

SAN FRANCISCO TOWNSHIP BOARD
MONTHLY MEETING AGENDA
June 10, 2024

6:00pm Pledge of Allegiance

Attendees: Supervisors Larry Schmidt, Scott Selken; Clerk Heidi Schmidt; Treasurer Jeanne Aufderheide; 20 residents

- Additions to the agenda:
 - Chard Grading re: Landscaping in the parking lot.
 - New Generation Construction quote to redo deck and staircase.
 - **Scott made a motion to accept the additional agenda items. Larry seconded. All in favor. Motion carried.**
- Review May Monthly Meeting Minutes
 - **Larry made a motion to approve the May meeting minutes. Scott seconded. All in favor. Motion carried.**

Open Forum - Public comments (2 min ea.) See attached documents for all complete commentaries.

- Phil Solseng Comments – **See attachment #1.**
 - Reviewed CAC committee inception and intent of its overall purpose.
 - Phase 1 Grant to fix the outside – \$175,133K and additional 5K grant plus volunteer work.
 - Phase 2 – Intended to fix up the inside to include indoor plumbing.
- Claudine represented Maddy Wegner who was absent with Covid:
 - Maddy Wegner Comments – **See attachment #2.**
 - Underscored that the project was funded with public money. SFT received one of the highest level of funding. Obligation – use funds to renovate and save the township building.
 - In current state the building can't call fully function without indoor plumbing.
- Sam represented Harri Rinta who was absent with Covid:
 - Harry Rinta Comments – **See attachment #3.**
 - Built without below frostline footings, except basement. When upstairs was only heated it caused walls to crack and mold to grow.
 - Freezing concern: Can add a heat pump under the floor and wrap water lines.
 - Well bid, on demand pump included – 5–10-gallon pressure tank with a freezing alarm: When the light is on the pump would be on.
- Sam provided comments on behalf of himself:
 - Thanked CAC for preserving the building and stressed the importance of preserving historic landmarks such as the SFT Townhall.
- Kellen Schmidt comments:
 - Road grading has been poor from his perspective. i.e. Market Ave grading was missed. He thinks that the roads are getting wider and flatter.
- Ken Turnquist provided comments:
 - He has attended almost every meeting and available funds are reported as being plenty. Total estimate for phase 2 is 140K thousand. (88K has already been provided by ARPA.)

- Heidi Schmidt comments – **See attachments #4 and #5.**
 - Project planning is usually done in advance of execution but the townhall effort does not seem to be the case.
 - Heidi compared the portable outside bathroom bid Scott solicited with the permanent inside bathroom bid provided to the board previously.
 - 10 Year analysis: Temporary Bathroom at a cost of 94K vs a Permanent Bathroom inside at a cost of 68K approximately.
 - It will cost more to pump outside than putting in septic system.
 - Costs to preserve the building long term were outlined. A plan is needed to continue to maintain and upgrade the building.
- No comments were made by Scott or Larry regarding the residents' statements.
- **Scott made a motion to close public comments. Larry seconded. All approved. Motion carried.**

Treasurer's report

- Township Financial Status
 - Checking on 6/10/24:
 - \$73,964.15
 - *Jeanne noted that if all AP checks are done this evening the checking balance will actually be \$14,468.71*
 - **Larry made a motion to charge the gravel bill to the ARPA account. Scott seconded. All approved. Motion carried.**
 - CDs: Total is now \$663,942.72.
 - \$150,000.00 @ 5.15%; 7/30/24 maturity
 - \$250,000.00 @ 4.90%; 7/30/24 maturity
 - \$263,942.72 @ 4.53%; 1/29/25 maturity
 - TOTAL (combined) interest to date: \$7,814.89
 - Grant
 - \$2,759.82
 - ARPA
 - \$55,041.00 in the checking of total funds of \$88,451.24
- Project Budget Worksheet Template
 - The treasurer requested that the board start planning and projecting Accounts Payables (i.e. Road projects, other) and schedule projects/costs according to priority and budget. Jeanne created a project budget template with the intent it be used going forward for planning purposes.
 - Jeanne requested that the ADA Ramp project budget worksheet (Jeanne created) be completed with all associated costs and will forward the document to the supervisors after the meeting for comment.
 - **Larry made a motion to accept the treasurer's report. Scott seconded. All approved. Motion carried.**

CAC Report – See attachment #6.

- Phil provided a summary of the status.

Carver MN Carver County Historical Society:

- Wendy from MN/Carver County Historical Society provided comments.
 - She compared the Schoolhouse with "Peterson Project."

- She talked to the supervisors about the bathroom situation and relayed that use of port-a-poddys for public buildings is not approved. Note: The question is still open on the deluxe portable unit Scott recently proposed.
- Maintaining heat is important to keep the building intact.
- Encouraged the board to talk to MN Historical Society for input and insight.
- Outside projects other than normal changes need to be run by the historical society i.e Ryan w/Historical Society. (As was done with the brick porch.)
 - Outside lighting approved by the board in the April meeting should be reviewed with the historical society as well, for approval.

Planning and Zoning

- Driveway and Access permit applications template created by Heidi approval.
 - **Larry made a motion to approve. Scott seconded. All in favor. Motion carried.**
- Driveway Variance application Martin Dr – Barry Thompson
 - 7680 Martin Drive – building a home. The lot was platted in 1994 and no one has built on it yet and the rules have changed in the past 30 years. Looking for a variance for the driveway.
 - **Larry made a motion to send an approval to the variance board. Scott seconded. All approved. Motion carried.**
- Driveway Permit – Josh Kreuser / Neisen on Halsey
 - Contractor for customer who wants to revise the current approach. There is a culvert underneath.
 - Scott made a motion to approve. Larry seconded. All in favor. Motion carried.

Road & Bridge Report

- Frontier / Kevin Stocking / H Frame on Kelly Lake Rd and 182nd St
 - Moving to other side of road due to County Rd 40 construction.
 - **Scott made a motion to give approval. Larry seconded. All in favor. Motion carried.**
- Steve Wherley Carver Highlands Dr and US Fish and Wildlife
 - Discussion on whether or not a small part of Carver Highlands be given to US Fish and Wildlife then they will pave the whole way. Scott mentioned not having an issue with it. No action item for SFT presently.
- Action items from Road Review
 - Scott gave an update on three culverts installed on 166th - actually two were put together and one across the road (SFT). Myron will reimburse. Action item for Andy – he has a copy of it and will separate it.
- Create Road Project List?
 - Scott and Larry agreed to make a list for budgeting purposes.
 - **Larry made a motion to push the budgeting to next month when Andy is in attendance. Scott seconded. All approved. Motion carried.**

New Business

- Liquor permit for Kukowski foundation event at Solseng Farm Oct 5
 - **Scott made a motion to approve. Larry seconded. All in favor. Motion carried.**
- Bathroom / interior update

- Scott looked at single ADA trailer costs. It is more expensive than the double he proposed earlier.
- Scott noted that the building fund for 80K is for interior improvements. Did not want to elaborate without a full board.
- Old ramp material offer to repurpose was made by Teresa Lokken.
 - **Larry approved. Scott seconded. All in favor. Motion carried.**
- Chard Grading Landscaping in parking lot
 - 70 x120 – \$21,330 bid. Recycled asphalt. Resident commented that it does stick to shoes when it is hot.
 - **Scott made a motion to approve. Larry seconded. All in favor. Motion carried.**
- New Generation Construction redo deck and staircase.
 - Will provide updated bid for next month.

Notes from the Clerk

- Metronet internet exposed cable under steps
 - Larry said it was buried. Heidi will check to see if it still works.
- Currie Ruppe Legal seminar Thurs 6/13 in Albertville 9-4
- Filing for Supervisor C position is July 30 – Aug 13th.
- Is there a sign that says San Francisco Township anywhere?
 - Larry said the county won't allow it.
 - Scott said he thought it could be put on Homestead Road. He will bring it up in the next variance meeting.
 - Current SFT occupancy is 334 households w/ 902 people.
- Public hearing will be held by the county for the mining IUP for County Rd 40.
- Dust coating update going forward to be provided next month by Scott.

Adjournment:

7:30 p.m. Scott made a motion to adjourn. Larry seconded. All in favor. Motion carried.

Attachment #1 - Phil Solseng Comments

I would like to talk about the start of the CAC (Citizens Advisory Committee) as a prelude to subsequent CAC member talks. This is to let you know that the CAC was formed at the request of the Supervisors.

At the Annual Meeting in 2017 an ADHOC Planning Committee was proposed to help the Supervisors with the planning and future development of San Francisco Township.

Doug Weber asked us to help fix up the Townhall as a public building for the Township. Our Townhall at the time was essentially an abandoned building with the windows boarded up and animals in the basement and attic.

The Supervisors appointed a small group of individuals, consisting of Heidi Schmidt, Jim Forberg, Ken Turnquist and Claudine and me, with Heidi as the chair, and Doug as the Township Representative. At the initial meeting Ken Turnquist suggested we call ourselves Citizens Advisory Committee. The first decision was to get the citizens involved by having a newsletter and Claudine volunteered to do that.

I talked to Kevin Lundquist, Supervisor at the time, and he said the Township might be willing to put \$80,000 into the building. I inspected the building and got a detailed cost estimate from an architect, Steve Mueller and determined that the cost would be significantly greater than \$80,000.

The CAC membership then greatly increased to take on this large task of raising funds, retaining consultants and managing contractors to fix up our Townhall as a public meeting place.

Because of the cost, a decision was made to fix-up the Townhall in phases, with Phase 1 fixing up the outside of the building to make it stable. Phase 2 bring the building up to code as a public building. Then ongoing subsequent phases that included a picnic area for our residents.

Today, Phase 1 is essentially completed, mostly funded from grants through the Minnesota Historical Society in the amounts of about 175,133 ,000 and 5,000 thanks to the CAC committee, who prepared the grant applications and also volunteered their time and equipment to substantially complete Phase 1 work. Additional on the Townhall remains to be completed to make our Townhall a public building.

This evening you will hear from the CAC committee urging the Supervisors to continue with Phase 2 as originally intended—first, in subsequent 2 minute talks by committee members and later as a report from the CAC committee.

It is requested that Phase 2 be supported by the Supervisors.

Attachment #2 - Maddy Wegner Comments

To: Residents and Supervisors of San Francisco Township

Fr: Maddy Wegner, 18025 Kelly Lake Road, Carver

Dt: 06/07/24

Re: Grant language, Phase 2

As we make a decision about where San Francisco Township's public bathroom facilities will be located, I would like to underscore that this project was funded by public monies through the Legacy grant, in a competitive funding cycle for which San Francisco Township received one of the highest levels of funding at \$175,133. I say this as the volunteer grant-writer, who worked with a team of other volunteers to submit the proposal.

My obligations are thus two-fold:

1. To the use of public funds from largely outside our own Township.
2. To the spirit and intent of the proposal as written and publicly reviewed.

As stated in the proposal's Scope of Work: "This request is for the first of a multi-phase project, focusing on stabilizing San Francisco Township's historic one-room schoolhouse building. This step is critical to the full repair of the building, rehabilitating the 1,120 square foot 1917 Chaska brick structure so that it can continue its current use as the Township's only public meeting and voting precinct site."

In the "measurable outcomes" section of the grant, we commit to a "Fully functioning, restored, safe, and historic building in regular use for public gatherings and as an educational site."

In its current state, it is hard to call a building without an indoor toilet "fully functioning". I say this as a female, and as a supporter of those who routinely volunteer as election judges in November -- largely, if not wholly female. I thus support both the hygiene implications of indoor plumbing and the convenience factor.

After all, the one-room schoolteacher who was responsible for burning down the original schoolhouse did so when heating water to clean the place up, outside! We need to restore this building to its original beauty, WITH the 21st century convenience of indoor facilities that are suitable to all who use and work in this building

Attachment #3 - Harry Rinta Comments

To: Fellow San Francisco residents, tax-payers, and supervisors

Fr: Harri Rinta, 18025 Kelly Lake Road, Carver

Re: Climate Control in the Town Hall

Dt: June 7, 2024

This schoolhouse was built WITHOUT below-frostline footings, but WITH a large coal-burning furnace in the basement. The basement was the warmest space in the building and thus the ground below the footings never froze. The building stayed stable as long as this was the case. Later, in its next life, only the schoolroom level was heated, letting the ground below the footings freeze, and moisture and mold to form in the basement. Soon the foundation and walls started cracking. We stabilized those, but without heat in the crawlspace, this will happen again: the mold will come back, making the structure unusable as a public space. You can already smell the mold again in this space.

In the proposal for Phase II improvements are steps to avoid this, using the existing furnace with the addition of a heat pump, keeping the space under the floor at 40 degrees, and dry. This will also decrease the cost of heating the structure and will safeguard the proposed Phase II bathroom plumbing from freezing. In addition to the heat, the water lines will be wrapped with insulation and heating cords installed in the pipes.

In the bid for the well, an on-demand well pump is included, allowing for a small, 5-10 gallon pressure tank. The well power would be wired to the bathroom light -- meaning that if the light is not on, the well pump would not start. So, the worse case scenario is that if the line freezes and ruptures, we only lose 5-10 gallons of water into the sandy floor of the crawl space. You simply would not do any damage to the building.

We must be responsible guardians of tax-payers' money, preserve the building we have, and honor the newly acquired historic building designation. We will have to have a bathroom, and it also must have equal life expectancy to the building.

Thank you,

Harri Rinta

Attachment #4

Ten Year Cost Analysis for San Francisco Town Hall Renovation with Bath or Temp BA

Portable Trailer Biff	10 COST	
Purchase	\$65,000	
Electric Outlet	\$2,500	Per Larry
Pumping	\$15,000	1500/yr for current biff
Heat/Air	\$12,000	100/mo per Scott
Insurance??		
		barely used and maintained for
Temp BA	\$94,500	10 yrs
		we will have nothing at term
		except a camper outlet in back

Indoor Bathroom

Well	\$16,000	
Septic	\$9,200	
Plumbing	\$18,750	
Water Heater	\$500	
Tile floors & wall	\$15,100	
Move doors/trim work	\$5,130	
Fixtures	\$4,000	
Perm BA	\$68,680	In 10 years we will have
		a usable building with running
		water
		for cleaning/drinking/flushing

Items that need to be done with either plan:

Keep building above freezing	12000	100/mo
Fix the back room	13000	
Revent the heating system	34000	under floor, near windows
Redo building electric	9350	outlets for election
Fix walls in main room	10500	
Insulate Crawl Space	4000	
Painting repaired walls	5000	
Dumpsters & Cleaning	3800	
City Permit	1700	
Bldg repair	93350	

Attachment #5 - Bathroom Cost Analysis

For projects you do at your jobs I would assume you follow a set procedure that includes things like a preliminary design, a cost estimate, a final plan, final costs, getting bids, all things done before a project is started. No one seems to be giving the town hall repairs this same kind of attention. The plan for the town hall should all be laid out in a master plan and not thrown together piece by piece.

I want to try and help us out with some preliminary cost estimates for the next phase of renovation. There was a plan put together last year with drawings and real bids from real contractors. (Hours & hours of volunteer work went into this and it was basically ignored)

I have taken that information and done a cost comparison of portable bathroom vs a real permanent, indoor bathroom. I projected the costs of each over 10 yrs. (that's how long you said it would last)

That original Phase II plan had a lot of restoration bids included. I have pulled the two projects apart and compared only the numbers for water and a bathroom against the cost of the temporary outdoor bathroom.

If you look at these numbers, I think they speak for themselves. Placing a temporary restroom outside for 10 yrs will cost us about \$94,000 and after 10 years we will have nothing but a camper outlet in the back of the building. Taking the steps to put in a well and an interior bathroom will cost us approx. \$68,000 and in 10 years we will have a building with potable water, water for cleaning and we'll have a permanent, usable, indoor bathroom. Note: it will actually cost \$6000 more to pump the portable bathroom for 10 years than it will to put in an actual septic. That does not seem responsible.

The other costs in the last section are the items that we have bids on that need to be done anyway to preserve this building. These are costs that we should be including in future planning. They maybe should have been added to the levy. If, in fact, the board really plans to maintain the \$200K of work that has already been done and plans to continue to improve the building, as they have "said" they will, there should be a documented renovation plan.

FROM THEIR WEBSITE: we have Portable Restroom Trailers for Sale in

Minnesota for locations requiring temporary restroom facilities with a permanent feel.

1. Closing of Phase 1 Grant Philip Solseng
 - i. Final Report submitted to Minnesota State Historical Society and Report approved. Sending final payment in the amount of about \$35,000.
 - ii. Talk to Todd Grover on close-out
 1. Contractor: Payment of retainage
 2. Consultant: paid up invoices.
 - b. Items to be completed by Township for Phase 1 per grant work
 - i. Excavate drain tile system outlet, covered up by fill and provide an outlet with rodent proof protection
 - ii. Egress stairway to basement
 - iii. Replace left over brick from ramp access to southside of townhall as provision of new ramp re-location
 - iv. Window panels inside building for heat retention because of single pane windows.
 - v. Heat vents along east wall for decreasing draft from single pane windows.
 - vi. Vent into basement to keep basement dry, minimize "old building" smell and keep foundation from freeze-thaw action.
 - vii. Insulation in floor
2. Carver County Historical Society Report Wendy Biorn Peterson
 - a. Discuss historical significance of a historic building for use as a public building
 - i. Need for indoor plumbing
3. Phase 2 work Heidi Schmidt.
 - a. Cost for bathrooms, Cost Comparison of outdoor vs indoor bathroom only
 - b. Cost for building upgrades