

Hi Adrianna:

Sorry to hear about Mason.

Regarding Sheldon Peterson, he is currently in Arizona, however has been given a copy of a Plea Deal where under he agrees to clean up debris on his property, trim hedges obstructing an intersection, and pay a fine.

I have discuss the terms of the plea with Mr. Peterson a couple times. He indicated a week ago that he would be signing the plea and returning it to me via mail so I can file it with the court. I have not yet received the signed plea, however expect it shortly. I will keep you posted on the developments.

Let me know if you have additional questions or concerns.

Sincerely,

Matthew J. Loven  
Attorney

**RINKE NOONAN**  
Suite 300, US Bank Plaza  
P.O. Box 1497  
St. Cloud, MN 56302  
(320) 656-3510 Direct  
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## Mason Schirmer

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**From:** Matthew Loven <MLoven@rinkenoonan.com>  
**Sent:** Thursday, April 02, 2015 2:46 PM  
**To:** Mason Schirmer  
**Cc:** Leilani Heinen  
**Subject:** RE: 22426-0001 Freeport, City of - Prosecutions: General Prosecutions: 22426-0001 Sheldon Blue Peterson

Hello Mason:

Mr. Peterson has not responded to my plea petition.

As you know, Mr. Peterson and I spoke on the phone in late February about a plea deal. He has failed to respond since.

There is still a warrant for his arrest, so when he's back in the area he runs the risk of being arrested.

I'll try contacting him again. He did say he would return to Freeport in mid-April to clean up his property. He still needs to enter a plea agreement (which will include a fine) to file with the court before the warrant will go away. Hopefully he understands that.

Let me know if you have questions or concerns. I'm happy to discuss.

Sincerely,

Matthew J. Loven  
Attorney

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# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 23, 2015

Re: Maintenance Building Feasibility

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Attached you will find the feasibility study provided by Dave Blommel. No action needs to be taken on this, it is more informational.



Building a Better World  
for All of Us®

## MEMORANDUM

TO: Freeport Mayor and City Council  
c/o Ms. Adrianna Hennen

FROM: David Blommel, PE

DATE: April 21, 2015

RE: Public Works Site Feasibility Memo  
SEH No. FREEP GEN 14.00

As requested, we have evaluated the potential costs and feasibility of constructing a new public works facility on Outlot A of the Freeport Industrial Park Phase 2, which is currently owned by the Freeport EDA. The construction of the new facility is being reviewed in order to facilitate the sale of the existing public works building to a potential buyer that is interested in having frontage to Interstate 94.

### Facility Size and Layout

Staff has indicated the size of the existing structure is adequate for needs associated with the current public works functions. The new facility is proposed at a similar size of just shy of 5,000 square feet (96 x 50 is the current building size). Breakdown of office space compared to garage space is also similar to the current configuration. It is preferred that the entire facility be heated with a minimum of 5 overhead doors. No cold storage is needed inside the facility.

Space for a salt storage shed has also been included in the site layout; however, the cost for the salt storage is not included in this report. Site configurations can be found in Exhibit Nos. 1 and 2 attached to this memorandum. There is a small increase in cost with the south facing alignment, as the sewer and water services need to be longer.

### Sewer, Water, and Storm Sewer

Services for sewer and water were stubbed to the edge of the 7<sup>th</sup> Street right of way with the construction of phase 2 of the industrial park in 2005. Both 6" sanitary sewer and 6" water services were provided and will be adequate for the proposed facility.

Drainage from the site was planned to enter the adjacent stormwater pond for treatment prior to being discharged to the west. While standards have changed since this pond was built, the rate control aspect will be adequately met with the current ponds. Additional water quality improvements will be required, but can be achieved with small on site ponding. The addition of a salt storage shed will trigger additional requirements as these facilities require additional storm water treatment due to the runoff generated.

## Project Cost

A detailed cost estimate for the site improvements is included with this memorandum. The cost for the south facing facility is shown as it is the more conservative. During design we would anticipate a thorough analysis to determine the benefits and costs associated with both options.

Building pricing was analyzed using two methods. Using RS Means square foot pricing, and review of the anticipated cost by a local builder. As anticipated, the nationally based RS Means cost was significantly higher than the cost provided locally. Using pre-engineered steel construction with concrete base wall costs are approximately \$120 per square foot. Using this rate, the 5,000 square foot building would be \$600,000.

To closer match the existing public works building, the cost associated with a timber framed, insulated building, with interior and exterior steel would be between \$220,000 and \$250,000. This cost would be representative of a similar structure recently built in Long Prairie.

The above cost assumes the building is maintained at less than 5,000 square feet. Once the 5,000 square foot threshold is crossed, additional requirements, such as sprinklers, become required.

For the purposes of this report, we have assumed the local number more accurately reflects the needs of the City of Freeport. A cost summary for the improvements is located in the table below using the higher of the estimates for both the building and site plan.

**Table 1**  
**Estimated Project Cost**

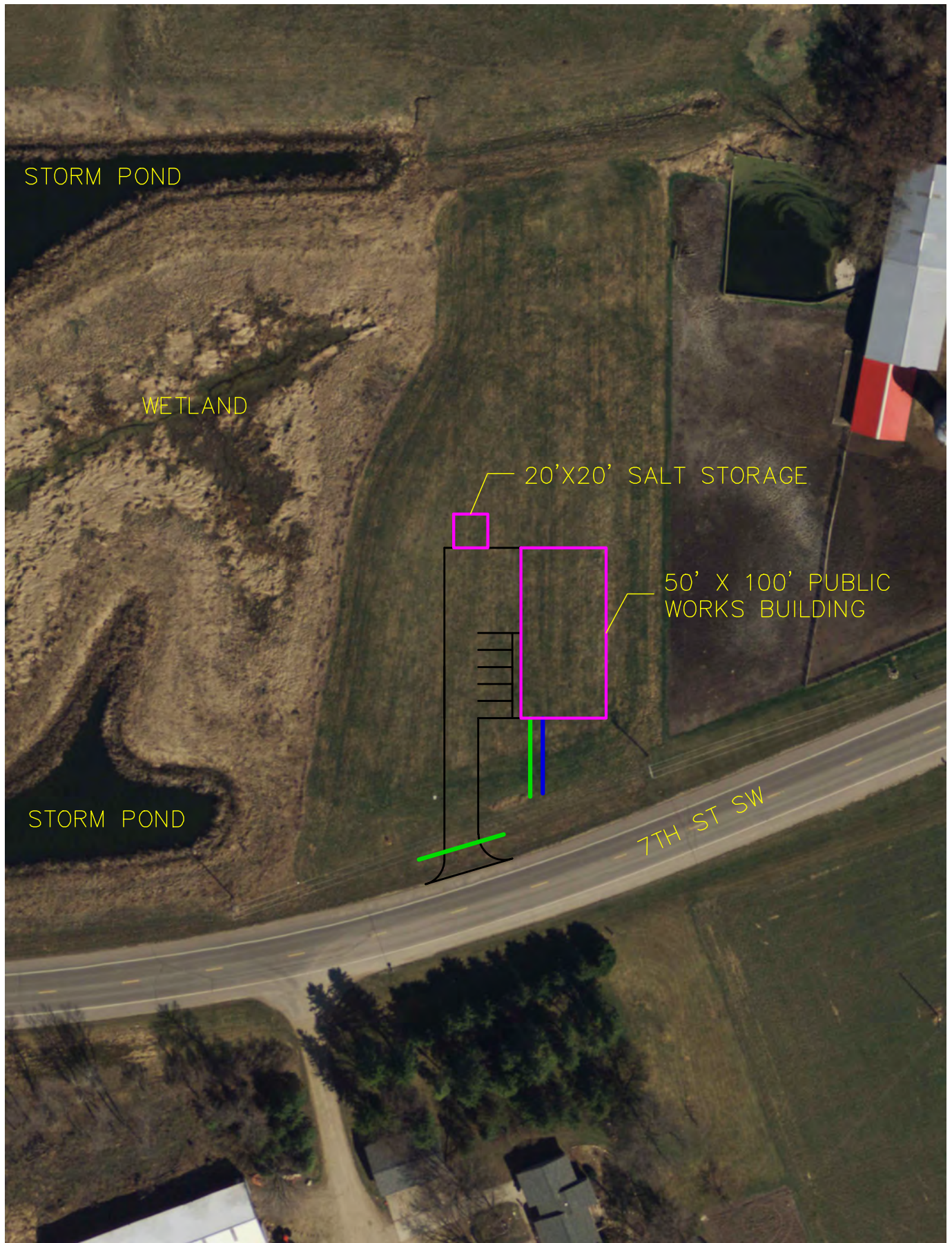
Building	\$250,000.00
Site Improvements	\$61,500.00
Project Contingency	\$31,200.00
Architecture	\$27,500.00
Engineering	\$12,300.00
Financing / Administrative	\$10,000.00
<b>Total Cost</b>	<b>\$392,500.00</b>

dwb/mrb

## **Attachments**

p:\j\freeport\common\\_gen engineering\2015\public works site\m - feasibility memo 042115.docx

P:\J\F\FREEP\COMMON\Gen Engineering\2015\Public Works site\public works.dwg 3/23/2015 2:08 PM dblornmel



PHONE: 320.229.4300  
1200 25TH AVENUE SOUTH  
P.O. BOX 1717  
ST. CLOUD, MN 56302-1717  
www.sehinc.com

FILE NO.  
FREEP GEN

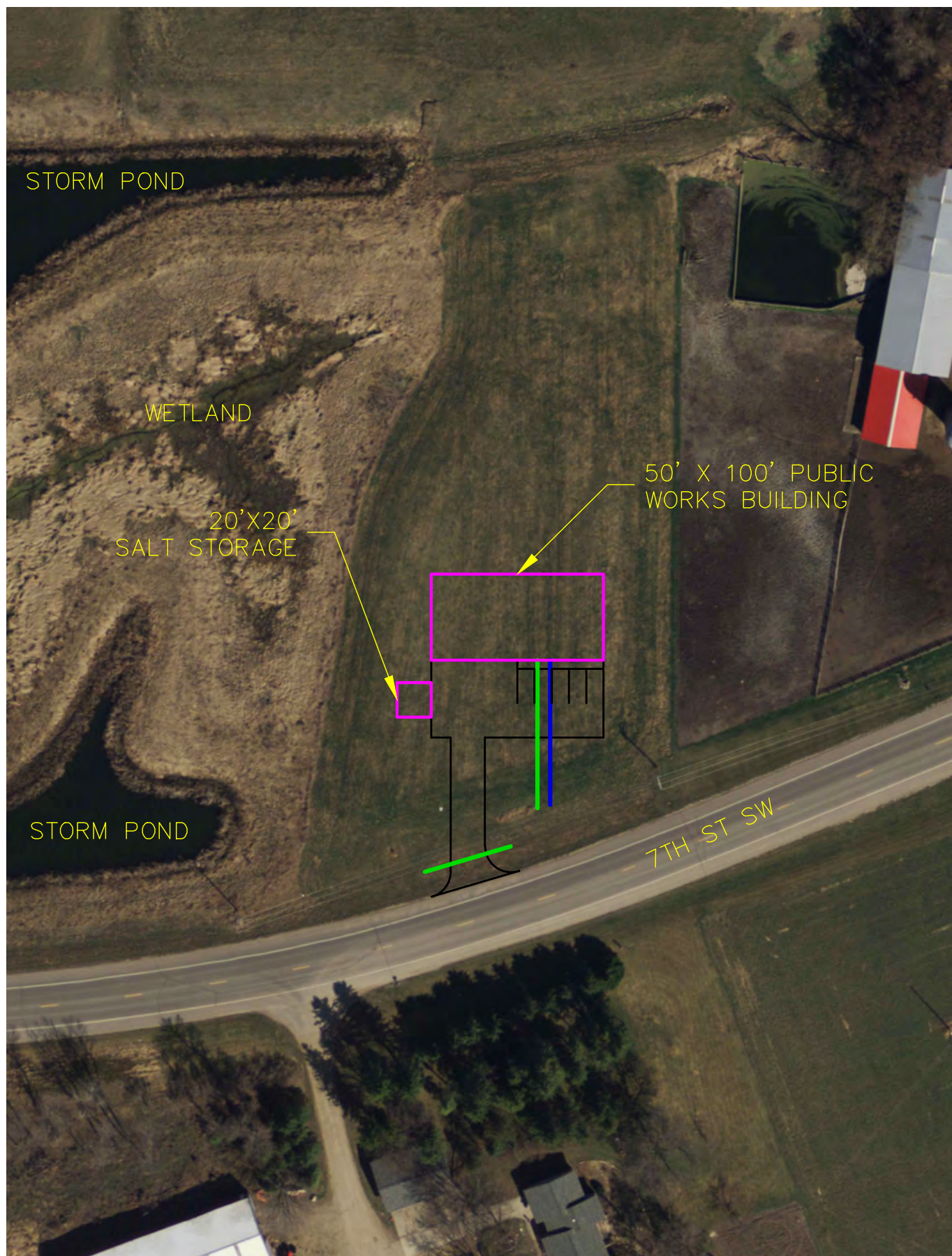
DATE:  
03/23/15

35 of 52

PRELIMINARY LAYOUT  
PUBLIC WORKS FACILITY,  
FREEPORT, MINNESOTA

EXHIBIT  
NO. 1







OUTLOT A, FREEPORT INDUSTRIAL PARK  
FREEPORT GEN

3/24/2015

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
<b>GENERAL</b>					
1	MOBILIZATION	LS	\$1,000.00	1.00	\$1,000.00
<b>SANITARY SEWER</b>					
2	CONNECT TO EXISTING SERVICE	LS	\$1,000.00	1.00	\$1,000.00
3	6" SDR 35 SEWER	LF	\$35.00	90.00	\$3,150.00
4	6" CLEAN OUT	LS	\$500.00	1.00	\$500.00
<b>WATER MAIN</b>					
5	CONNECT TO EXISTING SERVICE	LS	\$1,000.00	1.00	\$1,000.00
6	6" PVC C900 WM	LF	\$30.00	90.00	\$2,700.00
7	6" GATE VALVE AND BOX	EACH	\$1,200.00	1.00	\$1,200.00
8	HYDRANT	EACH	\$3,000.00	1.00	\$3,000.00
9	1" CURB STOP AND BOX	EACH	\$250.00	1.00	\$250.00
10	1" SERVICE PIPE	LIN	\$40.00	10.00	\$400.00
11	FITTINGS	POUND	\$10.00	75.00	\$750.00
<b>STORM SEWER</b>					
12	18" RCP	LF	\$40.00	30.00	\$1,200.00
13	18" RC APRON	EACH	\$500.00	2.00	\$1,000.00
<b>DRIVEWAY (20' WIDE X 90' LONG)</b>					
14	GEOTEXTILE FABRIC	SQ YD	\$2.50	225.00	\$562.50
15	GRANULAR BORROW	CU YD	\$15.00	115.00	\$1,725.00
16	AGGREGATE BASE	CU YD	\$25.00	50.00	\$1,250.00
17	BITUMINOUS PAVEMENT	TON	\$120.00	65.00	\$7,800.00
18	TURF RESTORATION / EROSION CONTROL	LS	\$2,500.00	1.00	\$2,500.00

<b>TOTAL</b>	<b>\$30,987.50</b>
<b>CONTINGENCY</b>	<b>\$8,000.00</b>
<b>ENGINEERING</b>	<b>\$6,200.00</b>
	<b>\$45,187.50</b>

<b>SITE IMPROVEMENTS (PARKING LOT) (40'X100')</b>					
1	GEOTEXTILE FABRIC	SQ YD	\$2.50	450.00	\$1,125.00
2	GRANULAR BORROW (18")	CU YD	\$15.00	230.00	\$3,450.00
3	AGGREGATE BASE (8")	CU YD	\$25.00	100.00	\$2,500.00
4	BITUMINOUS PAVEMENT (3.5")	TON	\$90.00	130.00	\$11,700.00
5	SITE GRADING	LS	\$5,000.00	1.00	\$5,000.00
6	4" DRAIN TILE	LF	\$8.00	260.00	\$2,080.00
7	CONCRETE HEAD WALL	EACH	\$300.00	2.00	\$600.00
8	EROSION CONTROL	LS	\$2,500.00	1.00	\$2,500.00
9	CONCRETE SIDEWALK	SQ FT	\$6.00	250.00	\$1,500.00

<b>TOTAL</b>	<b>\$30,455.00</b>
<b>CONTINGENCY</b>	<b>\$8,000.00</b>
<b>ENGINEERING</b>	<b>\$6,100.00</b>
	<b>\$44,555.00</b>

P:\F\J\F\FREEP\common\Gen Engineering\2015\Public Works site[maintenance shop.xlsx]Estimate



# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 21, 2015

Re: Finish the appointments for 2015

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While looking back I realized the council never finished the appointments for the year 2015. As it seems to be we need to appoint:

1. Legal Prosecutor
2. EDA representative
  - a. As you can see in the EDA bylaws I have attached. Two members from the city council can be appointed to the EDA. That would leave open two seats for the general public to fill. These seats do not have to be filled, but it is up to the EDA if that would like to do so.
3. Lake Wobegon Trail representative
4. Wellhead Protection representative

# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 20, 2015

Re: Amending Fence Ordinance

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At the Regular March meeting, it was expressed by council that amending the fence ordinance might be in order. I have attached the current fence ordinance for you to reference.

I spoke with Dan Marthaler on April 21 regarding this matter. His opinion, which he wanted me to express to you, is to NOT change the fence ordinance. His opinion was very strong on this. He stated that a property owner should never be able to put anything directly on the property line (i.e. have no setbacks). He has run into MANY problems with this type of ordinance (having fences directly on the line). He questioned how the fence would be maintained; the accuracy of it being directly on the line.

## 500.45 Fencing, screening, and landscaping

### Subd.1 Fencing

#### 1. Definitions.

**Fence.** A partition, wall, hedge, or row(s) of continuous vegetative plantings that are erected as a dividing marker, visual, or physical barrier, or enclosure.

**Fence, Permanent.** A fence constructed of wood, rust-resistant chain link steel, prefabricated and rust resistant aluminum, prefabricated vinyl, landscape masonry units, landscape brick units, stone, or decorative concrete. If wooden material is used it shall be made of processed wood, i.e. cedar, green treated, brown treated, or resin (but not creosote) composite. For the purposes of this Ordinance trellises, arbors, pagodas, and the like shall not be considered a fence.

**Fence, Natural Living.** A divider or barrier comprised of living vegetative materials. The owner of the adjacent property may trim or prune parts of the living fence that extend onto their property.

#### 2. Permit Required.

- a. All permanent fences require a zoning permit from the City Zoning Administrator.
- b. Fences exceeding six (6) feet in height require approval from the City Zoning Administrator and issuance of a building permit.
- c. Permit Application. Application for a zoning and/or building permit shall be on an approved form and shall include:
  - i. The name, address (property and mailing), and phone number of the Applicant.
  - ii. The name, address, and phone number of the Property Owner, if different than the Applicant
  - iii. A site plan illustrating the proposed location(s) of the fence on the subject property in relation to property lines, existing buildings, and other pertinent information.
  - iv. A written description of proposed fence materials.
  - v. Applicant and Property Owner signatures.
  - vi. A fee as may be specified by the City Council.

#### 3. Exemptions. The following are exempt from this Ordinance:

- a. Snow fences erected and/or maintained between November 1 and April 10.
- b. Temporary fences associated with short-term events erected for a maximum of 10 days.
- c. Underground fences for animal control.
- d. Fences used for containment of farm animals within the Agricultural/Rural Residential District.
- e. Silt fences when required by a Professional Engineer licensed in the State of Minnesota and/or the Building Official.
- f. Ornamental fences composed of typical fence materials and erected solely as a landscaping enhancement and not for containment or screening purposes.

- g. Fences or fence panels not exceeding six (6) feet in length and not reasonably contiguous.
- h. Fences associated with public safety emergencies or operations.

4. Prohibited Fences. The following are prohibited fences in any and all zoning districts:

- a. Fences with metal sheathing.
- b. Barbed wire, chicken wire, high tensile, electric wire, woven wire, or other livestock fencing, except if the property is zoned Agricultural/Rural Residential District.
- c. A series of gates.
- d. Fences including creosote lumber.
- e. Living fences consisting of invasive plant species or harboring pests and/or rodents.
- f. Makeshift, flimsy materials, or material such as paper, twine, rope, tin, webbing, and the like, except when used for traffic control or police security.
- g. Any fence which is or has become dangerous to the public safety, health, or welfare.
- h. Fences with components not designed or intended for employment as fence material, including, but not limited to, garage doors, tires, pallets, sheet metal, ribbed steel, metal siding, corrosive metal, solid (i.e. more than ninety percent (90%) opaque) metal, galvanized ribbed steel, household items (appliances, fixtures, furniture), and the like.
- i. Non-permanent fences except as specifically allowed herein.

5. Fence Standards Applicable to All Fences. The following standards apply to fences in all zoning districts:

- a. Enclosed fences must have a minimum of two access gates.
- b. Unless otherwise defined in this Section, fences shall be located no closer than two (2) feet from any side or rear yard lot line on the property of the person constructing or causing the construction of the fence. The two foot setback is required to allow the owner of the fence sufficient access to maintain both sides of the fence, to include the control of grass and weeds along the fence line.
- c. Fences in the front yard shall meet setback requirements of the applicable zoning district.
- d. Fences in rear abutting alleys shall be place a minimum of five (5) feet from the property line.
- e. Height.
  - i. Fences in residential zoning classifications shall not exceed six (6) feet in height and in the case of grade separation, the highest must be determined on the basis of measurement from the average point between the highest and lowest grade.
  - ii. Fences in commercial and/or industrial zoning classifications shall not exceed eight feet in height unless a conditional use permit is issued by the City Council.
- f. Clear Sight Triangle Required. Location.
  - i. A fence, wall, structure, coniferous tree or obstruction greater than thirty (30) inches in height may not be erected, established, or maintained on a corner lot within a designated sight triangle.
  - ii. Said sight triangle is defined as being bounded by lot lines and a line connecting points on each lot line 20 feet from the intersection of the lot lines.



- iii. The sight triangle requirement does not apply to chain link fences with openings of one and five-eighths (1-5/8) inches to two (2) inches which do not exceed forty-eight (48) inches in height.
- iv. The sight triangle requirement does not apply to the “C-1” District.
- g. Fences may be placed in a City utility and/or drainage easement at the sole expense of the property owner. In the event access to the easement is required, the City shall reserve the right to remove the fence without notice and solely at the owner’s expense. Replacement of any fence placed in an easement shall be the sole expense of the property owner.
- h. Living fences shall not exceed six (6) feet in height and shall be maintained by the property owner, except that the owner of adjacent property may trim or prune parts of the living fence that extend onto their property.
  - i. Fences must be built so the “best side” is facing out. It shall be the property owner’s responsibility to maintain the outer side of the fence, including trimming of grass and weeds.
- j. Wood fences must be slated so as to allow air flow through the fence.
- k. Fencing around pool areas, when required, must be a minimum of six feet high. This fence must have two access gates and the Property Owner is solely responsible for ensuring the gates are locked when the pool is unattended.

6. Standards Applicable to Fences in Commercial and Industrial Districts. In addition to the standards contained in Chapter 500.45, Subd. 1, Subd. (d) as may be amended the following standards apply to fences in Commercial and Industrial Districts:

- a. Required permanent fencing. In commercial districts (C-1 and C-2) adjacent to residential districts, and not divided by streets, alleys, or roads recognized by the City Council, the commercial property owner must erect and maintain a fence not to exceed eight (8) feet in height or be less than six (6) feet in height and must screen the adjacent residential lot from eighty percent (80%) of the light emitted from cars, signs, or other lights as a direct cause of the commercial property’s activities and screen the litter produced by the users of the commercial property. The fence shall be placed from the property line at a distance of two (2) feet or greater, as to achieve compliance, to allow the commercial property owner to maintain the fence and ground from the fence to the adjacent residential district property line.

Dan Marthaler's views regarding the possibility of changing the fence ordinance:

"Issues with 0 setbacks and variances. The granting of variances means the definition of a hardship must occur by a recorded finding of fact. This is state law. Some time back there was a court case where a city granted a variance for the construction of a detached shed. The shed was constructed. The neighbor complained that the construction of this shed obstructed his vision and his rights were violated as to the granting of this variance which did not meet the definition of a hardship or the required zoning ordinance. It's been a while since I read the documents, but I believe it went all the way to the Supreme Court and law was established. It was ruled the city did grant the variance without a hardship. The end result was the shed was torn down. I know this is a long way from fences but bear with me. Never does anything good come out of allowing variances for the allowing of placement of fences, sheds, additions, on zero setbacks. First of all, the variance you granted recently DID NOT meet the definition of a hardship. Think about this. I was told it was granted because of some sort of utility issue.. Whether there was an easement or not, the person who requested the variance either allowed the utility to be dug in or it was granted by the previous owner. What was there first, the utility or the fence. This is not a hardship. To allow a variance for this reason is a joke. How about this issue, a person plants some trees, knowing someday a garage may be placed there. Would you grant a variance because of the placement trees? Think about it, a person could create their own setback by your logic. The old school of thought was, its my property and I can do with it what I want. Well guess what. If a person moves into a town that has ordinances you comply with the governing rules or go somewhere else. Owners change. What happens when the neighbors do not get along? Now the person who constructed the fence on the zero property line you granted, cannot maintain the fence, cannot control the weeds ON the other side, or worse yet the neighbor paints the fence an adverse color. Who can stop this? No one. Rules governing the handling of variance and setbacks are not unique to Freeport. Setbacks are created for the purposes of maintenance, fire control, water shedding and the list goes on. All cities follow a template designed by the League of MN Cities. The variances and setback requirements are pretty much boiler plated and are pretty much standard in all towns. Somehow the logic, court cases which established these Standard Rules, do not apply to your small town governing body. Ask yourself, why do we have rules? Let's throw them out, let everyone do their own thing. Really, is the city above 100 years of precedence, standards, and court cases?"

# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 21, 2015

Re: Outsourcing Payroll

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Some council members have expressed interest in knowing what the costs would be to outsource payroll for the City. I have gotten estimates from Beth Thieschafer in Melrose, and Schlenner Wenner Co. I asked for one from Athinson Thompson (Dick Horn) of Melrose, but haven't received anything from them.

This would be a wise choice for council, since a lot of time is spent by the clerk doing payroll bi-weekly and having to prepare W-2's and other reporting during tax season. This is something that could easily be done by someone else and free up some of the clerk's time. Also, there were a lot of errors that occurred with payroll and the preparing of W-2's recently, that are still having an effect. Outsourcing payroll would eliminate those errors.

Keep in mind that in Beth Thieschafer's proposal the council and fire department were not taken into consideration, so that would be an added expense.

There was a typo on Schlenner Wenner's proposal. Instead of monthly for councilmembers it should say quarterly. Also, Molly said that \$350 per month would be the absolute highest it would be even if they spent more time on payroll. However, if they spend less time on payroll then it would cost less that month.

My recommendation is Schlenner Wenner & Co. Since they do all of our auditing now it is easier and less likely to have errors if one company taking care of all of that instead of trying to pass information from one company to the next.

**BETH THIESCHAFER**  
**THIESCHAFER ACCOUNTING, LTD.**

*Proposal*

City of Freeport  
Box 301, 125 Main Street  
Freeport, MN 56331

<u>Date</u>	<u>Reference</u>	
4/15/15	Preparation of Bi Weekly Payrolls; Monthly Wage Tax Deposits filed by EFTPS, MN Revenue; Quarterly Wage Tax Returns including State, and Form 941 filing. Year End Wage Tax Returns including Forms W-2, and Form W-3 Quarterly	\$ 195.00

*Thank you for allowing me to give you a proposal for my services.  
I hope we can work together.*

*Best,  
Beth Thieschafer, EA  
Thieschafer Accounting, Ltd*



# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 21, 2015

Re: Hours and Wages for Acting Clerk-Treasurer

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It is suggested that Council address the acting Clerk-Treasurer's wages and hours. I am currently getting paid \$13.50 an hour, which was my wage as the City's administrative assistant. I also had a 32 hour a week work schedule. I have taken the liberty of working 40 hours each week since becoming acting Clerk so that the doors remain open Monday-Friday 7am-3pm, and to get all of my work accomplished.

It is recommended to council to take action on this item at the upcoming meeting.

# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 21, 2015

Re: Separating Clerk and Treasurer Positions

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Rodney has expressed the idea of separating the Clerk position from the Treasurer position.

I recommend this idea for a number of reasons:

1. Checks and balances. It's not a wise idea having one person in the office doing everything. That is where companies can begin seeing problems and corruption.
2. Time. Only being in this position for a couple of weeks, I can see that it is physically impossible for one person to do everything, and to do it well. Things can get done, but on a proactive approach the time just isn't there to get everything done. It would be wise to have someone dedicated to producing a 5-10 year plan, producing the most accurate budgets each year, making sure all of the financial reporting is done correctly and other day-to-day and month-to-month accounting/treasurer tasks.

As a recommendation, I don't think this person would need to be full time. This person's hours could/would vary depending on the time of year. This person could be able to come in after hours to get the work done since the Clerk would be the one to be here during normal business hours. This would also free up the Clerk's position to spend more time into looking at other developments, helping residents, doing research for council and other items that seem to have been neglected in the past.

Someone has already come to me; on their own and expressed interest in a position like this.

# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 21, 2015

Re: Laptop Computer Analysis

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It was suggested by a few councilmembers that an analysis be done on the City's laptop computer that was in Mason Schirmer's possession.

- A verbal quote I received from Aaron at (formerly known as Minco) in St. Cloud was:  
Up to \$500. That all depends on what they find. If nothing is really found and they don't have to spend much time on it, then it will be considerably less. Although, if it looks like more was done to the computer that will take more time on their end and that is where the \$500 price is more realistic.

- Dijital Majik Computer Clinic, Inc. in St. Cloud -Don or Derek  
\$99/hour and would cap it at about three hours. He would do more if a lot of things were found, but he stated he can do a lot of work in three hours and doesn't foresee it taking beyond that amount of time.

- A quick quote that I received from Kroll on Tracking in Eden Prairie was:

2 hours to image the system in the lab

5 – 8 hours to provide an initial view into the system to include:

- Active/Deleted file reports
- Deleted Message Recovery and Reports
- Install date/Profile Use dates
- Summary of Findings

\$295/hour.

# Memo

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From: Adrianna Hennen, Acting Clerk-Treasurer

To: Freeport City Council

Date: April 20, 2015

Re: Girl Scout Troop Project Request

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Sara Hoppe, Freeport Girl Scout Troop 252 Cadette, sent a letter requesting verification of a proposed plaque for the Freeport Co-op building. I have attached her letter and what she would like the plaque to look like. You could make a motion to approve the plaque.



April 2015

Dear Council Members,

This is a mock-up of my plaque for our Girl Scout Silver Award Project. Since the city now owns the Freeport Co-operative building, I thought you would want to review the information. Please let me know if this plaque needs updates or changes. Thank you very much.

Sincerely,

Sara Hoppe

Freeport Girl Scout Troop 252 Cadette

320-837-5272



# **Historical Freeport, MN Freeport Girl Scout Troop 252 Silver Award Project 2015**

## **Freeport Co-operative Creamery**

The original Freeport Co-operative Creamery building was built in 1896 on land that is now 304 2nd Street NW. This building was used for 30 years.

The co-operative was made up of local farmers. They had to purchase shares to be

able to sell milk at the creamery. In the early years, the farmers hauled their milk in cans on wheeled carts pulled by horses.

The creamery bought whole milk and separated out the cream. The skim milk was returned to the farmers and fed to the hogs.

In 1926, a new creamery building was erected a block south of the old one on Main Street. The new building was necessary to handle the increased amount of milk. By 1913, the creamery was only buying cream. Farmers had begun using cream separators to separate their whole milk at home and selling only the cream.

In the late 1930's, the creamery began manufacturing powdered milk. In 1937, employees began picking up milk at farms. In the 1950s the creamery faced serious financial problems. Many of the creamery patrons took out loans from the bank and then loaned that money to the creamery. By the mid-1950s the creamery was financially stable and had paid back most of the patron loans. The farmers in the area were dedicated to keeping their creamery operational.

Despite their efforts, Freeport Co-operative Creamery closed in 1968. Until 1986 the building served as a drop-off point for milk being hauled to larger milk plants. From 1986 until approximately 2009, part of the Creamery building was used to sell feed, water softener pellets, milk house supplies, livestock drugs and fly spray. Many children remember the beloved ice cream treat from manager Don Timp at the Freeport Co-operative Feed Store! The other two parts of the Creamery were rented to Central Heating and Air Conditioning and to milk hauler Linus Ettel for storing milk trucks.

As of 2015, the building is no longer occupied and is under redevelopment plans.

