



Special City Council Meeting Minutes
October 29, 2021 2:00PM
Approved by Council on 11/18/2021

In attendance: Mayor Carl Pederson, Councilor Steve Ovick, Councilor Gina Pettie, Councilor Kyle Palmer and Councilor Mary Kay Sloan (Remotely from Independence, IA).

Staff in Attendance: City Administrator Scott Hildebrand and Deputy Clerk Billi Larson

Call to order: Mayor Pederson called the meeting to order at 2:03pm.

Condition of the roof at 315 Main Street S.: Administrator Hildebrand gave a brief history of the roof issue. He has had Representatives from the County and Rum River Construction Consultants take a look at the condition of the review to get opinions of repairs needed as well as seeking out quotes from 4 Seasons Roofing and Herzog Roofing.

The council discussed the 2008 full replacement of the roof by the County and questioned whether a warranty was still valid or if it became void once the sale of the property was completed. It is believed that the building was purchased from the Pine County "as is". Any new work would have a 20 year warranty.

Councilor Palmer was concerned that starting the roof project could open up a pandora's box of problems when a decision about the building has not yet been made. He questioned why MSA reported that the roof would be ok for a couple years longer and that isn't the case.

Quote from 4 Seasons Roofing: Set all materials and equipment onto the roof area; Remove all rock from work area and set aside for re-use; Remove all existing metal from roof area and dispose off site; Remove all existing EPDM; Install reinforce perimeter fastening strip to all angle changes; Loose lay 60 EPDM; Seal all seams, corners, penetrations to create 100% water seal; Re-distribute rock at 10 lbs per square foot; Fabricate and install new perimeter cap metal; Remove all debris from the roof. Total cost \$116,800.

Quote from Herzog Roofing: Labor and materials to remove the existing roofing system and install new roofing. Loose lay ridged insulation; A Firestone 060 mil ballasted EPDM roofing system; Re-use ballast; EPDM flashing at parapet walls and roof penetrations; new pre-finished metal edge flashings; Fabricated and installed per ES-1. Twenty-year warranty.

Motion by Councilor Pettie to approve the quote from 4 Seasons Roofing and to move forward with work. Mayor Pederson seconded adding the caveat that 4 Seasons provide bond/insurance/warranty information.

City of Pine City

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A roll call vote was taken. Councilors Pettie, Ovick, Sloan along with Mayor Pederson voted in favor of the motion. Councilor Palmer was opposed. Motion carried.

Motion by Ovick to adjourn meeting, seconded by Pederson. Verbal vote, all in favor. Meeting adjourned at approximately 2:28pm

Carl Pederson, Mayor

Scott Hildebrand, City Administrator

Minutes taken by Deputy Clerk Billi Larson
Next Regular Council meeting is November 3, 2021

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