

MARCH 2, 2020, PROPERTY COMMITTEE MEETING MINUTES -MARCH 44

4:30 p.m. Council Chamber. Member present: B. Morgan, M. Reynolds. Absent: Platteter. Others present: A. Christianson 1 and 2, K. Gibbs, K. Gorsegner, R. Rhoads.

Call to Order:

Mr. Morgan called the meeting to order and presided.

Fire Hall Heating:

Fire Chief Gibbs and heating specialist Rhoads reviewed the condition of heating equipment in the now 16-17-year old fire hall. It was explained that heat exchangers need to be replaced in two "Modine style" ceiling hung heating units. The exchangers can be replaced with aluminized units, which have shortcomings, but are cheaper, or with better stainless steel ones. Or, all-new furnaces can be purchased. Upon motion by Reynolds, which was seconded by Morgan and carried by voice vote is recommended that the Council accept Rhoads Heating's Proposal to replace these heat exchangers with stainless steel ones at a cost of \$9,524.40. Although the fire hall boilers also need attention, these will be addressed later.

Westlake Snow Slides:

It was reported that the steel roof at Westlake Enterprises is subject to snow and ice slides, which has created a safety issue for clients there, many of whom have ambulatory issues. These slides have, moreover, damaged roof vents. Snow retarders have been installed above doorways to address this. Wall mounted hoods are also needed to protect A/C units and the gas meter outside the building from slide damage. Motion was made by Morgan, seconded by Reynolds and carried by voice vote to recommend Council approval to have 4 hoods made and installed for \$1,500-2,000.

Westlake Steps:

The concrete stoop on a west side emergency exit from Westlake has disintegrated beyond repair. Options seem to be to replace it with new concrete, fabricated steel, or wood. From this stoop, a grassy alley leads outside the building footprint. A cost quote will be sought for a wooden stoop. Complete replacement with concrete would cost \$1,850.

Truck Storage/Repair:

Adm. Christianson advised that, while need for leasable building spaces has diminished considerably in recent years, requests for spaces to store and/or work on trucks has remained steady. For this reason, the Joint Management Committee recently had Ayres Associates look at the comparative feasibility of converting three buildings to such use, as follows:

- *The Enterprise Center at 1101 Barnett Rd.
- *The former Merit Wood building at 501 Doughty Rd.
- *The former diecasting plant at 600 Gates Ave.

The EC features in floor heat, which has advantages for melting snow/ice from under trucks and for worker comfort, but is an impediment to mounting equipment to the floor. The Merit building has large overhead doors on each end, but lacks at grade access on both east and west sides. The Gates Ave. location is harder to find, but such uses are generally not destinations. The building is generally at grade making addition of o.h. doors possible, and it has some interior fire separation walls and high ceilings, which are likely pluses. It is, moreover, probably the hardest of the three to market for other uses making it the favorite target for conversion. In any case, addition of ventilation equipment will be the highest cost to do such conversion. The cost to create an area for heavy repairs will be higher than for simply storing vehicles. More information will be forthcoming.