

CITY OF CROSSLAKE  
SPECIAL MEETING  
THURSDAY, AUGUST 27, 2020  
3:00 P.M. – CITY HALL

The Council for the City of Crosslake held a Special Meeting on Thursday, August 27, 2020 in City Hall. The following Council Members were present: Dave Nevin, John Andrews, Aaron Herzog, Dave Schrupp, and Marcia Seibert-Volz. Also in attendance were City Administrator Mike Lyonais, City Clerk Char Nelson, Park Director TJ Graumann, Public Works Director Ted Strand, Fire Chief Chip Lohmiller, Police Chief Erik Lee, City Attorney Brad Person, City Engineer Dave Reese, Patty Norgaard and Catharine Funk. Attending via Zoom were Zoning Administrator Jon Kolstad, Northland Press Reporter Paul Boblett, Echo Publishing Reporter Nancy Vogt, Hytec Representative Andy Pickar and Doug Olson of Braun Intertec. There were five audience members.

Mayor Nevin called the meeting to order at 3:04 P.M. MOTION 08SP3-01-20 WAS MADE BY AARON HERZOG AND SECONDED BY JOHN ANDREWS TO APPROVE THE BILLS FOR PAYMENT IN THE AMOUNT OF \$85,856.54. MOTION CARRIED WITH ALL AYES.

Greg Olson of Braun Intertec reported that an environmental representative from Braun Intertec performed an air sampling on August 18, 2020 at the firehall. Mr. Olson summarized the results of the test and identified the types of fungal spores found in the building (reported attached). Six indoor samples were collected and one outdoor sample. Based on the air sampling for total fungal spores, the results suggest there are no apparent or significant indoor sources of fungal proliferation within the north half of the building. The air sampling for the south half of the building suggest there is a potential indoor source of fungal spores present.

Dave Nevin noted that there were no elevated levels of mold even though the walls were opened. Catharine Funk asked if the mold can be removed safely. Doug Olson replied that whenever there is moisture, you need to eliminate the source in order to remove the mold. Mr. Olson stated that remediation is possible, however, there appears to be wood rot, which would need to be removed and replaced, not cleaned. Dave Nevin asked if removing and replacing was adequate. Mr. Olson replied that as long as the source of the moisture is repaired, that type of repair is adequate.

Chip Lohmiller asked if the City proceeded with a remodel, what process should be used to remove the fungal spores. Doug Olson emphasized that the City needs to have the work done by a mold remediation specialist and that those sections need to be contained while the work is done. Catharine Funk asked what the cost of mold remediation is per square foot. Doug Olson replied that it could vary. Aaron Herzog asked if Hytec has the staff and technology that can remediate the mold and Andy Pickar stated that they do. Marcia Seibert-Volz asked if Hytec had opened walls and if the wood was rotten. Andy Pickar said they opened a few walls and did find some rot. Dave Nevin thanked Greg Olson for attending the meeting.

Dave Nevin asked how long the remodel project was shut down and Andy Pickar replied two months. Dave Schrupp suggested getting firm costs from Hytec on the remodel and mold remediation and then discussing the project with the public. Marcia Seibert-Volz said she would

like to find out the exact costs to remove the mold and how much more that is above the original estimate for the project. Andy Pickar stated that it would cost approximately \$100,000 to open all the walls and figure out what needs to be remediated. John Andrews stated that the residents he has spoken to are in favor of a new firehall and that he is in favor of building a commercial-type building.

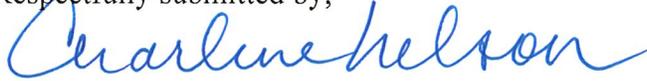
Dave Nevin stated that a group of citizens worked hard to design a model for the firehall at a cost of \$1.3 Million. Two months of construction have been lost and more time will be lost if they open all the walls first. Mr. Nevin stated that the mold problem was blown way out of proportion. Mr. Nevin stated that the mold should be fixed as they go and that there is nothing wrong with the construction of the building, although the LMCIT forensic report stated otherwise. Mr. Nevin noted that there will be unforeseen expenses along the way. Marcia Seibert-Volz asked if Hytec gave a not to exceed cost. The original contract was for \$1.298 Million. Dave Nevin replied that change orders will keep coming throughout the project. MOTION 08SP3-02-20 WAS MADE BY MARCIA SEIBERT-VOLZ AND SECONDED BY DAVE NEVIN TO MOVE FORWARD WITH THE FIREHALL REMODEL. Chip Lohmiller stated that the motion should include the hiring of a specialist to identify and fix the areas of concern. Aaron Herzog asked when Hytec can start working again. Andy Pickar stated that they could be there by mid-September. Dave Schrupp stated that it is irresponsible of the Council to proceed without a not to exceed dollar amount from Hytec and that the cost should include PPE for the workers. Marcia Seibert-Volz stated that the not to exceed number is \$1.7 Million. Andy Pickar stated that Hytec cannot guarantee the cost of \$1.7 Million because they don't know what kind of damage they will find when they start construction. Dave Schrupp stated that everyone had been onboard with the project until the discovery of the mold damage. The Council should not rush through the process in order to meet a timeline. Aaron Herzog stated that he is not in favor of a new firehall and that the project has been postponed for too long. MOTION CARRIED 3-2 WITH ANDREWS AND SCHRUPP OPPOSED.

Chip Lohmiller asked Hytec how long the fire department would need to have equipment in storage. Andy Pickar replied 4 weeks. Dave Nevin asked if he could be authorized to be the go between the project and the Council. Andy Pickar stated that there could be some hefty sized change orders. Tom Swenson suggested that the Fire Chief, City Administrator and Mayor work together to oversee the project and make decisions on changes up to \$25,000. If the change will cost more than \$25,000 a Special Council Meeting could be called. Aaron Herzog stated that he agreed with Mr. Swenson and that the three should take care of it. Mr. Herzog stated that Andy Pickar needs to make sure that all three get equal notice. MOTION 08SP3-03-20 WAS MADE BY AARON HERZOG AND SECONDED BY MARCIA SEIBERT-VOLZ TO HAVE MAYOR, MIKE LYONAS AND FIRE CHIEF WORK IN CONJUNCTION AND MAKE THE DECISIONS. Aaron Herzog asked if the Council wanted to include a dollar figure and stated he did not think so. Mr. Herzog stated that he thinks they will be reasonable, the three of them. MOTION CARRIED WITH ALL AYES.

MOTION 08SP3-04-20 WAS MADE BY JOHN ANDREWS AND SECONDED BY AARON HERZOG TO MOVE INTO CLOSED SESSION AT 3:56 P.M. TO DISCUSS PENDING LITIGATION. The litigation is in regards to Parcel 14050633. MOTION CARRIED WITH ALL AYES.

The Council resumed the open session. No final action was taken. The Council gave the City Attorney directions on how to handle ongoing negotiations. The Mayor adjourned the meeting at 4:07 P.M.

Respectfully submitted by,



Charlene Nelson  
City Clerk

**BILLS FOR APPROVAL**  
**August 27, 2020**

VENDORS	DEPT		AMOUNT
American Steel, bracket steel	Sewer		200.00
American Water Works Assn, membership dues	Sewer		214.00
Anderson Brothers, washed rock	PW		587.83
AW Research, water testing	Sewer		335.70
Baker & Taylor, books	Library		393.52
Chemsearch, antibacterial wipes	PW		273.49
Crosslake Auto Body, truck repair	PW	pd 8-13	845.30
Crosslake Drug, epipens	Fire		433.42
Crow Wing County Highway Dept, fuel	ALL		2,604.75
Crow Wing County Recorder, filing fees	PZ		138.00
Crow Wing Power, electric service	ALL		8,220.62
David Drown Assoc, continuing disclosures	Gov't		1,000.00
Demco, album pages	Library		219.87
Dondelinger, truck repairs	PW		295.98
Fastenal, cutter, blow gun	PW		27.51
Fastenal, hardware	PW		22.79
Fire Instruction and Rescue, fire grounds operation	Fire		650.00
Fire Instruction and Rescue, car fire and ventilation simulators	Fire		1,550.00
Flexible Pipe Tool Company, repair trailer jet	Sewer		525.00
Forum Communications, ordinance 365	PZ		97.75
Grafix Shoppe, squad non-reflective logo kits	Police		2,407.52
Hawkins, chemicals	Sewer		1,241.30
Honey Wagon, pump and backflush tanks	Park		340.00
Jefferson Fire & Safety, turnout gear	Fire		1,303.80
Johnson, Killen & Seiler, personnel matters	Gov't		150.50
Lakes Printing, business cards	PW		57.20
Mastercard, Amazon, wireless headset	PZ		219.99
Mastercard, Amazon, wireless headset (returned)	PZ		229.20
Mastercard, Amazon, computer speakers	Park		19.99
Mastercard, DG, disinfectant wipes	Gov't		50.25
Mastercard, Lake Country Crafts and Cones, election	Election		66.97
Mastercard, Microsoft, monthly premium	Police		81.60
Mastercard, Office Max, laminating pouches	Park		69.13
Mastercard, Raffertys, election	Election		77.56
Metro Sales, copier maintenance	Police		47.15
Municode, codification update	Gov't		1,328.29
National Fire Protection Assn, membership dues	Fire		175.00
Premier Auto, batteries	Fire		443.19
Premier Auto, replace spark plugs, oil change	Police		351.62
Pro Hydro Testing, hydro test storage cylinders	Fire		208.00
Quadient, postage meter refill	ALL		700.00
Spa Partners, gym equipment wipes	Park		338.31
Streichers, uniform	Police		181.50
The Office Shop, steno books, ink cartridges	PZ/Admin		200.08

The Office Shop, ink cartridges	Fire		132.98
The Office Shop, ink cartridge	PZ		30.82
Ultimate Safety Concepts, rental of gas monitors	Fire		350.00
Watch Guard, evidence library software	Police		5,940.00
Widseth, general engineering	PW		1,147.50
Widseth, CIP update	PW		935.00
Widseth, water quality projects	PW		22,883.11
Widseth, perkins road	PW		25,472.44
Xcel Energy, gas utilities	ALL		41.01
<b>TOTAL</b>			<b>85,856.54</b>

August 24, 2020

Project B2007299

Mr. Chip Lohmiller  
City of Crosslake Fire Department  
37028 Cty Rd 66  
Crosslake, MN 56442

Re: Results of Fungal Air Sampling  
Fire Department/Old City Hall Building

Dear Mr. Lohmiller:

This report provides the results of the fungal air sampling performed by Braun Intertec within the above-referenced building. The scope of our services was conducted in accordance with our email correspondence dated August 14, 2020. An environmental representative from Braun Intertec performed the air sampling on August 18, 2020.

## Summary of Results

### Fungal Air Samples

A total of six indoor air samples (nos. 1 through 5 and 7) and one outdoor air sample (no. 6) were collected and analyzed for total fungal spores. The indoor air sample locations included four from the north half of the building (fire department area) and two from the south half of the building (police and administrative area). In summary, the total concentration of fungal spores detected in each respective indoor air sample collected from within the north half of the building fell below the total concentration of fungal spores detected in the outdoor air sample. In addition, there were no predominant fungal spores of significance detected in any of these same indoor air sample locations. In regards to the two indoor air samples collected from within the south half of the building, the total concentration of fungal spores detected in both samples fell below the total concentration detected in the outdoor air sample. However, *Penicillium/Aspergillus* type spores were the predominant type of fungal organism detected in both samples. Secondly, *Stachybotrys* spores were detected in both samples. *Penicillium*, *Aspergillus* and *Stachybotrys* fungal spores are considered to be potential indicator organisms of past or present moisture impacts in the building. Refer to Table I and the EMLab P&K report attached which provide the air sampling data and analytical results respectively.

## Methodology

### Fungal Air Samples

The air samples for total fungal spores were collected on Zefon Air-O-Cell cassettes using a calibrated high volume air sampling pump. The cassette was mounted on a tripod stand at an approximate height of 57 inches above the ground. As air enters the cassette, fungal spores are deposited on the sticky glass slide contained in the cassette. After sampling, the glass slide is removed, stained and analyzed in the laboratory using light microscopy. The air samples for total fungal spores were analyzed by EMLab P&K.

AA/EOE

At the time of the fungal air sampling, the approximate ambient weather conditions were as follows:

- The temperatures were in the low to mid-70s degrees Fahrenheit (°F).
- The skies were fair.
- The winds were out of the west/southwest
- There was no precipitation (i.e., rain) at the time.

## Discussion

Based on the air sampling for total fungal spores (refer to Table I), the results suggest there are no apparent or significant indoor sources of fungal proliferation within the north half of the building. The air sampling results for the south half of the building suggest there is a potential indoor source of fungal spores present. Note: the sections of gypsum wallboard recently removed from the south perimeter walls for exploratory purposes may have contributed to the fungal loading detected in the two air samples from this end of the building.

This report is issued in accordance with our General Conditions (1/1/18). If you have any questions or require further assistance, please call me at 952.995.2482.

Sincerely,

BRAUN INTERTEC CORPORATION



Gregory G. Olson, CIH  
Principal Scientist

Attachments: Table I  
P&K Report (EML ID: 2464732)

**Table I. Air Sampling Data – Total Fungal Spores**

Client: City of Crosslake  
Location: Fire Department/Old City Hall Building  
37028 Cty Rd 66  
Crosslake, MN  
Date Samples Collected: August 18, 2020  
Project B2007299

<b>Sample No. (filter serial #)</b>	<b>Sample Description/Location</b>	<b>Time of Sample (total minutes)</b>
1 (29146757)	Indoors: administrative area, southwest office	9:21 – 9:31 a.m. (10)
2 (29146722)	Indoors: Police, southeast area	9:45 – 9:55 a.m. (10)
3 (29146769)	Indoors: Fire, west training room	10:05 – 10:15 a.m. (10)
4 (29146807)	Indoors: Fire, radio room	10:20 – 10:30 a.m. (10)
5 (29146751)	Indoors: Fire, main fire garage area	10:35 – 10:45 a.m. (10)
6 (29146862)	Outdoors: west side of building, grade level	10:55 – 11:05 a.m. (10)
7 (29146774)	Indoors: Fire, east water room	11:15 – 11:25 a.m. (10)

Note: refer to the attached EMLab P&K report which provides the analytical results for the above-referenced air samples.



EMLab P&K

Report for:

**Greg Olson**  
**Braun Intertec Corporation: MN**  
11001 Hampshire Avenue South  
Bloomington, MN 55438

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Regarding: Project: B2007299; Cross Lake Fire Dept.  
EML ID: 2464732

Approved by:

Dates of Analysis:  
Spore trap analysis: 08-21-2020

Technical Manager  
Ariunaa Jalsrai

Service SOPs: Spore trap analysis (EM-MY-S-1038)  
AIHA-LAP, LLC accredited service, Lab ID #103005

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received. Sample air volume is supplied by the client.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EMLab P&K's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

**Eurofins EMLab P&K**

3000 Lincoln Drive East, Suite A, Marlton, NJ 08053  
(866) 871-1984 Fax (856) 334-1040 www.emlab.com

Client: Braun Intertec Corporation: MN  
C/O: Greg Olson  
Re: B2007299; Cross Lake Fire Dept.

Date of Sampling: 08-18-2020  
Date of Receipt: 08-19-2020  
Date of Report: 08-21-2020

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	1: 29146757			2: 29146722		
Comments (see below)	None			None		
Lab ID-Version‡:	11748011-1			11748012-1		
Analysis Date:	08/21/2020			08/21/2020		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria						
Ascospores	1	25	27			
Basidiospores	3	25	80	2	25	53
Chaetomium						
Cladosporium	4	25	110	3	25	80
Epicoccum						
Fusarium						
Ganoderma						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†	4	25	110	9	25	240
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys	2	100	13	1	100	7
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)††	4+			3+		
Hyphal fragments/m3	< 7			7		
Pollen/m3	< 7			7		
Skin cells (1-4+)	1+			1+		
Sample volume (liters)	150			150		
<b>§ TOTAL SPORES/m3</b>			<b>330</b>			<b>380</b>

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>. The limit of detection is the analytical sensitivity (in spores/m<sup>3</sup>) multiplied by the sample volume (in liters) divided by 1000 liters.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m<sup>3</sup> has been rounded to two significant figures to reflect analytical precision.

**Eurofins EMLab P&K**

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(866) 871-1984 Fax (856) 334-1040 www.emlab.com

Client: Braun Intertec Corporation: MN  
C/O: Greg Olson  
Re: B2007299; Cross Lake Fire Dept.

Date of Sampling: 08-18-2020  
Date of Receipt: 08-19-2020  
Date of Report: 08-21-2020

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	3: 29146769			4: 29146807		
Comments (see below)	None			None		
Lab ID-Version‡:	11748013-1			11748014-1		
Analysis Date:	08/21/2020			08/21/2020		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria						
Ascospores	1	25	27			
Basidiospores	9	25	240	1	25	27
Chaetomium						
Cladosporium	1	25	27	1	25	27
Epicoccum				1	100	7
Fusarium						
Ganoderma						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†						
Pithomyces				1	100	7
Rusts						
Smuts, Periconia, Myxomycetes				1	100	7
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)††	2+			1+		
Hyphal fragments/m3	< 7			7		
Pollen/m3	< 7			< 7		
Skin cells (1-4+)	1+			1+		
Sample volume (liters)	150			150		
<b>§ TOTAL SPORES/m3</b>			<b>290</b>			<b>73</b>

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

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The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>. The limit of detection is the analytical sensitivity (in spores/m<sup>3</sup>) multiplied by the sample volume (in liters) divided by 1000 liters.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

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§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

## Eurofins EMLab P&amp;K

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(866) 871-1984 Fax (856) 334-1040 www.emlab.com

Client: Braun Intertec Corporation: MN  
C/O: Greg Olson  
Re: B2007299; Cross Lake Fire Dept.

Date of Sampling: 08-18-2020  
Date of Receipt: 08-19-2020  
Date of Report: 08-21-2020

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	5: 29146751			6: 29146862		
Comments (see below)	None			None		
Lab ID-Version‡:	11748015-1			11748016-1		
Analysis Date:	08/21/2020			08/21/2020		
	raw ct.	% read	spores/m <sup>3</sup>	raw ct.	% read	spores/m <sup>3</sup>
Alternaria				17	100	110
Ascospores				34	25	910
Basidiospores	2	25	53	168	25	4,500
Chaetomium						
Cladosporium				52	25	1,400
Epicoccum				3	100	20
Fusarium						
Ganoderma				6	25	160
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†						
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes				7	100	47
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)††	1+			2+		
Hyphal fragments/m <sup>3</sup>	< 7			27		
Pollen/m <sup>3</sup>	< 7			27		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	150			150		
<b>§ TOTAL SPORES/m<sup>3</sup></b>			53			7,100

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

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Client: Braun Intertec Corporation: MN  
C/O: Greg Olson  
Re: B2007299; Cross Lake Fire Dept.Date of Sampling: 08-18-2020  
Date of Receipt: 08-19-2020  
Date of Report: 08-21-2020**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	7: 29146774		
Comments (see below)	None		
Lab ID-Version‡:	11748017-1		
Analysis Date:	08/21/2020		
	raw ct.	% read	spores/m3
Alternaria			
Ascospores			
Basidiospores	1	25	27
Chaetomium			
Cladosporium	1	25	27
Epicoccum			
Fusarium			
Ganoderma			
Myrothecium			
Nigrospora			
Other colorless			
Penicillium/Aspergillus types†			
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes			
Stachybotrys			
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)††	2+		
Hyphal fragments/m3	< 7		
Pollen/m3	< 7		
Skin cells (1-4+)	1+		
Sample volume (liters)	150		
<b>§ TOTAL SPORES/m3</b>			<b>53</b>

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

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