



City of Clarkfield

Minutes

6:00 PM Special Council Meeting

Monday, June 10, 2019

City Hall Meeting Room

904 10th Avenue – Clarkfield, MN 56223

A special meeting of the City of Clarkfield was called to order by Mayor Hendrickson at 6:00 PM, Monday, June 10, 2019, in the City Hall Meeting Room. Councilmembers present: Mayor Hendrickson, Councilmember Fritz, Councilmember Hedman, Councilmember Kaupang, and Councilmember Stringer Jr. Staff present: Amanda Luepke – City Administrator. Also, in attendance: city residents.

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA: Motion to approve the agenda by Councilmember Hedman, 2nd by Councilmember Fritz. Motion carried with all in favor.

4. APPROVAL OF MINUTES

5. INVOICES PAYABLE

6. PUBLIC COMMENTS

7. REPORTS OF COMMITTEES AND CITY STAFF

8. DISCUSSION ITEMS

- a. **Old School Demolition:** Discussion occurred on the old school demolition project. Luepke presented the written memo to the council outlining the documents submitted. Luepke reported that the only concrete numbers are those associated with the demolition bids. The demolition is reasonable with a \$12,120.00 difference between keeping the west gym and demolition of the entire structure. The additional cost that would be shared with the county are estimated at \$251,000 which includes asbestos removal. It is also estimated at \$77,500 to rehab the west gym. If the decision is to keep the west gym, the council needs to decide how much should the city invest. The city portion is \$488,680 for demolition of the entire structure, \$500,800 as the base amount to keep the west gym portion of the structure, and \$578,300 to potentially rehab the west gym to sell. The bond payment to the city would be between \$41,100 and \$53,100 depending on what decision would be made. Luepke did not recommend using the TIF option as a financing option for this project as the revenue would be around \$1,800 per year. The council also reviewed the asbestos report and the cost associated with that. Luepke reported that the county may be requesting a second opinion at their board meeting along with requesting an extension to accept the bids. Each council person vocalized concerns and viewpoints. Councilmember Kaupang and Stringer Jr vocalized that the taxpayers cannot take on the burden of this project. Councilmember Hedman stated she would be in favor of demolition of the entire structure. Councilmember Fritz vocalized the need to take action and would be in favor of keeping the west gym or demolition of the entire structure as cost will continue to raise. Mayor Hendrickson stated keeping the west gym opens opportunity for a new business in town that would generate tax revenue for the city.

9. ACTIONS ITEMS

- a. **Consideration to Approve Old School Demolition:** Motion to approve demolition of the old school with contingency of keeping the west gym with the ability to sell the property for economic development by Councilmember Hedman, 2nd by Councilmember Fritz. Motion carried with Councilmember Hedman, Councilmember Fritz, and Mayor Hendrickson voting for the project and Councilmember Kaupang and Stringer Jr opposing the vote.

10. ADJOURNMENT: Motion to adjourn at 6:56 PM by Councilmember Kaupang, 2nd by Councilmember Hedman. Motion carried with all in favor.

The City of Clarkfield is an equal opportunity employer and provider.