

MINUTES
Eveleth City Council Workshop
9:00 a.m., February 12, 2019
Council Chambers, City Hall, Eveleth, MN

Councilor John Rauzi, Present
Councilor Brad Hadrava, Absent
Councilor Brian Lillis, Present
Councilor Joseph Koivunen, Present
Mayor Robert Vlaisavljevich, Present

Also present: City Clerk Administrator Jackie Monahan-Junek; Deputy City Clerk Stephanie Friebe; Police Chief Tim Koivunen; Public Works Director Jerry Rosati; Lindsey Kriens, Architectural Resources, Inc. (Certified Interior Design); Scott Fawkes, Architectural Resources, Inc. (Senior Mechanical Director)

The meeting was called to order at 9:00 a.m.

1. Various capital projects – Architectural Resources

Lindsey Kriens, Architectural Resources, Inc. (Certified Interior Design), has been working with City Clerk Administrator Monahan-Junek over the last few months. Kriens indicated she had 10 projects to present to the Council for consideration.

Project 1: Eveleth City Hall and Police Station Ventilation Upgrade

The recommended project improvements would include:

Ventilation Option 2: Provide up to three (3) indoor AHU(s) to serve entire building with heating and ventilation. This will include fans, hot water heating coil, and auxiliary sections. Approximate total system size is 10,000 CFM with 15-20% fresh air based on calculations. AHU locations and duct system routing will need to be confirmed. Intent of design is to provide HVAC upgrade with systems to serve the city hall and police station. Air conditioning not included but could be incorporated into design.

This project is estimated at \$450,000.00.

The current boiler is probably 80 percent efficient. A new boiler would be around 90 percent efficient and typically lasts 25 to 30 years with maintenance. Scott Fawkes, ARI, said this upgrade would solve the air quality problem in city hall and the police department.

Project 2: Hockey Hall of Fame Landscape Improvements

The proposed improvements would include:

- Selective Site Demolition & Grading
- Site Improvements

The project is estimated at \$55,000.00.

Discussion also took place on removing the island of trees in the parking lot. Kriens will calculate the cost. Councilor Koivunen suggested the City Public Works Department could remove the trees and repave that portion of the parking lot. This will allow for more parking spaces in that area.

Project 3: Exterior Renovation and Tuck Pointing

The following projects are recommended by ARI:

Eveleth Auditorium Masonry Restoration	\$340,000.00
Eveleth Fire Hall Masonry Restoration	\$175,000.00
Eveleth Hippodrome Masonry Restoration	\$ 45,000.00

The project is estimated at \$560,000.00.

Project 4: Auditorium Phase 2

Kriens provided the Council with Auditorium Basement & Upper Level Renovation Schematic Designs. The renovations would include an elevator.

The basement design would provide a commercial kitchen with community hall area for seating approximately 126 people. Restrooms and storage are also a part of the plan.

The upper level design would provide a multi-use room allowing for approximately 57 occupants. Restrooms and the fireplace would be restored. The elevator would access all three floors of the Auditorium.

The project is estimated at \$1.6 million.

Project 5: Eveleth City Hall Reroof

This project would be similar to the library reroof which was just a re-seam without structural repairs.

The project is estimated at \$40,000.00.

Project 6: Eveleth City Hall Lighting Replacement

ARI is looking at light fixtures to replace the existing lights at City Hall. The current lights do not provide adequate lighting. The goal is to keep the fixtures similar to the era of the building, but to provide sufficient light to the space.

The project is estimated at \$25,000.00.

Project 7: Eveleth Library Ventilation Upgrade

ARI conducted site visits to the Eveleth Public Library to review existing HVAC systems and conditions. They are recommending the following:

- Replace existing boiler systems with high efficiency type boiler system.
- Provide indoor AHU in lower level room adjacent to existing boiler room to serve entire building with heating, ventilation and air conditioning.
- Electrical service to be updated from 200 amps to 400 amps (if air conditioning is installed).
- Provide exhaust fans to serve toilet rooms in facility.
- Upgrade building controls at terminal to include valves, thermostat and system balancing.

The project is estimated at \$350,000.00.

Project 8: Eveleth Fire Hall IAQ Review

ARI has conducted a site visit of the Eveleth Fire Hall to review the existing HVAC systems. There are potential concerns that the fire hall garage space is contributing odors, harmful gas fumes, etc. into the upper living area and office space.

ARI's is recommending the following:

- Provide exhaust systems to serve the lower level kitchenette area and toilet room.
- Provide CO and NO2 detection system interlocked with existing garage space.
- Provide ventilation system to serve lower level control room and living area.
- Provide fresh air duct to upper level furnace system.
- Provide exhaust system to serve upper level toilet rooms.

The project is estimated at \$55,000.00.

Project 9: Leonidas Overlook Improvements

Kriens provided a schematic design of the area. ARI has the following recommendations:

- New Wooded Picnic Area

- Establish Ridgeline Trail
- Establish Trail to Leonidas
- Clear Slope to Maintain View
- Add ADA ramp, solar lighting, and panoramic signage to existing overlook
- Formalize Secondary Overlooks
- Create Noticeable Entrance
- Add Roadside Signage

The project is estimated at \$75,000 to \$100,000. There may be some funding options available.

Project 10: Eveleth Hippodrome Public Restroom

The existing restrooms at the Hippodrome are out of date. In order to bring the restrooms up to code ARI has suggested remodeling and update of the men’s and women’s public restrooms and reconfiguration of the janitor’s housekeeping closet.

The project is estimated at \$165,000 to \$200,000.

Kriens provided the Council with a City of Eveleth Project Summary sheet:

Police Station/City Hall IAG Study	\$ 450,000.00
Hockey Hall of Fame Landscape	\$ 55,000.00
Tuckpointing at Auditorium & Fire Hall	\$ 560,000.00
Auditorium Phase II Remodel	\$1,600,000.00
City Hall Roof Replacement Study	\$ 40,000.00
City Hall Lighting Replacement	\$ 25,000.00
Library Air Conditioning & Ventilation Study	\$ 350,000.00
Fire Hall IAQ Study	\$ 55,000.00
Leonidas Overlook Improvements	\$ 100,000.00
Hippodrome Toilet Remodel	\$ 200,000.00
Project Summary Total	\$3,345,000.00

2. Auditorium rental rates

City Clerk Administrator Monahan-Junek will prepare some suggestions for increased rental rates at the Auditorium.

The Council will hold a future workshop meeting to reflect on the recommended projects.

The Meeting adjourned at 10:11 a.m.