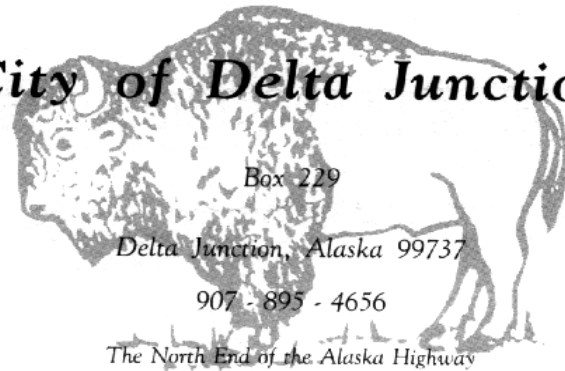


City of Delta Junction



City Council Minutes
March 26, 2007 ~ 5:00PM

Special Meeting
City Hall, Delta Junction, Alaska

The special meeting of the Delta Junction City Council was held on Monday, March 26, 2007 at City Hall in Delta Junction, Alaska. Mayor Mary Leith-Dowling called the meeting to order at 5:05pm.

Council members present: Mayor Mary Leith-Dowling, Mayor Pro tem Lou Heinbockel
JW Musgrove (telephonically), Mike Tvenge, Pablo Martinez

Council members excused: Mike Jenkins, Leslie Feilner

City employees present: Pete Hallgren, Dave Zimmerman, and Pat White

Members from the community were Bill Smith, Mike Paschall, and Ron Riesgaard (arrived at 5:25pm).

Stephen Hammond, President of M2C1 Construction & Engineering, reported since delivering the 90% drawing packets on March 23, he has received additional pages of mechanical drawings. He asked Council members to omit those in the packet. The correct mechanical drawings will be delivered to City Hall on March 27. 16 pages will replace the 9 that were delivered. Hammond said the number of people occupying the facility drives the requirements for the size of the mechanical system and ventilation. He said he would need information, in the form of a signed document, to present to the Fire Marshal. Hammond said he needed to downsize the existing requirements and the only justification that the Fire Marshal will accept is past historical use and statistics. He said he doubted 1,500 people have ever occupied the rink at any given time. He asked to provide a projected figure in the document also. Hammond would meet with the Fire Marshal the beginning of next week.

Tvenge said 200 to 300 turn out for Open House Skating events and he would request a letter from the Delta Skating Association (DSA). He said the number indicated should reflect planning for growth.

Heinbockel said he doubted 500 were in attendance at the state tournament in Wasilla at the Brett Arena.

Hammond said for egress purposes he planned to size the building for 1,500. He described changes from the last (65%) drawings.

Discussion followed regarding the stairs, the pit in the zamboni room, drainage and the sloping floor, ceiling height, maintaining snow to keep doors accessible, and providing adequate egress.

Hammond said the water empties into the septic system. He has communicated with the State who has no regulations for the rink facility to have an oil/water separator.

Ron Riesgaard, Zamboni operator, arrived 5:25pm.

Tvenge explained discussion and asked Riesgaard's opinion about dumping snow.

Riesgaard said there is too much snow to melt down and it is best to dump outside.

Discussion followed regarding a heated trough over a 4' hole that will melt the snow.

Hammond stated approximately one-yard of snow and ice would be melted during an event.

Riesgaard agreed that the drain needed to slope into the pit.

Hammond said the inside pit will prevent having to dump outside.

Discussion followed regarding (A2.2) changes: straightened walls near the warmed bleacher area, floor plan opened by taking walls out to expand the new recreation / activity area on the second floor, and ADA (Americans with Disabilities Act) access to all rooms and bleachers except the mechanical room, A2.3 changes to the baseline phase (structural upgrades, ventilation, insulation, mechanical room, referee room, zamboni room, storage), and location of a fire pump and storage tank.

Hammond said the pump and the tank would take up most of the storage room. He said he hoped to have a 10,000-gallon tank but would not know until the Fire Marshal reviewed the plans.

Discussion followed regarding fire suppression requirements, a dry system (no fear of pipes freezing), need for a storage area, burying the tank, and maintaining the operating temperature between 10 and 20° so that the ice stays frozen.

Hammond said A2.4 (two arctic entries, ADA restrooms, storage rooms) and A2.5 drawings (concessions, new recreation / activity area, seating) were optional.

Hallgren stated it should be known that funding would not necessarily be available to build the upstairs area so as to not raise expectations.

Hammond referenced A2.5 and said the stove was in violation. The concession is not a kitchen and is limited to hotdogs and popcorn, nothing that creates grease or vapor. Any residential appliance is prohibited. Hotplates, crockpots, and electric warmers are allowed.

Discussion followed regarding A2.5, Option B, second floor (open seating, concession, storage, new recreation / activity area, staircase and ADA lift).

Hallgren, referencing A2.4, said the team rooms already exist. The public restrooms, storage rooms, team toilet rooms, and arctic entries are Option A so it is conceivable that restrooms may not be built.

Hammond said he was fairly confident it would not be the case but it will depend upon how pricing comes in. He said he was not confident that the second story heated viewing area would not be completed. It may not be carpeted.

Discussion followed regarding finishing the restrooms and converting the existing furnace room to hold pressure tanks for the water system.

Hammond stated the storage room in the A2.6 drawings, Option C, (team room #3, rentals/sales area, office, and the activity area) is where the fire pump and underground tank are located. He asked about the outdoor steel canopies, if they should be included in Option C.

Heinbockel said the arctic entries should not be a priority over heated restrooms.

Discussion followed regarding entrances, the importance of the front office, and possibly adding another option.

Hallgren stated he would inquire with City Attorney Jim DeWitt about potential bidding issues. He said it would be better to address each option individually or it will be difficult to determine the low bidder.

Hammond said he would add Option D for the canopies and arctic entries.

Hallgren asked if the electric door opener was installed.

Tvenge said it would have to wait because warm weather is needed to install it.

Discussion followed regarding ceilings, walls, the number of urinals and sinks, replacing the 15-year-old electrical fixtures, and adding Option E for more lighting, which is referenced in the E1.2 drawing.

Hammond said the main electrical panels were moved to the northeast corner, inside the Zamboni room. Discussion followed regarding electrical circuits and breakers, location of the well and septic system, plumbing, and flooding the ice.

Leith-Dowling asked about putting a liner over the gravel base to eliminate wasting water.

Tvenge said the idea is brought up every fall when the ice-building process starts.

Discussion followed regarding past history at the Big Dipper Ice Arena, having the benefit of having blue lines already imprinted on a liner, radiators to heat the penalty-box area, score box and team boxes, and moving them to the back of the team boxes.

Tvenge asked what type of piping would be used.

Hammond said he would be surprised if it is not plastic but he would provide an answer. He said the fuel oil tank would hold 2,000 gallons.

Discussion followed regarding ventilation (M4.1, M4.2 drawings), ventilation not being added to the second floor and therefore not part of the base bid, proper exhaust in the zamboni room and shown on the new mechanical drawings, and new additions on the foundation plan (S1.1).

Hallgren asked where the building insulation was detailed in the drawings.

Hammond said they were in the 65% architectural drawings but not in the 90% drawings.

Discussion followed regarding depth and location of the leach field so that it does not interfere with possible construction of a future outdoor rink, and simplifying the septic system.

Hammond said the project could be put out for bid once it is approved by the Fire Marshal and he was hoping for May.

Heinbockel moved to authorize M2C1 to continue with the process, based on the changes made and the drawings presented; Tvenge seconded.

Motion passed unanimously on a roll call vote with five voting (Heinbockel, Tvenge, Martinez, Musgrove, Leith-Dowling).

Hammond said he estimated the fee to the Fire Marshal, based on footage, would be less than \$5,000.

Heinbockel moved to authorize issuance of payment to the Fire Marshal to cover the application fee to approve the plans as presented; Tvenge seconded.

Hallgren stated the exact amount of the application fee would be reported at the next regular meeting once it is known.

Motion passed unanimously on a roll call vote with five voting (Martinez, Musgrove, Tvenge, Heinbockel, Leith-Dowling).

Hammond reported he would deliver the more-detailed mechanical drawings on March 27 and they are to replace the existing 9 pages.

ADJOURNMENT

Martinez moved to adjourn at 6:47pm; Tvenge seconded. Motion carried.

Pat White, City Clerk

Approved: April 3, 2007