

State of Minnesota
County of Watonwan

RESOLUTION NO. 11.26.05

**RESOLUTION AUTHORIZING ASBESTOS ABATEMENT AT 411 4TH STREET
NORTH AND 717 6TH STREET NORTH**

WHEREAS, the City of St. James is undertaking efforts to address deteriorated and blighted properties within the city to protect public health, safety, and welfare and promote neighborhood improvement; and

WHEREAS, the City has identified properties located at 411 4th Street North and 717 6th Street North, St. James, Minnesota, for future demolition; and

WHEREAS, asbestos inspections were conducted by Jerome H. Meidl to identify asbestos-containing materials within the structures; and

WHEREAS, the inspections identified asbestos-containing materials requiring appropriate abatement and disposal prior to demolition; and

WHEREAS, Jerome H. Meidl submitted a project estimate, identifying the following estimated asbestos abatement costs:

Property Address	Estimated Cost
411 4 th Street North	\$11,731.00
717 6 th Street North	\$6,570.00
Total	\$18,301.00

WHEREAS, the City Council recognizes the need to properly address asbestos-containing materials in accordance with applicable state and federal regulations before proceeding with demolition activities; and

WHEREAS, the City Council finds that completing the necessary asbestos abatement supports the city's ongoing blight elimination and community improvement efforts.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF ST. JAMES, MINNESOTA, as follows:**

Section 1. Authorization of Asbestos Abatement. The City Council hereby authorizes asbestos abatement activities at the properties located at 411 4th Street North and 717 6th Street North, St. James, Minnesota, in preparation for future demolition.

Section 2. Approval of Estimated Costs. The City Council hereby approves an estimated total expenditure of \$18,301.00 for asbestos abatement at the two properties,

based on the estimate prepared by Jerome H. Meidl, subject to confirmation of final scope, costs, and applicable procurement requirements.

Section 3. Project Administration. The Code Enforcement Officer is hereby authorized to coordinate and administer the asbestos abatement work, including obtaining necessary documentation, securing qualified contractors, coordinating regulatory notifications, and overseeing completion of the work in accordance with applicable laws and regulations.

Section 4. Funding. Expenditures associated with the authorized asbestos abatement shall be paid from Fund 406 – Blight Fund.

Section 5. Regulatory Compliance. All asbestos abatement activities shall be performed by appropriately licensed or certified personnel, as required, and in compliance with applicable Minnesota Department of Health, Minnesota Pollution Control Agency, and federal asbestos regulations.

Adopted by the City Council this 4th day of November 2026.

Christopher Whitehead, Mayor

ATTEST:

Kristin K. Hurley, City Clerk

PROJECT ESTIMATE

May 30, 2026

From: Jerome H. Meidl
315 East Central Street
Springfield, MN. 56087
507-920-9160

To: Attn: Brandon Showalter
Brandon.Showalter@ci.stjames.mn.us

Work to be done consists of the following:

Removal and disposal of asbestos containing materials from (3) houses, all to be demolished.
Located and described as follows:

X House # 1: 411 - 4th Street North St. James, MN. 56081
Asbestos removal total estimated cost: \$11,731.00

House # 2: 411 - 4th Street North St. James, MN. 56081 (corner house)
No asbestos removal needed in this house.

House # 3: 405 - 6th Street North St. James, MN. 56081
This house is in very poor condition and has areas of partial collapse. There are other areas of soft floors that may fall in at any time.
Asbestos removal work; work both inside and outside this house would be extremely dangerous to workers.
It is the opinion of this inspector that demolition could and should be done with all asbestos materials in place.
This may require a variance from MPCA and/or MDH.
If asbestos removal were possible, estimated cost is: \$33,404.00

X House # 4: 717 - 6th Street North St. James, MN. 56081
Asbestos removal total estimated cost: \$6,570.00

**All costs are estimates and could change due to deteriorating conditions on these structures, as well as presence of debris inside and weed and tree growth outside.

ASBESTOS SURVEY

Building name: St. James Demo House # 1 and Garage

Building location: 411 - 4th Street North St. James, MN. 56081

On May 21, 2026, a building inspection was conducted at the above named location.

This inspection was done to locate and identify the presence of asbestos containing materials.

The buildings inspected are a house, garage, and summer kitchen.

These structures will be addressed individually in this report as follows.

Summer Kitchen: 8'x 12' summer kitchen building. It is all wood construction with wood siding and wood roof shingles.

Interior is unfinished with concrete floor.

There is no electricity. No heat. No insulation. No plumbing.

No suspect asbestos materials were observed with this building.

No samples were taken.

Garage: 22'x 26' 2-1/2 stall detached garage. It is concrete block wall construction with all wood roof construction. Roof shingles are asphalt and are the same as the house roof.

Interior is unfinished with concrete floor.

There is no heat. No insulation. No plumbing.

Roof shingles were sampled and tested NEGATIVE for asbestos.

House: 26'x 40' 1-1/2 story house with partial basement on the west 1/3rd of the house. It is all wood construction with slate siding over wood, and asphalt roof shingles. (same as garage).

Interior is all wood floors with some carpet, tile, and floor coverings. Walls and ceilings are all plaster with wood lath with wood paneling on some walls.

Heating system is forced air with metal ducts. There is no duct wrap or seam tape observed.

Insulation observed is blown cellulose in walls and in attic.

There is no sink or tub coatings. No plumbing insulation.

Several suspect materials were observed and sampled.

The following is a summary of those materials found to contain asbestos. And, those materials known to contain asbestos (Assumed) through the use of historical data.

Sample # Assumed

Type of material:	slate siding
Location of material:	exterior siding of house
Friable/Non-friable:	Non-friable
Quantity of material:	approximately 1,600 square feet



Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	504677	Client:	Jerome Meidl
Account Number:	69-000132		315 East Central St.
			Springfield, MN. 56087
Date Received:	05/26/2026		
Received By:	Amanda Bass		
Date Analyzed:	05/28/2026	Project:	St. James Demo House #1 + Garage
Analyzed By:	Cassie Sanborn	Project Location:	411 4th St. N. St. James, MN 56081
Methodology:	EPA/600/R-93/116	Project Number:	N/A

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	A-1	Layered	Brown Flooring	Asbestos Present Chrysotile 15	Cellulose 5	Vinyl Foam Binder
001a		Layered	Brown Flooring	Asbestos Not Present	Cellulose 100	
002	A-2	Homogeneous	** Flooring	**	Not Analyzed	
Positive Stop						
003	A-3	Layered	Beige Flooring	Asbestos Not Present	Cellulose 35	CaCO ₃ Vinyl Tar
003a		Layered	Black Mastic	Asbestos Present Chrysotile 4	NA	Tar Glue
004	A-4	Layered	Beige Flooring	Asbestos Not Present	Cellulose 35	CaCO ₃ Vinyl Tar
004a		Layered	** Mastic	**	Not Analyzed	

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis. Pace Analytical is a NVLAP accredited Testing PLM laboratory (Lab Code: 101959-0). This report relates only to the specific items tested. NVLAP accreditation applies only to analysis performed utilizing EPA—40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; and EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials. This report may not be used to claim product endorsement by NVLAP or any agency of the US Government. This report may not be reproduced except in full, without the written approval of the laboratory. If submitted samples are inhomogeneous in nature, then subsamples of the components will be analyzed separately. Samples determined to contain asbestos fibers, will have the following acceptable error ranges (1% = 0-3%, 5% = 1-9%, 10% = 5-15%, 20% = 10-30%, 50% = 40-60%, etc.) as specified per EPA Method 600/R-93/116, Table 2-1.



Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	504677	Client:	Jerome Meidl
Account Number:	69-000132		315 East Central St.
Date Received:	05/26/2026		Springfield, MN. 56087
Received By:	Amanda Bass	Project:	St. James Demo House #1 + Garage
Date Analyzed:	05/28/2026	Project Location:	411 4th St. N. St. James, MN 56081
Analyzed By:	Cassie Sanborn	Project Number:	N/A
Methodology:	EPA/600/R-93/116		

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
Positive Stop						
008a		Layered	Brown Flooring	Asbestos Not Present	Cellulose 100	
009	A-9	Layered	Tan Floor Tile	Asbestos Present Chrysotile 5	NA	CaCO3 Vinyl
009a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
010	A-10	Layered	** Floor Tile	**	Not Analyzed	
Positive Stop						
010a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
011	A-11	Homogeneous	White Ceiling Tile	Asbestos Not Present	Cellulose 90	Paint
012	A-12	Homogeneous	White Ceiling Tile	Asbestos Not Present	Cellulose 90	Paint

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Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	504677	Client:	Jerome Meidl
Account Number:	69-000132		315 East Central St.
Date Received:	05/26/2026		Springfield, MN. 56087
Received By:	Amanda Bass	Project:	St. James Demo House #1 + Garage
Date Analyzed:	05/28/2026	Project Location:	411 4th St. N. St. James, MN 56081
Analyzed By:	Cassie Sanborn	Project Number:	N/A
Methodology:	EPA/600/R-93/116		

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
019	A-19	Layered	Black/White Shingle	Asbestos Not Present	Cellulose 30	Tar Sand
019a		Layered	Black Tar	Asbestos Not Present	NA	Tar CaCO3
020	A-20	Layered	Black/White Shingle	Asbestos Not Present	Cellulose 30	Tar Sand
020a		Layered	Black Tar	Asbestos Not Present	NA	Tar CaCO3

Cassie Sanborn

Cassie Sanborn, Laboratory Analyst

5/28/2026

Date of Report

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Page 2 of 2

For Lab Use Only

Lab No. 504677

Accept

Reject

Project Information:						
Company: Jerome H. Meidl			Project Name: <u>St. James Demo House #1</u>		Project Location: <u>411 S.W. St. N. St. James, MN 56081</u>	
No.	Sample ID (10 Characters Max)	☐ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
11	<u>A-11</u>	☐		<u>Ceiling tile</u>		<u>Spots - 2</u>
12	<u>A-12</u>	☐				
13	<u>A-13</u>	☐				<u>Spots - 2</u>
14	<u>A-14</u>	☐				
15	<u>A-15</u>	☐		<u>Window Glazing</u>		<u>Spots - 5</u>
16	<u>A-16</u>	☐				<u>Spots - 5</u>
17	<u>A-17</u>	☐		<u>Plaster</u>		<u>Throughout</u>
18	<u>A-18</u>	☐				
19	<u>A-19</u>	☐		<u>Roof Shingle</u>		<u>House</u>
20	<u>A-20</u>	☐				<u>Garage</u>
21		☐				
22		☐				
23		☐				
24		☐				
25		☐				
26		☐				
27		☐				
28		☐				
29		☐				
30		☐				

SATURDAY FEDEX SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"
Please Note - UPS and USPS are NOT available for Saturday Delivery

ASBESTOS SURVEY

Building name: St. James Demo House # 4 and Garage

Building location: 717 - 6th Street North St. James, MN. 56081

On May 21, 2026, a building inspection was conducted at the above named location.

This inspection was done to locate and identify the presence of asbestos containing materials.

The buildings inspected are a house and garage.

The structures will be addressed individually in this report as follows.

Garage: 14' x 28' detached garage. It is all wood construction with wood siding and asphalt roof shingles (same as house).

Interior is unfinished with a concrete floor.

There is no heating system. No insulation. No plumbing.

Roof shingles were sampled and tested NEGATIVE for asbestos.

House: 24' x 40' 1-1/2 story house. It is all wood construction with aluminum siding over wood and asphalt roof shingles (same as garage).

Interior is all wood floors with some carpet and floor coverings. There is a full basement. Walls and ceilings are plaster and wood lath throughout.

Heating system is forced air with metal ducts. There is no duct insulation or seam tape present. Insulation observed is all blown cellulose in walls and attic.

There is no plumbing insulation. No tub coating.

Several suspect asbestos materials were observed and sampled.

The following is a summary of those materials found to contain asbestos. And those materials known to contain asbestos (Assumed) through the use of historical data.

Sample # Assumed

Type of material:	kitchen sink undercoating
Location of material:	kitchen sink
Friable/Non-friable:	Non-friable
Quantity of material:	1 kitchen sink

Sample # D-1 and D-2

Type of material:	tan floor covering
Location of material:	west entry/kitchen/stair treads and backs
Friable/Non-friable:	Non-friable
Quantity of material:	approximately 300 square feet



Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	504667	Client:	Jerome Meidl
Account Number:	69-000132		315 East Central St.
			Springfield, MN. 56087
Date Received:	05/26/2026		
Received By:	Charlie Johnson	Project:	St. James Demo House #4 + Garage
Date Analyzed:	05/28/2026	Project Location:	717 6th st. N. St. James, MN 56081
Analyzed By:	Benjamin Hill	Project Number:	NA
Methodology:	EPA/600/R-93/116		

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	D-1	Homogeneous	Tan Sheet Vinyl	Asbestos Present Chrysotile 20	NA	Vinyl CaCO ₃
002	D-2	Homogeneous	** Sheet Vinyl	**	Not Analyzed	
Positive Stop						
003	D-3	Layered	Black/White Floor Tile	Asbestos Not Present	Synthetic	2 CaCO ₃ Vinyl
003a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
004	D-4	Layered	Black/White Floor Tile	Asbestos Not Present	Synthetic	2 CaCO ₃ Vinyl
004a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
005	D-5	Layered	Beige Floor Tile	Asbestos Present Chrysotile 3	NA	CaCO ₃ Vinyl

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Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	504667	Client:	Jerome Meidl
Account Number:	69-000132		315 East Central St.
			Springfield, MN. 56087
Date Received:	05/26/2026		
Received By:	Charlie Johnson		
Date Analyzed:	05/28/2026	Project:	St. James Demo House #4 + Garage
Analyzed By:	Benjamin Hill	Project Location:	717 6th st. N. St. James, MN 56081
Methodology:	EPA/600/R-93/116	Project Number:	NA

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
010	D-10	Layered	White Skim Coat	Asbestos Not Present	NA	CaCO3 Gypsum Paint
010a		Layered	Gray Plaster	Asbestos Not Present	Hair <1	Gypsum Sand
011	D-11	Layered	White Skim Coat	Asbestos Not Present	NA	CaCO3 Gypsum Paint
011a		Layered	Gray Plaster	Asbestos Not Present	Hair <1	Gypsum Sand
012	D-12	Layered	Black Tar	Asbestos Not Present	NA	Tar
012a		Layered	Gray Shingle	Asbestos Not Present	Glass Fiber 25	Tar Sand
013	D-13	Layered	Black Tar	Asbestos Not Present	NA	Tar

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Page 1 of 2

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Lab No.	504667
Accept	Reject

Report Results (☑ one box)	
☐ QuantEM Website	
☒ Email jerryandsusiameidl@gmail.com	
☐ Other	

Contact Information		Project Information	
Company: Jerome H. Meidl	Phone: (507) 920-9160	Project Name: St James Demo House #4 + Garage	
Contact: Jerome H. Meidl	Cell Phone: (507) 920-9160	Project Location: 717 6th St. N. St. James, MN	
Account #: 69-000132	E-mail: jerryandsusiameidl@gmail.com	Project ID: 56081	
SAMPLED BY: Name: Jerome H. Meidl	Date: 5/21/26	R.O. Number:	

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
Jerome H. Meidl		USPS		5/26/26 1010

REQUESTED SERVICES (Please ☑ the Appropriate Boxes)

PLM	PLM	TEM	TEM	TURNAROUND TIME
☒ Bulk Analysis **	☐ Vermiculite Attic Insulation (EPA 600/R-04/004)	☐ Air- AHERA	☐ Bulk- Presence / Absence EPA600/R-93/116	☐ Rush
☐ 400 Point Count	☐ Other	☐ Air- NIOSH 7402	☐ Bulk- Quantitative (weight%)- Chatfield	☐ Same Day
☐ 1000 Point Count		☐ Air- ISO 10312	☐ Dust- Presence / Absence	☐ 24- Hour
☐ Gravimetric Preparation		☐ Drinking Water- EPA 100.2	☐ Dust- Quantitative (fibers/sq.cm)- ASTM D5755	☒ 3- Day
☐ Particle ID	☐ NIOSH 7400	☐ Waste Water- EPA 600/4-83-043	☐ Other	☐ 5- Day

No.	Sample ID (10 Characters Max)	☑ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	D-1	☐		Floor Covering	300 sf	West Entry / Kitchen stairs + back
2	D-2	☐				
3	D-3	☐		Floor tile	230 sf	Dining Rm (Pawl + stick) 12"
4	D-4	☐				+ Bath rm
5	D-5	☐		Floor tile	576 sf	Basement F. Room
6	D-6	☐				
7	D-7	☐		Sheetrock		Sw Room + Kitchen (Kit)
8	D-8	☐				(sw)
9	D-9	☐				(Bath)
10	D-10	☐		Plaster		Dining Rm (Through out)

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Asbestos Inspector Certification

Minnesota Department of Health

Number ASB-662

Jerome Meidl

315 E Central St

Springfield, Minnesota 56037

Issue Date:
March 11, 2026

Expiration Date:
March 6, 2027

Certificate No: 5LM03062605AIR

Expiration Date: March 6, 2027

This is to certify that
Jerome Henry Meidl
has attended and successfully completed an
ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE

permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

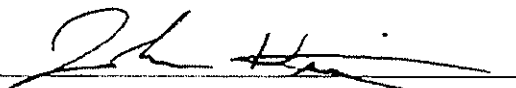
Lake States Environmental, Ltd.

in

White Bear Lake, MN on March 6, 2026

Examination Date: March 6, 2026

Lake States Environmental, Ltd.
P. O. Box 645, Rice Lake, WI 54868
www.lakestates.com
(800) 254-9811


Training Instructor