

**CHISHOLM CITY COUNCIL
SPECIAL MEETING FOR SITES FOR CHISHOLM CITY HALL/
COMMUNITY CENTER/PUBLIC SAFETY FACILITY
OCTOBER 11, 2017**

CALL TO ORDER

Mayor Todd A. Scaia called the special meeting to order in the City Hall Council Chambers at 4:30 p.m.

ROLL CALL

Present: Council Members Campbell, Halverson, Rahja, Varda and Mayor T.Scaia
Absent: Council Member Kevin Scaia

Also Present: Interim Administrator Susan Schweiss; Building Official Steve Erickson; Consultant Engineer Jim Johnson; Fire Chief Bob Brown; Police Chief Vern Manner; Marie Tolonen with the Chisholm Tribune Press and Mike Hille, Executive Vice-President of Kraus Anderson Development Company

The purpose of the special meeting was to discuss potential sites for the Chisholm City Hall/Community Center/Public Safety Facility.

Mike Hille, handed out a memorandum with information regarding the Chisholm Safety Complex Project Status & Development Agreement. Below is an overview of the information provided and the discussion that took place (which included costs associated for the potential sites):

- Additional borings were done at the Industrial Park – Minnesota Power & 6th Street SW sites.
- The Rail Drive & Iron Drive site has sub-standard soils, (most sites in Chisholm and the surrounding areas will have this).
- The Public Safety Facility is based on 39,000 square feet. Need to assess want list versus needs list (may be able to get by with 32,000 – 35,000 square feet).
- Cost for soil corrections will be approximately \$400,000.
- Minimum of \$1.5 million in site preparation work.
- May explore a stand- alone Fire Hall and options such as grants to reduce the cost.
- City Charter over rules the MN State Statute regarding the city's ability to lease. The council will look at amending the Charter to allow the city to enter into a long term lease with the intent to purchase.

Other potential sites discussed:

- Land near the water treatment plant
- Tioga property
- Existing basement of City Hall:
 - Space is currently leased to Iron Bound Studios Minnesota for the next 2 ½ years.
 - Effect on residents in the neighborhood.
 - An elevator would need to be installed for a two story building at an approximate cost of \$250,000 - \$300,000 to make it handicap accessible.
 - The council agreed to eliminate this site at this time.

Kraus Anderson will perform further geotechnical investigations on the following potential building sites:

- SW Corner of Rail Drive & Iron Drive (deep soil borings will be performed to ensure there are no underground mines).
- Soil borings at 6th Street SW (near MN Twist Drill) to determine potential cost savings for site preparation. This site is smaller than the Rail Drive site (limits potential for Phase II of project which would include the addition of a city hall and/or community center).

Next meeting is scheduled for November 9, 2017 at 4:30 p.m.

Attest: _____
Interim City Clerk-Treasurer/Administrator

/s/ Todd A. Scaia
Mayor