

AUGUST 28, 2018, PROPERTY COMMITTEE MEETING MINUTES

4 p.m. Council Chamber. Members present: M. Hraban, M. Platteter. Absent: B. Morgan. Others present: A. Christianson 1 and 2, K. Gorseger, L. Klink, M. Reynolds.

Tour:

After gathering at City Hall, the group traveled to the former Armory where it met contractor Marty Reynolds from Doug's Plumbing and Heating, who has been working on repairs to get the heating system up and operating, before the upcoming heating season, to prevent more damage. Mr. Reynolds led a tour of the two buildings; a garage and the main building.

Garage

The primary needs in this building are to replace motors in two Modine style heaters and to replace one broken water connection to the domestic supply line. That an electric heater continued to run in the boiler room prevented more significant damage to this building.

Main Building

Freeze damage in this building is considerably more extensive with virtually every small line or connection to toilets and other fixtures split. Most larger feeder lines have been repaired to facilitate getting the heating system operational. While the heating system is now largely functional that work isn't yet 100% complete. Some equipment that was thought to be shot has been repaired, which will help keep costs down. The bubblers are all shot as is the large water heater inside the boiler room. Doug's will remove these items. Mr. Reynolds called attention to a 5 gallon bucket containing broken line pieces and fittings the cracks in some of which are hard to see. And to a split 4" riser, part of the internal roof drain system. He also called attention to an active leak in one expensive valve.

For now the plan remains to leave smaller service lines unconnected until a buyer or alternate use is found so it can be determined which fixtures such buyer or user will need. In this way repairing items only to have them be removed will be avoided and repair costs will not be wasted.

Adjourn:

The group dispersed from the Armory at about 4:30 p.m. with no action having been taken.