

## **OCTOBER 29, 2018, PROPERTY COMMITTEE MEETING**

2 p.m. Council Chamber. Members present: A. Hraban sub. For M. Platteter, M. Hraban, B. Morgan. Others present: A. Christianson 1 and 2, K. Gorsegner, D. Parker.

### **Call to Order:**

Committee Chair M. Hraban called the meeting to order and presided.

### **Armory:**

Mr. M. Hraban advised that he and DPW Gorsegner had toured the former armory earlier in the day with Marty Reynolds who has been working on getting the heating system and primary water lines operational, while capping off smaller water lines and removing broken fittings and fixtures. Mr. Gorsegner provided the following information:

- All heating units are running on separate thermostats as the interconnected system doesn't work. Two of these are located in the main assembly hall; one in the boiler room; and, one in the gun range.
- If one furnace can't keep up to demand based on outside temps a second will kick on and so on.
- All domestic water in the buildings is currently shut off although all leaks are also believed to have been repaired.
- A new balanced heating operating system for the buildings will be expensive. It will be best not to proceed with this until a reuse of the property is decided upon so the system can be designed to serve that use.
- Indications are that the heating system had probably undergone temporary fixes for years.
- The electrical system is 3 phase such that changes to it will be costly.
- The truck garage hoist wasn't used much so should probably be inspected.

### **Fire Hall Roof:**

Mr. Morgan stated that he wanted to call attention to signs of shingle deterioration on the west end of the fire hall complex even though the need to replace them is not imminent. It was suggested that, when it is replaced, consideration should be given to installing metal roof. Mr. Gorsegner stated that metal is fine, but is prone to failing unless it is placed directly over smooth roof decking. Is placed over either existing shingles or furring strips metal joints tend to have some flex to them, which wind tends to cause movement of. These small movements gradually loosen joints resulting in them leaking. These movements also gradually enlarge screw holes leading to drips.

### **Demo Proposals:**

DPW Gorsegner reported receiving the two following quotes to demolish and remove the former animal shelter facilities on the south end of E. 3<sup>rd</sup> St. S.:

- From Rands Trucking in the amount of \$2,600.
- From Thompson Exc. In the amount of \$9,200.

### **City Hall Roof:**

A Proposal has been received from Northern Roofing to redo the ballasted rubber roof on City Hall for \$15,400, to include new metal coping.

### **Park Storage Barn:**

It was noted that the door on the Memorial Park storage barn is falling apart and should be replaced. Camp Flambeau will be asked if it can do the job.

**Adjourn:** The meeting adjourned at 2:50 p.m.