium roof. Another heating and cooling method would need to be used for the fourth zone.

The first option Zimmer went over was to add structure to the bottom of the main central beam and also to some of the joists in the area where the HVAC units would be located. The estimated cost for that was about \$30,000. Doing that would allow for the four HVAC units to be placed on the roof.

Another option would be to add a support post to strengthen the main beam and the cost of that would be \$25,000. Both the first and second options would involve substantial work on the interior of the building with added costs to replace the ceiling tile and grid system.

The third option was to build a structure on top of the roof where the high roof met the low roof to help alleviate some of the issues with snow drift load in that area. The cost of that option would be about \$20,000. The option wouldn't allow for placing the fourth HVAC unit on the roof but would improve the snow drift load on that area of the roof.

The fourth and final option explained by Zimmer would be to go with a different roof system that would eliminate the tons of rock that was on the roof currently. The new roof would involve removing all of the rock and installing an adhered membrane system. The estimated cost of replacing the roof using the current method was \$95,000 and the estimated cost of the adhered membrane system was \$140,000. While switching to the membrane system would cost roughly \$45,000 more, removing all the weight of the rocks would allow for all four HVAC units to be installed on the roof without having to strengthen the main beam or any of the joists.

Discussion was held on the pros and cons of the options with the biggest con of the first two options being the extensive work that would be done on the interior of the building resulting in interference with operations within the building. The biggest pro of option four was that getting rid of the rock weight on the roof not only allowed for the installation of all four HVAC units on

the roof, but it also eliminated the structural engineer's concerns about the snow load on the one area of the roof.

Council member Kiefert asked about the useful life of the membrane system option and Zimmel stated that the useful life is similar to the current roof and that it should last for 20 to 25 years. Mayor Wilkens noted that replacement of the roof down the road would also be easier and less costly with not needing to remove and replace all of the rock with the current roof. Zimmel agreed with that assessment. Zimmel also noted that currently there was about 75 tons of rock on the roof.

Mayor Wilkens asked about the current R-value of the roof and Zimmel was not certain of that but stated that the current roof had six to eight inches of insulation. Wilkens stated that he would like some additional insulation on the roof to make the building more efficient for heating and cooling. Curt Zimmel explained that additional roof insulation was currently listed as one of the bid options so that Council could easily assess what the added cost would be to determine whether or not to move forward with that option.

After further discussion of the matter, a motion was made by Council member Kiefert to go with the fourth option, the adhered membrane system for the roof since that would eliminate the need for interior work in the building and would allow for all of the HVAC units to go on the roof. The motion was seconded by Council member Bosman and was carried.

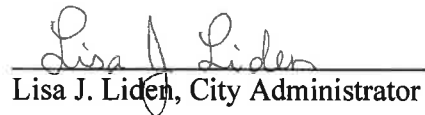
The meeting was then closed per MN Statute 13D.05 Subd. 2(b) for a brief discussion of an ongoing investigation.

The meeting was reopened on a motion by Council member Bosman that was seconded by Council member Kiefert and was carried. It was determined that further investigation was warranted.

The meeting was adjourned at 11:04 a.m. on a motion by Council member Kiefert.



Daniel Wilkens, Mayor



Lisa J. Liden, City Administrator