

## Carlos Area Fire Joint Powers Agreement (JPA) Meeting Minutes

**Date:** Wednesday, July 14, 2025

**Start Time:** 6:30 PM

**Location:** Carlos City Office

---

### 1. Call to Order

- Roll Call / Members Present
    - Ronna Berghoff, City of Carlos
    - Colten Steidl, Carlos Fire Department
    - James Young, City of Carlos
    - Bill Krivanek, Carlos Township
    - Dwayne Waldorf, Carlos Township
    - Andy Miller, Belle River Township
    - Adam Luckhardt, Bolton and Menk
    - Attendance list
  - Introduction of Board
- 

### 2. Approval of Meeting Minutes

- Review and approval of minutes from June 23rd, 2025
  - Motion to approve minutes: **Krivanek, second Berghoff – Passed**
- 

### 3. Reports

#### a. Treasurer's Report

- Balance \$9,994.16
- New Outstanding bill from Bolton and Menk, for \$17,854.00
  - Got more clarification
  - Belle River = \$1,758.43
  - City of Carlos = \$2,678.14
  - Carlos Township = \$13,390.70
- Motion to approve: **Waldorf, second Young – passed**

## **4. Old Business**

### **a. Project Discussion**

- Amended lease agreement from Dist. 206, extended the 5-year deadline to 10 years.
  - This amendment has been signed

### **b. Bolton and Menk**

- Suggested reduced project discussion
  - Data point of a recent firehall build in ND, for a similar sized community. It was about \$200/sq feet. Bolton and Menk has access to these plans.
  - Change in precast to a wood framed/steel sided
  - Decrease in garage doors – hybrid; some pull through and some back in
  - Decrease in apparatus bays by 1
  - Take out hose-tower and wash bay
  - Decrease meeting room space and kitchen area
  - No fire sprinkler
  - Subdivide apparatus bay
  - These combined decreases sq feet from approximately 14,200 to 12,600
  - COST:
    - Per sq feet: \$190-225
    - Building Cost: \$2.4-2.8 million
    - Project Cost: \$2.76-3.64 million

### **c. Current Statues**

- At a standstill – due to funding with Carlos Township and having to levy for more funds.
  - We also need to decide on location or look into other options, since residents have voiced their opinion and recommendation
    - Access to water, highways, utilities, soil changes
- 

## **5. New Business**

### **a. Carlos Township Funding**

- Will be having a special meeting to work through funding and as they had not set aside this amount of money to cover costs of engineering fees and consulting fees. They will not be able to access these funds until June of 2026.

### **b. Building Committee**

- Committee Members:
  - Mike Swendsrud

- Lawrence Keenan
- Rick Rosengren
- Fire Department Members
  - 2-3 Fireman
- When they met, the discussion was:
  - Putting a firehall on leased land vs. owned land.
  - Talking about ways to increase the number of volunteers
  - Also, and had a spreadsheet comparing other construction builds and prices
  - **The committee recommendation: to purchase land for future fire hall and NOT build on leased school property.**

### c. Fundraising

- Is this something we want to consider
- 

## 6. Miscellaneous

- a. Jason and Attorney looking into legal costs of changing the JPA agreement.
- 

## 8. Next Meeting Date and Time

- Confirm: *July 28th, 2025 – 6:30 PM at Carlos City Hall*
  - Preliminary Agenda Items:
    - Continued Project Review
    - Location discussion
    - Discussion on JPA changes
- 

## 9. Adjournment

- Motion to adjourn: **Krivanek, second Waldorf– passed.**
- Adjournment time recorded: 8:15 pm
- Notes completed by: Ronna Berghoff, Carlos Area Fire JPA, Secretary; City of Carlos, Mayor

**JPA BOARD CONTACT INFORMATION:**

Dwayne Waldorf - [Dwayne.waldorf@icloud.com](mailto:Dwayne.waldorf@icloud.com); (320) 219-0409

Andy Miller - [andysautorepair1@gmail.com](mailto:andysautorepair1@gmail.com); (320) 815-4142

Colten Steidl – [cfd1251@gmail.com](mailto:cfd1251@gmail.com); (320) 766-0183

Bill Krivanek - [bkrivanek1961@gmail.com](mailto:bkrivanek1961@gmail.com); (320) 815-9751

Ronna Berghoff – [rberghoff@cityofcarlos.com](mailto:rberghoff@cityofcarlos.com); (320) 491-1892

James Young – [jyoung@cityofcarlos.com](mailto:jyoung@cityofcarlos.com); (320) 805-0294