

**MELROSE CITY COUNCIL
SPECIAL MEETING
TUESDAY, SEPTEMBER 3, 2024 – 6:45 A.M.**

A.I. #1 CALL TO ORDER/ROLL CALL

The Melrose City Council met in a Special Meeting on Tuesday, September 3, 2024, at 6:45 a.m. at the Melrose City Center pursuant to due notice being given thereof. Present were Council Members Tony Klasen, Justin Frieler, Travis Frieler, Joelene Wieling, Mayor Joe Finken, City Administrator Colleen Winter, Community Development Director Sheila Hellermann, City Attorney Scott Dymoke, and City Clerk Patti Haase. Also in attendance was property owner Scott Wiehoff. Mayor Finken called the meeting to order.

A.I. #2 APPROVAL OF AGENDA

A motion was made by Ms. Wieling, seconded by Mr. Klasen and unanimously carried to approve the agenda as submitted.

A.I. #3 ACTION ITEMS

- a. Staff has been working with our building officials at Inspectron and our city attorney on the vacant building at 406 Main Street East. The situation has become urgent over the last 30 days. The owners, Scott and Laurie Wiehoff, have signed a consent agreement allowing the city to contract the demolition services and assess them for the cost. Staff have been in contact with demolition contractors as follows:

- Mayers (Melrose) – decline
- CCC (Melrose) - decline/recommended Veit
- W. Gohman – decline/recommended Lange and Rachel
- Lange (Albany) – decline
- TKI (Tom Kraemer Inc. of Cold Spring) – decline after a tour by Brian Kraemer, Owner/recommended Landwehr
- Opatz (Holdingford) – offered an estimate after a tour of the area by Jeremy Freudenrich, VP of Operations, on Thursday, August 15th. It is attached.
- Veit (Rogers) – offering a budget estimate after a tour of the area by Lauren Osborn, Demolition Estimator, on Thursday, August 29th. They are working to get it to staff by Friday, August 30th. It will be sent by email upon receipt by city staff.
- Landwehr (St. Cloud) – they initially declined after meeting with Mr. Wiehoff. Staff and our building official met with Aaron Wendlandt, Project Manager. They have decided to offer a budget estimate to the city. They are working to get it to staff by Friday, August 30th. It will be sent by email upon receipt by city staff.

- Rachel (St. Michael) – Matt Bartemio, Project Manager, toured the area with staff on Thursday, August 29th. They will be letting us know if they are offering an estimate. It will be sent by email upon receipt by city staff if they decide to offer a budget estimate.

Our building officials, Bill Barber and Mark Luostari, toured the building a couple months ago, limited to the first floor (not second floor or basement). They have posted the building, and all utilities have been cut. Community Development Director Sheila Hellermann presented photos of the building roof top and interior showing the deterioration of the building.

Property owner Scott Wiehoff stated that it is his intention to repay the city for the demolition of the property. He apologized for allowing the property to get to this state, however he has had some health issues.

A motion was made by Mr. Klasen, seconded by Mr. Justin Frieler and unanimously carried approving the Consent to Demolition of Hazardous Building agreement and authorized the mayor and city clerk to execute the agreement.

Community Development Director Shiela Hellermann reviewed the cost estimates provided by the contractors. She is still waiting for additional estimates. The need to quantify asbestos removal was discussed

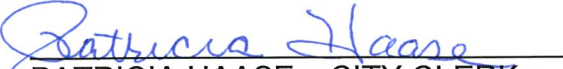
After further discussion a motion was made by Mr. Justin Frieler, seconded by Mr. Travis Frieler and unanimously carried authorizing staff to award the bid to the contractor providing the best value/responsible bid not exceeding \$250,000.

- b. The Council next gave consideration to the approval of a Community Festival License – Public Property to Martinez Meat & Grocery for Friday, September 13, 2024. The event will be held outdoors, and a portion of 5th Avenue SE will be closed. This event must comply with City Code Chapter 113.23 (D) which deals with Community Festivals – Public Property. Police Chief Maus has reviewed the Community Festival License Application and recommends approving the application.

A motion was made by Mr. Travis Frieler, seconded by Ms. Wieling and unanimously carried approving the Community Festival License to Martinez Meat & Grocery.

A.I. #4 ADJOURNMENT

A motion was made by Mr. Justin Frieler, seconded by Mr. Travis Frieler and unanimously carried to adjourn the meeting at 7:05 a.m.


PATRICIA HAASE – CITY CLERK