

CARLOS AREA FIRE HALL PROJECT

Community Information for Carlos Township Residents -- A Project That Has Evolved

Over the past two years, the Joint Powers Board (JPA) has spent considerable time evaluating the future of the Carlos Area Fire Hall. The board's original concept focused heavily on longevity and proposed a larger precast building, with an estimated cost of approximately \$7 million.

As the project progressed, the board listened to questions and concerns from community members and reevaluated the project. The focus has shifted toward **fiscal responsibility while still meeting the essential goal of providing a functional fire hall capable of housing the department's equipment and supporting emergency response.**

The JPA Board has learned a great deal throughout this process. There have been challenges and changes along the way, and the board appreciates the patience, questions, and input provided by residents as the project has evolved.

The current proposed project is substantially smaller in scope and cost than the original concept.

Original concept: approximately \$7 million

Current projected project cost: approximately \$2.66 million

Maximum bonding authorization being considered: \$2.8 million

The JPA Board will only bond what is necessary for the project. The \$2.8 million authorization provides flexibility for changes in interest rates and other financing considerations. Bond counsel has recommended establishing the authorization at this level to allow the entities to navigate the bonding process when financing occurs.

WHY IS A NEW FIRE HALL NEEDED?

The current Carlos Fire Hall was constructed in the 1970s and is no longer adequate for the department's current operations. The existing facility has only **three apparatus bays**, while the department currently operates **13 fire and rescue vehicles**. Those vehicles and other equipment are currently distributed among **three different locations** in the community. This arrangement creates challenges for emergency response, equipment maintenance, firefighter safety, and day-to-day operations.

Current Facility Challenges

- Built in the **1970s** and nearing the end of its useful life
- Structural concerns, including cables currently spanning overhead to help support exterior walls
- Only **3 apparatus bays**
- Firefighters must dress in the apparatus bay with little to no room to do so
- Fire and rescue vehicles and equipment are stored in **3 separate locations**
- Some equipment is stored in an **unheated building**
- Limited space for training
- Limited space for hose drying and gear cleaning
- Inadequate equipment storage
- No dedicated firefighter decontamination area
- Mold and other building concerns
- Limited parking for volunteers responding to emergencies
- Outdated infrastructure and building systems

WHY ARE VEHICLES STORED IN MULTIPLE LOCATIONS?

The current fire hall simply does not have enough space to house the department's entire fleet. As the department has grown and acquired additional equipment over the years, vehicles have been placed in other buildings throughout the community. Some equipment and vehicles are also housed in an unheated facility, which creates additional maintenance concerns.

Having emergency vehicles in multiple locations can create inefficiencies when firefighters are responding to an emergency. The proposed fire hall is intended to allow the department's emergency vehicles and equipment to be consolidated into one location.

WHY IS DECONTAMINATION SPACE IMPORTANT?

Firefighters can be exposed to hazardous contaminants during and after responding to fires. **Firefighters have a 9% higher risk of being diagnosed with cancer and a 14% higher risk of dying from cancer than the general U.S. population.** Contaminants can remain on turnout gear, equipment, and other surfaces after a fire. A **dedicated decontamination area** provides space to clean equipment and gear and helps reduce the spread of contaminants throughout the fire station and into firefighters' homes. The proposed facility includes a dedicated area for this purpose, with proper extractors and dryers.

WHAT IS BEING PROPOSED?

The current design is approximately **11,000 square feet** and is designed around the department's current operational needs.

Proposed facility features include:

5 apparatus bays

- Approximately **11,000 square feet**
- Space to house emergency **vehicles and equipment under one roof**
- Dedicated firefighter **decontamination area**
- Modern training space
- Meeting space for the fire department and neighboring townships
- Improved equipment storage
- Improved workflow for firefighters before and after emergency calls
- Building systems designed to meet current building, fire, accessibility, and OSHA requirements
- Adequate parking and site space for emergency operations

WHY THIS LOCATION?

The City of Carlos currently has a **99-year lease with Independent School District 206** for the property, beginning in 2021. The annual lease payment is **\$1**. The property has several characteristics that make it suitable for a fire hall, including:

- Utilities are already established at the site as it was previously established approximately 20 years ago
- Approximately 5 acres provide room for the building, vehicle circulation and maneuvering, and parking

What happens to the building if the school district needs the property?

The lease contains specific provisions regarding early termination. If the school district terminates the lease during the **first 30 years** because it needs the property for school expansion, the lease provides that the City is entitled to payment equal to the **replacement cost of the tenant's improvements**. After the first 30 years, the lease provides for payment based on the **then-current fair market value of the improvements**.

BY THE NUMBERS

- 24 Volunteer Firefighters
- 85 Square Miles Served
- 2,700 Approximate Population Served
- 155 Emergency Calls in 2025
 - 136 medical calls
 - 19 fire calls
 - 80 Medical Calls from Carlos Township in 2025
 - 12 Fire Calls from Carlos Township in 2025

WHAT DOES THE VOTE MEAN?

Carlos Township residents will vote on whether to authorize a levy **not to exceed \$2.8 million** for the purpose of funding construction of a new Carlos Area Fire Hall. The Joint Powers Agreement establishes the following cost-sharing formula among the three participating entities – Carlos Township 75%; City of Carlos 15%; Belle River Township 10%. Under a \$2.8 million maximum authorization, Carlos Township's maximum share would be **\$2.1 million**, with the remaining amount allocated according to the JPA's cost-sharing agreement. The maximum authorization is not necessarily the amount that will ultimately be borrowed. **The JPA Board has stated that it intends to bond only the amount necessary for the project. (cont. on back page.)**

PROJECT COST & ESTIMATED TAX IMPACT

The current projected total project cost is approximately: **\$2.66 MILLION**. The project is anticipated to be financed over **20 years**. Based on the current estimates provided to the JPA, the estimated Carlos Township tax impact is approximately:

Property Value	Estimated Annual Impact	Approx. Monthly Impact
\$150,000	\$22.71	\$1.89
\$300,000	\$45.43	\$3.79
\$500,000	\$75.72	\$6.31

As the township's tax base grows, the cost of the township's share is spread across the taxable property within the township.

WHAT IF THE VOTE DOES NOT PASS?

A "no" vote would not eliminate the need to address the condition and limitations of the existing fire hall. If the proposed financing is not approved, the City of Carlos has indicated that it would need to explore other options for funding a new facility. Under an alternative funding structure, the cost of the fire hall could potentially be handled differently, including through future fire service contracts. This could change how costs are allocated among the communities receiving fire protection services. The JPA Board's current proposal allows the three participating entities to continue working together under the existing cost-sharing agreement.

COMMUNITY INFORMATION MEETINGS and SCAN FOR MORE INFORMATION

Residents are encouraged to attend an upcoming informational meeting to learn more about the project, ask questions, and review the proposed plans and financial information. These will take place at the **Carlos Event Center** on:

- September 28 — 6:30 PM
- October 12 — 6:30 PM
- October 26 — 6:30 PM

SCAN THE QR CODE TO LEARN EVEN MORE



CARLOS TOWNSHIP
420 HIDDEN OAKS DR NW
ALEXANDRIA, MN 56308



Carlos Township Newsletter

September 2026

Board Members

Rodney Meyers, Chairman

320-491-5163

Bill Krivanek, Supervisor

320-815-9751

Dwayne Waldorf, Supervisor

320-852-7827

Rebecca Anderson, Clerk

320-846-0373

Tammy Schwegel, Treasurer

320-852-7454

Meeting Dates

The Carlos Town Board meets the second and fourth Thursday of each month, except for November and December, when they meet only on the second Thursday of the month.

Meeting are held at the Carlos Event Center, which start at 7:00 pm.

The public is always welcome to attend. If you have an item you would like placed on the Agenda, please contact Rebecca Anderson at least one week prior to the meeting.

Township Website:

[www:carlostownship.org](http://www.carlostownship.org)

Road Projects Pike Road

The township is in discussion with Douglas County on the possibility of paving Pike Road from State Hwy 29 to the landfill.

Winter Snowplowing

R&R Ready Mix is the township's road maintainer through July 31, 2028. Snow plowing can be a dangerous job. Please take the time to remove snow from around your mailboxes and keep all vehicles off the road after a snow fall, so the maintainer can clear the roads properly. **Remember do not plow snow across township roads, as freezing remaining snow left behind on the road can lead to damaging snow plows.**

A Huge Thank You

The township experienced many storms this summer and the township would like to thank those who either called in to inform the township of downed trees, branches, or took it upon themselves to remove debris from township roads.

Fire Hall

As many of you are aware Carlos Township had entered into a Joint Powers Agreement with the City of Carlos and Belle River Township in regard to the building of a Fire Hall in the City of Carlos. The JPA has received bids on that project and the question will be placed on the November 3, 2026 General Election Ballot. Included in this newsletter is information regarding the proposed building of the fire hall.

General Election for 2026

Carlos Township will be holding the General Election which will take place at the Carlos Town Hall located at 210 Victoria Street in Carlos on November 3, 2026. Polls will be open from 7:00 AM-8:00 PM. Officers for the township election will also be on this ballot. All of the offices will be 4 year terms. AN office for Supervisor and Clerk. Both offices are for a 4 year term: Bill Krivanek has decided not to run for re-election. Garrett Rasmusen has filed for that office. Rebecca Anderson as filed for re-election for clerk.

Annual Township Meeting

This meeting will be held on Tuesday, **March 9th, 2027**. The meeting will go over the financial reports for 2026 and set the levies for all funding for Carlos Township for residents 2028 property taxes. The meeting will begin at 7:00 PM at the Carlos Event Center.

New Subdivision: There is a new subdivision in the Township which is Chainview Estates, located east of County Road 11 by Birchwood Road.

Lawn/Tree/Snow Removal Services

Please inform your service provider that when working at your residence, to **safely park** their equipment. Vehicles parked on the roads, on hills, or around areas where people are walking or having to drive around service vehicles possesses an **inherent** danger to those involved.

