

**May 24, 2021
Special Meeting**

Pursuant to due call and notice thereof, a special meeting of the City Council of the City of Halstad was duly called and held on May 24, 2021.

Mayor Darin Johnson called the special meeting to order at 7:00 pm.

The following council members were present: Mayor Darin Johnson, Mike Trygg, Brandon Mickelson, Shirley Weeding, Donna Scholl, and Jessica Spaeth.

The purpose of the special meeting was announced to the council and attendees.

The first item on agenda is to repeal the emergency action that has been in place since March 27, 2020 to allow public in-person meetings. Motion by Mike Trygg to repeal emergency action, second by Shirley Weeding. Roll call vote was unanimous, motion carried.

Direct spending letters were sent to Senators Amy Klobuchar and Tina Smith to request funds for the rural water system between six municipalities (Halstad, Hendrum, Perley, Georgetown, Shelly, Neillsville, and Climax) along with East Central Rural Water District. Lucas Spaeth wrote a letter of request. Brandon Mickelson made a motion to send the letters to the Senators aforementioned, filing for their direct action. Second, by Mike Trygg, the roll call vote was unanimous. Motion Carried.

Annual resolution for the NMPA director and advisor. Darrin has been appointed advisor and Lucas Spaeth as director. Motion to approve the resolution made by Donna Scholl, Second by Shirley Weeding, roll call vote unanimous. Motion Carried.

NCW School District school board proposed that the City of Halstad accept the school building in Halstad with the bus garage plus \$60000 for Asbestos abatement. The school will leave the building as is. The lawyer, Cindy Julin, wanted to know why it was a quitclaim deed instead of a warranty deed. A quitclaim deed transfers only whatever the owner's interest is in the property if any.

She believes a warranty deed would be better. Superintendent of NCW, Jim Hess, mentioned the quitclaim deed being faster but believes they could get a warranty deed instead. Mike Trygg mentioned that the warranty deed would protect the purchaser against liens and other claims against the property. Another question brought forth from the lawyer was that there is no legal description of the property in the proposal. They would be added later according to Jim Hess. Discussion verified that the two parcels in the email from Jim Hess are the two parcels in the city limits. The final question from Cindy Julin was on the subject of hazardous materials that are in the school building and the City of Halstad being responsible for said materials. Mike Trygg discussed the fuel tanks used for the boiler systems. One has been drained and filled with sand. The other has been in operating

condition and shows no signs of leakage. Asbestos has been located precisely in the boiler room and in the second story of the North Wing. As long as it is not disturbed it is not a direct hazard. One other material that could be a hazard is some of the cleaning supplies still stored in the building. Radon tests have happened and any harmful areas have been remediated.

The discussion was had about Hendrum which the school district already removed the asbestos is receiving \$50000 while Halstad would receive \$60000 to remove the asbestos. Darin Johnson brought up that the entire school district could take care of the hazardous materials issue instead of leaving it up to just the City of Halstad. Concerns about the fuel tanks leaking out into the local area were brought up. There was a visual inspection when there needed to be maintenance on the operable tank. There are 2 10000 gal tanks. One full of sand, and one empty. Lacking the legal description was brought up again. The bus garage, which was parceled off by the school district is still being examined by the courts and is pending but could be part of the purchase by the City of Halstad according to Jim Hess. The school district would like to be compensated \$3600 for the survey they had paid for to parcel off the bus garage if obtained by the City of Halstad but a trade could take place to cover the survey cost, Halstad would forgive the fuel that was supposed to be gifted to the City but was instead taken to the Hendrum school. The question was brought up by Brandon Mickelson about why and when did the school board decide not to tear down the Northern sections as they had planned in doing so. Jim Hess stated that a financial analysis of the district and decided not to tear it down.

Darin Johnson asked if a bonding bill for tear down was passed in favor of the school district, would the City of Halstad be able to receive those funds after taking over the building of which was going to be torn down and possible rehab. No decision has been made by the legislatures but according to Jim Hess, the money would go to the City of Halstad if the bonding went through.

Jim Hess also mentioned that there are interested parties in the entire property discussed. Discussed funds or grants available for petrochemical hazards by groups and companies in that industry which could be a solution to the 10000 gal tanks. There is speculation that there are five to seven hundred gals in the operable tank. Discussed taking the "up to" 60000 out of the agreement and leaving it at \$60000. Roof concerns were brought up and the costs of repairing the roofs are high. Some of the roofs are holding water.

Concerns of the building maintenance expenses and repair costs will be very high were brought to attention. The sheet metal workers are still interested in the shop portion of the building. Citizen Emily Finney brought up the fact that the bonding bill would have to get an amended bill to get the funding of repair or tear down of the North section. Jim Hess mentioned that parts of the roof are under warranty and may be transferable. Cam Fanfulik from the Northwest Regional Development out of Warren, MN brought up concerns of how some bonding bills require, proceeding demolition, a redevelopment go into action. He recommended

contacting Kristen Lukes for clarification. The concern that if a nonpublic entity attains the property, they would not be able to obtain the funding like the City of Halstad is. Street specials of \$13400 would be owed by the City of Halstad.

The NCW school district will be over on June 30th, 2021. Darin Johnson would like soil samples taken by the two fuel tanks, discussed who would be responsible if there were to be a leak. The City of Halstad would like a better understanding of Cindy Julin reservations on the quitclaim deed. Also, they would like a hard number of \$60000 and the school to include the bus garage within the purchase agreement. The City of Halstad needs a proper description and wants the bus garage included. Also wants the school to check if they will be objective to a warranty deed. There are items been requested by the Ada school district and the school district has some K bid items such as the bleachers. Discussion of clarification on the items of interest for auction so that the school doesn't sell items before the City of Halstad purchases the building. There are also some squatters present in the school building, there was mention of more surveillance or sending a K9 unit into the building. Motion has been made by Brandon Mickelson to spend up to \$2500 on a core sample for the fuel tank seepage issue. Second, by Shirley Weeding, the roll call vote was unanimous. Motion carried.

Motion to adjourn by Shirley Weeding, second by Brandon Mickelson. The roll call vote was unanimous. Motion carried.