

BEMIDJI CITY COUNCIL MEETING AGENDA

Monday, August 25, 2025

City Hall
317 4th Street NW
5:30 PM



1. CALL TO ORDER/ROLL CALL

2. BUSINESS

a) Storm Recovery Update

3. ADJOURN

4. MEMBER ATTENDING REMOTELY

COUNCILMEMBER PETERSON WILL BE ATTENDING VIA WEBEX UNDER THE AUTHORITY OF MINNESOTA STATUTES SECTION 13D.02 MEMBERS OF THE PUBLIC MAY MONITOR THE MEETING BY ACCESSING THE REMOTE MEETING LINK ON THE CITY WEBSITE <https://bemidjimn.portal.civicclerk.com/>

CITY COUNCIL AGENDA ITEM



Meeting Date: August 25, 2025
Action Requested: Storm Recovery Update
Prepared By: Rich Spiczka, City Manager

Background:

General Update on storm recovery touching on all areas: cleanup, buildings, Sanford Center, financial impact and future actions.

Recommendation:

Storm Recovery Update and Moving Forward.

Storm Recovery Update

8.25.25

1. Debris Cleanup

Our Tuesday August 19th Facebook Post:

NOTICE OF 3RD & FINAL ROUND FOR CURBSIDE TREE DEBRIS ONLY PICK-UP

As of Friday last week (August 15th, 2025), curbside tree debris pickup crews completed what was considered to be the final round (2nd round overall). Since the latest round of pickup went quicker than staff expected (only 5 days!), we've decided to offer another round of curbside pickup that will be considered the last round (for sure this time 😊).

FINAL TREE DEBRIS DEADLINE TO PUBLIC STREET: End of day Monday August 25th to place remaining tree debris to the nearest public street.

FINAL TREE DEBRIS PICKUP: Beginning on Tuesday August 26th, curbside tree debris crews will begin another final round (3rd round overall) of tree debris pickup starting in the northeast corner of the city limits and working in a clockwise direction around Lake Bemidji until the remainder of the city has been picked up.

FINAL TREE DEBRIS COMPLETION: We will be completed with curbside tree debris pickup by August 29th.

If you have questions related to the final round of pick-up please contact Public Works at 218-333-1850.

As a reminder, curbside pick-up service is intended for tree debris only (branches and logs). No stumps, construction debris, and/or general garbage. If those items are found to be mixed in with the piles, they will be left behind. [#bemidjistrong](#)

2. Sanford Center – Please see the Sanford Center Attachment
3. City Buildings Damage- Please see City buildings Attachment
4. Financial Summary- Please see the Financial Attachment
5. Moving Forward
 - a. Firewood/Mulch- What can we offer and how?
 - b. Financial- How do we recover and mechanisms for reserve reestablishment
 - c. Assuring positive momentum with inactive properties

Sanford Center

- The high roof over the arena is 99% completed.
- Ice plant startup was Wednesday 8/20.
- The lower roofs patching will get fixed over the coming weeks. We reviewed the scope with the claim adjuster on site on Wednesday 8/20. The roof should be watertight in the meantime.
- Lightning protection system on the roof needs to be put back together after the roof and flashing was finished. We are working with the lightning protection contractor that installed the system for a bid. The system will be restored and certified as soon as their crew is available.
- Exhaust fans on the roof were replaced and started up.
- My understanding is that ice making is starting week of 8/25/25.
- EIFS(Exterior Insulation Finishing Systems- basically the decorative stucco) on the exterior was damaged primarily on the south side. Restoration will be done next summer.
- Casework (cabinets and countertops) were damaged/removed in the suites on the south side. We are expecting a bid by week of 8/25/25 and procurement will begin right away. The goal is to install by early October.
- The black K-13 spray-applied insulation on the high ceiling will get restored next summer after hockey season. We are working on a plan and bid presently.
- Some of the glass on the south wall was cracked and will be replaced as soon as possible. The wall at the SE that had the trophy case is going to be replaced with an interior window to see the players going to the ice. We will receive bids week of 8/25/25 and commence restoration work ASAP thereafter.
- Some Door sweeps on the north side were damaged and will be replaced.
- Drywall was damaged/removed primarily in the club level and suites on the south side, ballrooms, and throughout scattered locations. We will receive bids week of 8/25/25 and commence restoration work ASAP thereafter.
- Acoustical ceiling tiles were damaged/removed primarily in the club level and suites on the south side and throughout various scattered on a smaller scale. We will receive bids week of 8/25/25 and commence restoration work ASAP thereafter.
- Carpet tiles were damaged/removed primarily in the club level and suites on the south side, lakeside ballroom, and throughout scattered locations on a smaller scale. We will receive bids week of 8/25/25 and commence restoration work ASAP thereafter.
- Repainting will be done in the club level, suites on the south side, ballrooms, and throughout scattered locations following drywall restoration. We will receive bids week of 8/25/25 and commence restoration work ASAP thereafter.
- Some stadium seating needs to be removed/reinstalled following restoration.
- Mechanical, fire sprinklers, and electrical are being addressed to accommodate restoring the drywall and ceiling in the club level, suites on the south side, and other scattered locations. Fixtures are being checked along the way to verify no further problems. The street/sidewalk lamps are in process of being replaced. We will receive bids week of 8/25/25 and commence restoration work ASAP thereafter.
- The restoration areas will be final cleaned upon restoration completion.

- FFE(Furniture, Fixtures, Equipment), AV, and IT; we are waiting on a decision from the claim adjusters whether some chairs from the south suites can be replaced or not.
- Tearrazo will need some repair, but the troublesome areas are small enough that it will be postponed until the Spring of 2026.
- The scoreboard is in working order.
- Some arena lighting is still being evaluated.
- Everyone is hustling to have the public areas, club level, and suites ready to be used in October for hockey.

City Buildings/Structure Damage

This is a summary of scope the LMCIT is using, but here to show how many buildings/structures are involved in the claim itself. Plenty are not listed here either.

| City of Bemidji Structure Summary | | | | | | | | | |
|--|---------------------|---|--|--|--|--|--|--|--|
| Loc | Occupancy | Damage | | | | | | | |
| 2 | Airport terminal | Jet bridge repair of damaged panels | | | | | | | |
| 4 | FBO | Replace west slope of roof and west wall for tree impact | | | | | | | |
| 6 | Maintenance shed | Replace metal roof | | | | | | | |
| 7 | City hangar storage | Pending inspection report from ESI | | | | | | | |
| 7 | | Most likely will need a new header and doors on west elevation and replace entire roof | | | | | | | |
| 12 | City Hall | Roof top AC cover bent, reset 2 roof top units | | | | | | | |
| 12 | | greenheck vent has electrical damage, batteries dead on exit sign | | | | | | | |
| 12 | | dumpster enclosure hinge is bent, side roof antennae needs straightened | | | | | | | |
| 13 | Dickinson Garage | Replace west slope and fascia | | | | | | | |
| 14 | Fire Hall | Pending inspection report from ESI | | | | | | | |
| 14 | | Most likely replace some damaged bricks from debris impact | | | | | | | |
| 57 | Library | Tree was on corner of roof during inspection, parapet wall capping to be replaced? | | | | | | | |
| 57 | | AC unit on the roof will need new lines, EPDM roofing to be patched | | | | | | | |
| 58 | Lakeview Liquor | Replace entire roof, all of soffit and fascia, gutters and downspouts from debris impacts | | | | | | | |
| 60 | Paul Bunyan Park | 2 sunshades need arm repair | | | | | | | |
| 64 | Depot | Replace upper west roof portion, except slope with the valley connecting to it | | | | | | | |
| 65 | Carnegie Library | Replace entire roof, repair damaged windows | | | | | | | |
| 65 | | Will need to sand, stain, and seal upper level wood flooring | | | | | | | |
| 66 | Pavilion #3 | Replace entire roof | | | | | | | |
| 69 | Pavilion #2 | Replace west roof slope from tree impact | | | | | | | |
| 70 | Outdoor program | Replace entire roof | | | | | | | |
| 72 | Park bench shelter | Reset posts on 1 bench shelter | | | | | | | |
| 79 | Roger Lehman Park | Fence repair from tree impact | | | | | | | |
| 82 | Public Works Garage | 2 rooftop units to be reset, greenheck vent 3x5 missing, air exchange vent reset | | | | | | | |
| 82 | | 6" vent stack replace from wind, multiple holes in the EPDM to be patched from slices | | | | | | | |
| 83 | Salt shed | Pending inspection report from ESI | | | | | | | |
| 84 | Cold Storage PW | Pending inspection report from ESI | | | | | | | |
| 84 | | Most likely west wall will need to be repaired along with overhead doors. | | | | | | | |
| 84 | | Most likely a large section of roofing will need to be replaced | | | | | | | |

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|-----|-----------------------|---|--|--|--|--|
| 84 | | Most likely 4-5 trusses will need to be repaired or replaced | | | | |
| 85 | Sanford Center | Per JS Held scope of loss, pending ESI inspection report on walls also | | | | |
| 98 | Lift Station | Lift station panel replacement for tree impact | | | | |
| 107 | Lift Station | Bent antennae from tree impact | | | | |
| 120 | Lift Station | Lift station panel replacement for tree impact | | | | |
| 124 | Lift Station | Lift station panel replacement for tree impact | | | | |
| 127 | Water tower | Fence repair from tree impact, box on pole to be replaced | | | | |
| 128 | Water tower | Fence repair from tree impact | | | | |
| 129 | Water tower | Fence repair from tree impact | | | | |
| 130 | Pump house #4 | Roof collapsed, LMCIT management to make decision on loss | | | | |
| 131 | Pump house #4 | Lights knocked out from wind | | | | |
| 134 | WWTP | Clarifier #2 exhaust hood bent, parapet cap on generator room missing | | | | |
| 134 | | Primary clarifier #1 roof top exhaust missing | | | | |
| 134 | | Make up air unit VFD for door blowing off, 28' gate needs hinges from wind | | | | |
| 134 | | Process bldg missing parapet wall cap, fence damage from tree impact (420') | | | | |
| 134 | | Reset flag pole in base of sand | | | | |
| 134 | | Fence by job trailer repair about 60' | | | | |
| 136 | Nymore Park | Fence repair from wind damage | | | | |
| 142 | Algoma Park | Fence replacment, 2 complete windscreens, Sunset storage cabinet 24x32 | | | | |
| 147 | Snow removal bldg | Replace entire metal roof | | | | |
| 156 | Corporate hangar | Replace entire metal roof | | | | |
| 158 | Water treatment plant | Construction defects were noted on the buckling roof | | | | |

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| | | Dog park - fence damage from tree impacts | | | | |
| | | Small generator shed next to Loc #133-Damage to roof | | | | |
| | | Nymore Park is missing a picnic shelter-no damage on it | | | | |
| | | There is no PIO at the airport for the damaged fencing, wind sock, light poles, and parking lot signage | | | | |
| | | Church-Lessor's risk no PIO for fence of swingset damage | | | | |
| | | Various lights poles on South side of Lake Bemidji were damaged from wind | | | | |
| | | Roger Lehman Park Pavilion shelter, light tree impact on corner of building being fascia trim | | | | |

*****NOTE- There are LOTS of structures that are not on this report in regard to auxiliary buildings and park buildings but they are being evaluated on an ongoing basis. The goal**

Financial Summary

The storm has obviously created a large amount of expenses that were not planned for or anticipated in the 2025 budget. The year end will show a very heavy dip into reserves to make up for this. As we were declared a State Emergency by Governor Walz, we will receive 75% reimbursement for uninsured infrastructure related damage/expenses. Below is a high level, brief summary/estimation of where staff believes things will land:

| Department | Expenses |
|---------------------------|--------------------|
| Streets | \$3,750,000 |
| Parks | \$450,000 |
| Fire | \$115,000 |
| Water/Sewer | \$100,000 |
| Total: | \$4,415,000 |
| *75% Reimbursement | \$3,311,250 |

****Estimate- We have not met with the state to vet and assure all expenses listed here are eligible, but are working with our best understanding of those parameters. Those meetings are in the coming weeks.***

These are our current best estimations, but include many caveats. There are expenses listed above that may be eligible for insurance. There are items listed within the above that MAY NOT be deemed eligible for the 75% reimbursement. I think a safe assumption for a worst-case scenario is a 1.5-2-million-dollar 2025 budget hit from the storm.

Discussion Points for Moving Forward

Firewood/Mulch

- *A lot of firewood and mulch remains at our debris sites
- *There has been council desire to make that available to the public
- *There are concerns about liability and site safety in doing so
- *What are council thoughts/hopes in regard to this?

Financial Recovery

- *Impact on the 2026 budget
- *Charter Requirement on Reserves

Property Cleanup/City Response

- *Ending curbside pickup
- *Addressing non compliant property
- *Managing private property conditions