

**CITY COUNCIL PROCEEDINGS  
STUDY SESSION**

**AGENDA ITEM:**

**MARCH 3, 2014**

1. Council President Jeff Goerger called the St. Cloud Study Session to order on March 3, 2014, at 6:00 p.m. at the Central Maintenance Facility conference room.
- 2.. Councilmembers Gohman, Goerger, Lewis, Libert, and Masters were present. Councilmembers Hontos and Johnson were absent.
3. At the recommendation of City Administrator Michael Williams, special action was considered on an emergency repair issue for Clemens Hall at the Whitney Senior Center. One or more of the roof beam trusses above the Clemens Hall was found to be cracked in two places. A demolition of portions of the ceiling should be conducted to further evaluate the damage to other parts of the truss system. The City intends to act within state guidelines for purchasing and contracting. Should the full repairs exceed \$100,000 the bids would be brought to the Council for consideration. It was then moved by Councilmember Libert, seconded by Councilmember Gohman, to approve the resolution entitled **“Resolution authorizing the Mayor and City Clerk to execute agreements for professional and construction services in order to evaluate, secure and repair structural damage to Clemens Hall at the Whitney Senior Center.”** The motion carried by a 4-0 vote with Councilmember Lewis abstaining. The adopted resolution was assigned number 2014-3-15.

Following the special action, the Council proceeded with discussion on the proposed agenda items.

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City Council President Jeff Goerger

Respectfully submitted by

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Sandy Hilsgen  
Recording Council Secretary

RESOLUTION NO. 2014-3-15

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO  
EXECUTE AGREEMENTS FOR PROFESSIONAL AND CONSTRUCTION  
SERVICES IN ORDER TO EVALUATE, SECURE AND REPAIR STRUCTURAL  
DAMAGE TO CLEMENS HALL AT THE WHITNEY SENIOR CENTER

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**WHEREAS**, on February 18, 2014, the Whitney Senior Center staff heard a loud crack/pop noise originating from the ceiling area of Clemens Hall. This noise was heard again on February 21<sup>st</sup>, which prompted an investigation which revealed some damage to the sheetrock ceiling.

**WHEREAS**, on February 22, 2014, the City engaged with Preusser Construction and Duffy Engineering to investigate and determine the extent of any damage.

**WHEREAS**, it has been determined that at least one beam truss in the roof support has sustained cracks which has compromised the strength of the roof support system.

**WHEREAS**, Pruesser Construction has erected auxiliary supports to stabilize the roof support structure. Additionally, Pruesser Construction has begun preliminary work of removing the suspended ceiling and insulation materials in order to facilitate a comprehensive engineering evaluation of the integrity of the roof support system.

**WHEREAS**, it is believed that costs of these preliminary investigation/construction costs will not exceed \$25,000.

**WHEREAS**, it is believed that the costs of the engineering evaluation will not exceed \$25,000.

**WHEREAS**, based upon current information, it is believed that full repairs to the roof support system will cost between \$25,000 and \$100,000.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ST. CLOUD, MINNESOTA;**

**That**, the Mayor and City Clerk are authorized to execute agreements for the performance of preliminary investigation/construction work necessary to evaluate and secure the roof support system of the Clemens Hall.

**That**, the Mayor and City Clerk are authorized to execute a professional services agreement with Duffy Engineering for a comprehensive engineering evaluation of the roof support system of Clemens Hall.

**That**, in the event that full repairs are estimated to be less than \$100,000, the Mayor and City Clerk are authorized, following the procedures and requirements of the Minnesota Uniform Municipal Contracting Law, to enter into the necessary agreements for the full repair and restoration of the Clemens Hall.

Adopted this 3<sup>rd</sup> day of March 2014 (Study Session).