



# City of Clarkfield

## Minutes

4:00 PM Special Council Meeting

Thursday, January 2, 2020

City Hall Meeting Room

904 10<sup>th</sup> Avenue – Clarkfield, MN 56223

A special meeting of the City of Clarkfield was called to order by Mayor Hendrickson at 4:00 PM, Thursday, January 2, 2020, in the City Hall Meeting Room. Councilmembers present: Mayor Hendrickson, Councilmember Fritz, Councilmember Hedman, Councilmember Kaupang, and Councilmember Stringer Jr. Staff/Boards present: Amanda Luepke – City Administrator. Also, in attendance: various residents.

**1. CALL THE SPECIAL COUNCIL MEETING TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

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

~~**4. APPROVAL OF MINUTES**~~

~~**5. INVOICES PAYABLE**~~

~~**6. REPORTS OF COMMITTEES AND CITY STAFF**~~

**7. DISCUSSION ITEMS**

- a. **Old School Project:** Luepke presented information to the city council regarding the cost submitted to the office proposed for demolition of the west gym. The estimate for the remaining asbestos abatement is \$18,000-\$20,000. On-site asbestos management fee is \$2,500 plus additional testing at \$500. Frattalone is estimating the additional demolition to be approximately \$33,200. The total cost for the remaining demolition and asbestos abatement is \$56,200 with the city-cost being \$28,100. Luepke presented that the cost for utilities in the west gym for the last two years is \$14,980.50. The revenue collected on the city hall for the last three years is \$6,424.00. There was conversation among the city council regarding the condition of the facility. The plumbing in the west gym could be good but the condition of the bathrooms is unknown. It was reported that the roof is in okay condition with only a few leaks where the separation of the two buildings occur. Frattalone will be responsible for fixing those leaks. It was reported that the gym floor has been flatten. There was discussion regarding community education funds being obtained to help fund the expense of keeping the west gym.

**8. PUBLIC COMMENTS:**

- a. **Naomi Peterson** approached the city council and asked why the special meeting could not wait and why the time of the meeting was set for 4:00 PM.
- b. **Dale Stringer III** approached the city council and reminded them of the survey that was sent out to save the west gym and more if possible. Stringer III also asked if the permit to bury the school would also cover the west gym. It was also stated that the city should not pay more than \$500K for demolition.
- c. **Bob Schlenner** addressed the council to let them know the roof needs to be replaced and would cost the city about \$80K and the city should not keep the west gym as it is not fiscal responsible. The building looks terrible. Schneller stated that the council can change their minds from past votes and the council needs to vote for demolition. He also stated that the city should not spend good money after bad money.
- d. **Gary Johnson** approached the city council to let the council know that the city approached the county to expedite the tax forfeiture process and that is why the county got involved. The property would not have tax forfeited until 2019 and stated the county most likely would not have moved forward with the demolition process for another 30 years.

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

- e. **George Rysdahl** addressed the city council regarding the condition of the building. He stated that there are four holes to patch and Frattalone is only sealing it for the winter and the city will need to repair at some point.
  - f. **Daryle Toft** addressed the city council to ask what happens if we just leave the building alone.
  - g. **Dave Warren** addressed the city council to ask if there were other solutions considered.
  - h. **Ron Schneller** addressed the city council regarding the asbestos may needing to be removed regardless even if the facility is saved and remodeled. He questioned the cost of what that would be.
- 9. ACTIONS ITEMS**
- a. **Consideration to Approve Old School Project:** Motion to demolition by Councilmember Kaupang, 2<sup>nd</sup> by Councilmember Hedman. Councilmember Stringer Jr roll call request: Councilmember Kaupang, yay; Councilmember Stringer Jr, nay; Mayor Hendrickson, yay; Councilmember Fritz, yay; Councilmember Hedman, yay. Motion carried 4-1.
- 10. ADJOURNMENT:** Motion to adjourn at 5:09 PM by Councilmember Hedman, 2<sup>nd</sup> by Councilmember Kaupang. Motion carried with all in favor.

**Respectively Submitted By: Amanda Luepke, City Administrator**