Carlos Area Fire Joint Powers Agreement (JPA) Meeting Minutes

Date: Monday, October 12th, 2026
Start Time: 6:30 PM
Location: Carlos Event Center

---

1. Call to Order

- Roll Call / Members Present
    - Ronna Berghoff, City of Carlos
    - Jon Trenne, City of Carlos
    - Bill Krivanek, Carlos Township
    - Andy Miller, Belle River Township
    - Dwayne Waldorf, Carlos Township
    - Colton Steidl, Carlos Fire Dept Chief
    - Joe Cecko, Cecko Construction
    - Dustin Tomoson, Ringdahl Architects
    - Attendance list
- Introduction of Board and those in attendance.

2. Approval of Meeting Minutes

- Review and approval of minutes from Sept 28th, 2026
    - Motion to approve minutes: **Waldorf, seconded Krivanek – Passed**

---

3. Reports

a. Treasurer's Report

- Beginning Balance: $1,532.78
    - Deposits: City of Carlos = $8,028.90
    - Deposits: Belle River Township = $9,378.35
    - Debits: Ringdahl Architects = -$11,883.50
- Ending Balance: $7,056.53
- Motion to approve Treasurer's Report: **Waldorf, seconded Berghoff – Passed**

---

4. Old Business

a. Project Discussion

- Joe Cecko –
    - Gave history of the project, bids went out to local contractors in July-Aug.

- 5 alternates were offered but none were accepted by the group. As we wanted to keep the base project cost as minimal as possible.
- Total project with hard costs, softs costs and contingency: 2.66 million
- Ballot question will state up to 2.8 million to accommodate interest rate and any unforeseen circumstances.
- Bids went out in August. 20 bid packages listed, and all local contractors were awarded bids.
- Question from the audience: If they are local contractors who won the bids?:
  - Bid selection was reviewed with those in attendance.
- Question from the audience: What were the alternates that were not selected:
  - Alternate 1: Generator – back of generator – all utilities to set up for future
  - Alternate 2: Asphalt parking lot – base bid has gravel
  - Alternate 3: Recycled bitimous – base bid has gravel
  - Alternate 4: Minisplit for admin offices – base bid does not have this
  - Alternate 5: Spring 2027 start date.
- Question from the audience: Are the first responders also included and housed in the same firehall? Yes this building will house both fire and first responders.
- Question of the audience: What is the Earthwork and Utilities costs/bids? – $187,000

- Dustin Tomoson – Ringdahl Architects
  - Describe details about the current design and type of construction.
  - Question from the audience: how many trucks does this hold?: 11 trucks
  - Question from the audience: Once 20 years have passed what is the plan of the building, who will own it?: The JPA has not talked to an attorney about changing the JPA agreement, at this time, so it does state it will be a City of Carlos asset, but the JPA board is all in agreement to make it a joint ownership once the bond passes. This was requested by a Carlos Township resident.
  - Question from Audience: What is the break down of the fires?: Colten talked about getting this person the exact figures, but it really can be a mixed bag of fires. They specifically asked for a guess about grass fires, Colton reported minimal this year, but last year there were 3 on one day.
  - Question from the audience: What kind of trucks do you have? Colton talked about the specifics of each truck and their designated purpose.
  - Question from the audience: How much have we spent so far?: Ringdahl architect $136,000 for current design fee, $197,000 to Bolton and Menk.
  - Question from the audience: What will the ballot say?: It will request funding op to 2.8 million, even though cost is 2.66 million, we won't know until early November for interest rates. We will only bond for what we need.
  - Question from the audience: Do people know that Carlos Township people, even if in Alex Fire Jurisdiction, are going to be paying? Yes, this was noted in the newsletter.

- Comment from the Audience: Discussion about response times and coverage between those in the audience.
- Question from the audience: Is the new building design sufficient for the fire department? – Colton responded that yes this does meet the needs
- Question from the audience: Is there a hose tower? – this was explored but is not in the budget therefore it was taken out of the project.
- Question from the audience: Is the City of Carlos paying cash up front? – The City of Carlos hasn't fully decided yet, but there is encouragement to bond for the project vs. paying cash as it can be hard for City's to recoup that cash, or can use it for other projects that may be harder to bond for.
- Question from the audience: How many overhead fill stations? – There will be 2 overhead fill stations.
- Clarification about the election - It will be on general election ballot. A "Yes" vote will be a yes, "no" vote will be a no, a "blank" vote will count as a no. The ballot question will read to bond up to 2.8 million.
- Question from the audience: Interest rate anticipation? – we don't have specifics, but we are ranging from 4-4.5% of an interest rate for the bond.
- Question from the audience: What is the city's plan for the current fire hall building if this project goes through? - As a city of Carlos we have not entertained this idea, we are waiting for the vote to go through before exploring options.

- JPA board expressed, "We have messed up a lot in this project and we understand we have lost your trust in the process. We feel we have done a fair job of working to earn that trust back. We went from a building that was intended for longevity with a high price tag, to a financially responsible building and decreasing the bottom line from 5 million to 2.6 million. At many of our meetings you expressed the need to fire Bolton and Menk as the people didn't trust them, as a board we did that. You wanted more transparency and we are working on providing that through newsletters, open meetings, and now these informational meetings. If we, as a board, were to do this again, we would certainly do it differently. We are listening and we did make changes that were asked of us. We are human, and we messed up, none of us have built a firehall before, and we truly are doing the best we can."

5. New Business

a. Building Committee

- Committee Members:
  - Mike Swendsrud – Not Present
  - Lawerence Keenan – Not Present
  - Fire Department Members
    - 2-3 Fireman

6. Miscellaneous

a. None.

---

7. Next Meeting Date and Time

- Confirm: ***Oct 26th, 2026*** *– 6:30 PM at* ***Carlos Event Center***
- Preliminary Agenda Items:
    - Project Informational Meeting

---

8. Adjournment

- Motion to adjourn: **Berghoff, second Waldorf – passed.**
- Adjournment time recorded: 7:23 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; (320) 219-0409

Andy Miller - andysautorepair1@gmail.com; (320) 815-4142

Colten Steidl – cfd1251@gmail.com; (320) 766-0183

Bill Krivanek - bkrivanek1961@gmail.com; (320) 815-9751

Ronna Berghoff – rberghoff@cityofcarlos.com; (320) 491-1892

Jon Trenne – jtrenne@cityofcarlos.com; (320) 491-2126