

**Parks and Recreation Board  
of the City of Onalaska**

Monday, January 26, 2015

1

1 The Meeting of the Parks & Recreation Board of the City of Onalaska was called to order at 5:17  
2 p.m. on Monday, January 26, 2015. It was noted that the meeting had been announced and a  
3 notice posted at City Hall.

4  
5 Roll call was taken with the following members present: Ald. Erik Sjolander, Mitch Moths,  
6 Brian Udermann, Andrea Benco

7  
8 Also Present: Parks and Recreation Director Dan Wick, Land Use and Development Director  
9 Brea Grace, City Engineer Jarrod Holter, Parks Maintenance Supervisor Mark Hanson,  
10 Recreation Supervisor Marcus Aumann, Buildings Manager Brian Babiash, Building the Great  
11 River Landing Project Manager and Landscape Architect Gregg Calpino of Short Elliott  
12 Hendrickson

13  
14 Excused Absences: Sue Peterson, Gretchen Newhouse, Andrea Vogler

15  
16 **Item 2 – Approval of minutes from the previous meeting**

17  
18 Motion by Mitch, second by Brian Udermann, to approve the minutes from the previous meeting  
19 as printed and on file in the City Clerk’s Office.

20  
21 On voice vote, motion carried.

22  
23 **Item 3 – Public Input (Limited to 3 minutes/individual)**

24  
25 Andrea called for anyone wishing to provide public input and closed that portion of the meeting.

26  
27 **Consideration and possible action on the following items:**

28  
29 **Item 4 – Great River Landing**

- 30  
31 a. Review, Discussion and Consideration of the Building the Great River Landing Project,  
32 Including Programming & Maintenance

33  
34 Gregg noted the process for the Building the Great River Landing Project had begun in August  
35 2014 and said the project has reached the 30-percent design stage of Phase I. Gregg noted the  
36 process had included a three-day charrette in late September-early October 2014 and also  
37 examining the previous Waterfront plan from 2008. Gregg said that although the current plan is  
38 “very different” than the 2008 plan, there are similarities in terms of engaging Main Street,  
39 creating safe access to the Waterfront and outdoor recreation. Gregg referred to the schematic  
40 design plan, which was the result of the charrette. The schematic design shows 21 different  
41 program elements, including nature trails along the river; accessible islands for adventure play,

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42 camping, picnics and logrolling; Americans with Disabilities Act accessibility to the river, both  
43 in terms of a ramp system and a bridge with an elevator; and establishing a trailhead with  
44 parking and restrooms. Gregg said the project had gone before both the Great River Landing  
45 Committee (formerly the Waterfront Committee) and the Common Council, both of which  
46 approved the schematic design phase and gave SEH direction to focus on different pieces of the  
47 30-percent design. The focus is to be on pieces of the project that are more likely to proceed  
48 quickly based on committee and public input, and also pieces that were most costly and needed  
49 to be examined closer than could be done through a schematic design.

50  
51 Gregg noted the 30-percent design plans include the following eight areas: paddle basin, nature  
52 playground and trails (Area 1); boardwalk and spillway linkage (Area 2); south nature trail  
53 enhancements (Area 3); spillway bridges (Area 4); adventure play and island recreation (Area 5);  
54 trailhead and market (Area 6); Main Street bridge (Area 7); and Main Street plaza, spray fountain  
55 and lawn (Area 8). Gregg said the primary focus had been on Areas 6, 7 and 8, which are  
56 located in the uplands. Gregg said SEH also created grading and utility plans. This led to the  
57 creation of a better plan and also gave SEH a more accurate idea of project costs. Gregg noted  
58 Areas 6, 7 and 8 is a junction where individuals are coming from Main Street, and there also are  
59 regional and water trails. Gregg said SEH had examined how all these elements relate to each  
60 other, and this led to an adjustment of the schematic plan. Gregg said SEH wanted to establish  
61 more than one way to access the Waterfront from the bluff. Gregg said that while there has been  
62 significant interest in a bridge, which would include an elevator, he acknowledged that this item  
63 would be costly. SEH then began examining the snowmobile trail and creating an accessible  
64 route to the river via Irvin Street. Gregg also noted the configuration of the parking lot had been  
65 altered to accommodate additional parking. Gregg said SEH also had thoroughly examined the  
66 bridge; specifically, where walls would be placed, its connection to trails and the elevator.

67  
68 Andrea inquired about the bridge elevator and if it would be functional during floods.

69  
70 Gregg said yes, noting there are similar models to the one that is being proposed. Gregg also  
71 noted that the river walk is above the 100-year flood stage and individuals would exit the  
72 elevator at that level.

73  
74 Dan said that if the bridge is constructed the Parks and Recreation Board would be looking at  
75 when it would be open, and also if there are times during the year when access to the river via  
76 the bridge will be limited.

77  
78 Andrea noted there would be another access point (Irvin Street).

79  
80 Gregg pointed out that individuals would be crossing the railroad tracks at Irvin Street and said  
81 there have been discussions with the railroad about creating a better solution. Gregg noted that  
82 SEH had examined a boardwalk because it is the landing point for the bridge, adding that SEH

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83 also had examined scenarios where access to the park would be limited due to flooding. Gregg  
84 pointed out that a boardwalk would cost significantly more than a half-grade trail.

85

86 Brea said there had been extensive discussions regarding an elevator during the charrette process,  
87 noting the ADA accessible route would be long switchbacks if no elevator existed. Brea said  
88 this would hamper the view from Main Street as there would be a long ramp system. Brea said  
89 SEH Civil Engineer Randy Sanford estimated it would be necessary to have 600 feet of ramp.

90

91 Gregg said many of the views that SEH is attempting to open up would be blocked by the back  
92 side of a ramp.

93

94 A question was asked about protecting the elevator from vandalism.

95

96 Gregg said the elevator would not be operational at certain times and that it would be designed to  
97 weather abuse.

98

99 Dan said it would be important to install security cameras and take an active approach to security  
100 early so it would deter attempts at vandalism.

101

102 Gregg said the structure of the bridge has been designed to be sturdy, adding this is why some of  
103 the projected costs are significant. Gregg acknowledged that it is not easy to construct in this  
104 area due to flooding and ice. Gregg said SEH also had examined during the design process  
105 where bottomlands programming such as fishing, boating, log rolling and nature-related  
106 activities could happen. Gregg said the uplands is an area where events could occur. Gregg said,  
107 “We really do kind of feel that pressure to have a first phase that gets people down there and  
108 excited and visible. I think it’s really important that the first phase engages the community so  
109 there is the support to keep going and do it right.”

110

111 Gregg referred to Area 2 (Main Street plaza), noting that it is an important goal to create a  
112 destination. Gregg said SEH has been focusing on how to utilize the space year-round and  
113 showed board members a slide of a project SEH had done in Valparaiso, Indiana. The area to  
114 which Gregg was referring has an amphitheater which seats between 2,000 and 3,000. It also is  
115 an area that has a splash plaza in which children enjoy playing during the summer months.

116 Gregg said the goal is to design a space on Main Street that has two to three uses year-round.

117 Gregg said another idea was to utilize the hillside and creating “nature’s amphitheater” where  
118 visitors could view bald eagles and the river.

119

120 Dan noted that during the charrette process Gregg and the SEH staff had included the Parks and  
121 Recreation Department staff in discussions regarding maintenance concerns. Dan said, “This  
122 was one area we brought up. Looking from a maintenance standpoint, how can we maintain it?  
123 Can we make the seating areas 6 feet wide that our mowers can transport so we don’t have to

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124 push mow it? Those are things we are working with Gregg on. This is the very early stages of  
125 it, but what can we do to minimize our labor costs or not have a big increase in labor in this  
126 area?”

127

128 Andrea suggested installing no-mow grass.

129

130 Gregg noted that this area will be utilized for several events and said, “The idea was, we’ve got a  
131 lawn and we’ve got a hill. Let’s have that flexibility to host things and see things down below.”

132

133 Andrea asked Gregg if SEH is contemplating non-traditional landscaping materials that would  
134 not involve mowing.

135

136 Gregg said yes, noting that there is “very little lawn” in the project. Gregg said, “Where we have  
137 the lawn we really want to take advantage of that from the programming standpoint and think  
138 about two and three ways we can use those spaces.”

139

140 Gregg described the trailhead facility as “modest” with office space, restrooms, showers, some  
141 lockers and an informational area. Gregg referred to the bridge and noted SEH had been asked  
142 to look at different tiers of design. Option A was the bridge as designed in the charrette – a 160-  
143 foot span that tapers out to 40 feet at the end. Other options that were examined include a longer  
144 wall and a shorter span; utilizing steel or concrete; constructing a truss bridge; and constructing a  
145 narrower bridge with a “hammerhead” look.

146

147 Gregg noted that after SEH had updated the cost and said the overall project would cost  
148 approximately the same as it had during the charrette process – \$15.2 million. Gregg also noted  
149 that SEH had restructured the project into four areas: trailhead/market, plaza and bridge (\$8.2  
150 million); adventure play and island recreation (\$3.1 million); south nature trail enhancements  
151 (\$500,000); and spillway bridges (\$3.4 million). Gregg said the consensus has been that the  
152 trailhead/market plaza and bridge would be the logical first phase of the project. Gregg said  
153 SEH had explored ways to potentially lower the cost and that the first phase had been divided  
154 into the following projects:

155

- 156 • **Project 1.0 – Trailhead/market (\$1.2 million):** This would include the trailhead  
157 building, parking lot and getting the grades to work with the state trail system. Gregg  
158 said SEH believes this must be the minimum project as the City of Onalaska has an  
159 agreement with the Department of Natural Resources to create a trailhead.
- 160 • **Project 1.1 – Plaza (phasing options):** A sloped lawn would cost \$1.1 million, and the  
161 final plaza would cost \$1.8 million.
- 162 • **Project 1.2 – Bridge (value engineering option):** The value engineering option would  
163 cost \$2.2 million, and the bridge as designed in the charrette would cost \$3 million.
- 164 • **Project 1.3 – Spillway trail connection (phasing options):** An at-grade trail that would

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165 flood would cost \$500,000, and a boardwalk would cost \$2.2 million.

- 166 • **Total cost:** The charrette version would cost \$8.2 million, and the value engineering  
167 version would cost \$5 million.

168

169 Dan said the Parks and Recreation Department staff has been working with Gregg and the SEH  
170 staff on attempting to determine the labor costs. Dan said, “The one thing we have to understand  
171 is it’s somewhat difficult to put a number to this. We are maintaining an area down there  
172 already. We’re doing some snowplowing. We’re mowing grass. We’re doing some aspects of  
173 [Project] 1.0 as it is presented. When we looked at the number of hours, we felt the numbers  
174 may be a little bit light. But then when we look up onto the units of wages knowing that we try  
175 to use as much seasonal labor as we can, we thought those numbers were a little bit high. We  
176 felt in the grand scheme of things knowing that the hours may be a little light and knowing that  
177 the wages are going to be a little high, we thought they kind of work themselves out and it is a  
178 budget that we can work within. We feel confident that we probably can come in underneath  
179 that number. [We know] it’s very early on in the project. Depending on what the building  
180 actually becomes, we’ve talked about a lot of things. As Gregg said, once we get to about 60  
181 percent design we can start looking at the doors and making sure we have automatic locks on  
182 them and we don’t have to have staff locking them up. Doing those types of things will really  
183 help [adjust] this number as we go.”

184

185 Gregg said he is aware that the goal is to create lower maintenance and durability and stated SEH  
186 is willing to work with city staff.

187

188 Dan said programming of the trailhead facility must be discussed. Dan said there will be less  
189 labor if it will be staffed during the summer months and noted he has prepared a preliminary  
190 budget moving forward with 1.0.

191

192 For clarification, Andrea asked if the preliminary budget does not include staffing assigned to the  
193 trailhead area.

194

195 Dan told Andrea she is correct, noting that what he has proposed would be done with existing  
196 staff.

197

198 Andrea asked when the Parks and Recreation Board must start examining budget numbers  
199 regarding staffing.

200

201 Brea noted the Great River Landing Committee had voted on January 15 to recommend the  
202 adoption of the concept plan before the board this evening. The concept plan will go before the  
203 Common Council at its February 10 meeting. Brea said, “It’s kind of setting our roadmap and  
204 saying this is the way we want to go conceptually. The [Great River Landing] Committee  
205 recommended that Council assign staff to do a financing plan to establish the funding

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206 mechanisms for this project. That will define what gets constructed. We'll look at all of our  
207 funding options – Capital Improvement dollars, Tourism dollars, TIF dollars, grants, private  
208 donations. The last \_\_\_\_ that we saw where it has everything, including the bridge, we'll talk  
209 with the railroad and we'll see what sort of financing we can pull in for the project. That will  
210 help us figure out exactly what we're going to construct. We're thinking construction won't start  
211 until 2016, but that's all depending on financing. We're going to be putting some numbers  
212 together this spring trying to figure out how we're going to fund this project.”

213

214 In response to a question by Andrea, Dan said the board will be examining staffing when it  
215 discusses the 2016 budget this summer.

216

217 Gregg noted the Great River Landing Project has partners, including the Department of Natural  
218 Resources. Gregg added there potentially could be other partners involved.

219

220 Andrea said, “When this becomes imminent, I want the Council to understand that they can't  
221 give us a zero-budget increase and then add one more project to our Park Department repertoire.  
222 It seems like they just keep expecting us to do more but not allowing us the resources to do that.  
223 I agree that there are partner organizations, but they don't have all their resources, either.  
224 Whatever happens down there, it doesn't matter who's in the contract. It's us who will be the  
225 recipients of feedback. We want to make sure it's something we can maintain.”

226

227 Gregg said the agreements have stipulations that there is an understanding in both directions.  
228 Gregg said, “Now that we have this roadmap, we can go to them and say, ‘Here's what it's going  
229 to be. Who's going to do this? Who's going to do this?’ But we need to get to this step before  
230 we can have those conversations.”

231

232 Dan said today's discussion will assist the board as it prepares the 2016 budget, adding that both  
233 Brea and Jarrod will assist with the process.

234

235 Mark stressed that he does not want to see something constructed that the Parks and Recreation  
236 Department cannot maintain. Mark noted the department maintains all the green space in the  
237 City of Onalaska and said employees spent a significant amount of time and effort doing so.

238

239 Gregg said, “With this Project 1, we're trying to [have] that right balance. It has to be worthy of  
240 its location in the community, but it can't be a burden as well. I think that's where we want to  
241 work together in finding the right balance of materials. ... It's been in our conscience all along.  
242 It's happened during the charrette. It's happened during these further documents we've been  
243 doing, and it's going to continue as we go into the construction documents.”

244

245 Gregg said the project aligns well with individuals who have funding available. Gregg also said  
246 that even though the focus is currently on Project 1, SEH will not discourage organizations that

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247 wish to fund other aspects.

248

249 Brea said, “This is a large project – \$15 million. But we’re looking at Phase I. The Council  
250 would be approving any expenditures for Phase I. We’ll be working with the Parks Board on  
251 specifics for Phase I. We don’t have a free card to go spend and design the whole project.  
252 We’re going to do this in manageable pieces. I just want to reiterate that point. You hear people  
253 concerned that [their] taxes are going to go up with this \$15 million project. This \$15 million is  
254 long-term. This is years and years out. As people are interested and as funders are interested  
255 we’ll work on those pieces. But it takes coordination between the Parks and Recreation Board,  
256 the [Great River Landing] Committee, Common Council – all of us – that a project has to be the  
257 ‘wow’ factor. It has to be worth investing in. But it has to be something we can maintain with  
258 the ‘wow’ factor over the long term, too.”

259

260 Andrea said, “Even though we’re just doing one piece right now I hope that we’re still getting  
261 commitment to the project as a whole because piece one all by itself would just be incredible.  
262 But if the whole thing eventually gets done ... A lot of projects seem to get sort of going and  
263 then we lose that commitment as things change and then we go back and start over again. It  
264 would be nice if we could find a way to get commitment to the project as a whole even though  
265 we’re doing it piecemeal over time as it’s doable.”

266

267 Gregg noted that while the focus is on Phase I, there are discussions with the railroad regarding  
268 the bridge and the spillway. Gregg said that the estimated price of the entire project is  
269 substantial, it also aligns with many funding sources. Gregg promised that conversations with  
270 these sources will continue.

271

272 Mark noted that the Public Works Department has been a good partner with the Parks and  
273 Recreation Department.

274

275 Andrea asked if biodiversity studies will be performed on the islands to determine the impact of  
276 the individuals who will be utilizing them.

277

278 Gregg said SEH would perform studies.

279

280 Andrea said she has been approached by citizens regarding concerns over development on the  
281 islands.

282

283 Gregg said the goal is to strike a balance between the uplands and the bottomlands and guiding  
284 individuals to the bottomlands without harming the resources. Gregg said one idea that has been  
285 presented was to possibly limit access to the islands.

286

287 Andrea inquired about the railroad’s willingness to work with the city.

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288  
289 Brea said a meeting with the railroad's engineer had taken place last August. Brea also noted a  
290 meeting had taken place with the railroad police, who are hiring a special agent to enforce no  
291 trespassing on the tracks. Brea promised discussions would continue and said, "We needed to  
292 have a project to take to them. Now we have that project after Council adoption that we can say,  
293 'This is the direction we're headed towards.' "

294  
295 Gregg said the railroad wants to keep individuals away from at-grade crossings and that there  
296 had been discussions regarding keeping the bridge as part of Phase I and approaching the  
297 railroad about funding. Gregg noted there are three or four areas where the railroad could assist  
298 the city and said he believes it has shown a commitment to assisting the city.

299  
300 Dan asked Brea if she is seeking a motion to approve Plan 1.0 or a motion of support of the  
301 entire project.

302  
303 Brea noted that the Great River Landing Committee had approved recommending the adoption  
304 the plan, and will recommend to the Common Council that it also adopt the plan. Brea also  
305 noted that the plan identifies Project 1.0 as the starting point.

306  
307 Motion by Brian Udermann, second by Mitch, to adopt and support the "Building the Great  
308 River Landing" Project.

309  
310 On voice vote, motion carried.

311  
312 **Item 5 – Approve 2015 Summer Activity Guide printing to Crescent Printing Company at**  
313 **a cost not to exceed \$2,910.21**

314  
315 Dan noted that four vendors had submitted bids and that Crescent Printing Company had  
316 submitted the lowest bid.

317  
318 Motion by Ald. Sjolander, second by Mitch, to approve the 2015 Summer Activity Guide  
319 printing to Crescent Printing Company at a cost not to exceed \$2,910.21.

320  
321 On voice vote, motion carried.

322  
323 **Item 6 – Approve the purchase of a new angle broom from Bobcat of the Coulee Region at**  
324 **a cost not to exceed \$1,000 with trade-in of our current unit**

325  
326 Dan noted that he had included in board members' packets a copy of the quote Bobcat of the  
327 Coulee Region had submitted as well as a memo he had written. Dan said the Parks and  
328 Recreation Department has always favored this angle broom as it is the narrowest one that can be

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329 purchased for the unit. Dan noted the Parks and Recreation Department had purchased another  
330 Toolcat and broom in collaboration with the Public Works Department. Dan said the Parks staff  
331 had demoed different brooms and found the Bobcat broom best meet its needs as it was much  
332 easier to use and improved efficiency. Dan said staff is utilizing the Toolcat with the broom and  
333 is requesting to trade in the Virnig broom for a new Bobcat broom. Both units would be  
334 interchangeable. Dan noted that \$713 would be withdrawn from Account No. 207-55200-810 in  
335 the 2014 budget, and \$269 would be withdrawn from Account No. 100-55200-340 in the 2015  
336 budget.

337  
338 Mark expressed his appreciation toward the board for supporting the purchase of equipment as it  
339 improves efficiency.

340  
341 Motion by Brian Udermann, second by Mitch, to approve the purchase of a new angle broom  
342 from Bobcat of the Coulee Region at a cost not to exceed \$1,000 with trade-in of our current  
343 unit.

344  
345 On voice vote, motion carried.

346  
347 **Item 7 – Approve Professional Engineering Services contract for the Chiller replacement in**  
348 **Arena #1 with Stevens Engineering at a cost not to exceed \$48,400 plus reimbursable costs**

349  
350 Dan noted that board members’ packets include a copy of parts of the book Stevens Engineering  
351 had sent. Dan said RFQ letters had been sent out to nine different companies that specialize in  
352 refrigeration systems. However, only one proposal was submitted. Dan noted that several of the  
353 companies in the business are design builders who want to install their own system rather than  
354 bringing in an engineering firm that would design a system suitable for the Omni Center. Dan  
355 said he had asked Jarrod that an engineering firm be brought it because the Omni Center was  
356 constructed as a design build. Dan said, “It has been something that we’ve run into issues in the  
357 past with and felt that it is in the best interest that we do hire an engineering firm to go forward.”

358  
359 Dan noted that Stevens Engineering had done the proposal for the city in 2014 and said the  
360 budget has been built based on the proposal that was submitted. Dan said he wishes the board  
361 had received more proposals, but noted that the submission process included a request for  
362 companies to submit their booklets and a bid in a sealed envelope. Had more proposals been  
363 received, it would have allowed city staff to review them and then examine the sealed bids. Dan  
364 noted that Stevens Engineering’s budget comes in less than the planned budget and said, “I think  
365 the big thing that helps it is if you go through the book and look at a number of projects they  
366 worked on, they put what their budgeted number was and where their project came in. On  
367 almost every one of those projects it came in underneath.”

368  
369 Dan noted that City Attorney Sean O’Flaherty is reviewing the Professional Services Agreement

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370 with Stevens Engineering, which in turn has submitted “a very tight timeframe.” Dan said  
371 Stevens Engineering has been told the project needs to be finished by October 15 so ice may be  
372 put back in Arena #1. Dan noted that Capital Improvement funding does not become available  
373 until April 1. However, there is approximately \$24,000 remaining in the 2013 bond issuance.  
374 Dan said the contract must stipulate that \$24,000 worth of the project may be completed by  
375 Stevens Engineering up to April 1. Dan also said, “After April 1, pending the bond issuance that  
376 we take the Capital Improvement out to bond and somebody bids on it and the Council approves  
377 it, then after April 1 we will have the money available to continue the project at that time.”  
378

379 Dan noted he has spoken with representatives from Stevens Engineering, who said they find this  
380 proposal to be satisfactory. Dan said, “If we put this project on hold until the first of April,  
381 there’s a very good chance we won’t have ice in Arena #1 until probably December or January if  
382 that’s something we decide to do.”  
383

384 Andrea asked if it is possible funds for the second half of the project might not be available.  
385

386 Dan said it is unlikely that no one will bid on the bonds, adding that the contract must be written  
387 as he described it because the city cannot spend funds it does not yet have. Paying Stevens  
388 Engineering \$24,000 to start the project will allow the city to put it out for bid. Dan noted he has  
389 spoken not only with Sean about this proposal, but also Financial Services Director/Treasurer  
390 Fred Buehler. Dan added he also has checked Stevens Engineering’s references, noting that one  
391 of the company’s specialties is ice arenas.  
392

393 Motion by Mitch, second by Brian Udermann, to approve Professional Engineering Services  
394 contract for the Chiller replacement in Arena #1 with Stevens Engineering at a cost not to exceed  
395 \$48,400 plus reimbursable costs.  
396

397 On voice vote, motion carried.  
398

399 **Item 8 – Report from Onalaska Enhancement Foundation**

400  
401 No report.  
402

403 **Item 9 – Report from Great River Landing Committee**

404  
405 Ald. Sjolander noted that Gregg had covered everything under Item 4.  
406

407 **Item 10 – Director’s Report**

408  
409 **a. Parks Update**  
410

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411 Mark thanked the board for approving the Toolcat, which he said makes staff's job both safer  
412 and easier. Mark also reported that staff has been working with the Street Department on ash  
413 tree removal, and there will be a WPRA seminar in March.

414

415 Dan noted that bids for the Toolcat had been received in mid-December. The Common Council  
416 approved the Toolcat on January 13, and it was delivered January 16.

417

**b. Recreation Update**

418

419 Marcus said dates for spring and summer programs have been finalized.

420

421  
422 Dan noted that sponsorship letters have been sent and said there has been "good response." Dan  
423 also noted the department has welcomed three interns. One will work in the Parks and  
424 Recreation office for a couple of weeks before going to the Omni Center. One will work in the  
425 Parks and Recreation office, and one is an economics student who will examine the economic  
426 impact of the Omni Center.

427

**c. Aquatic Center Update**

428

429 Marcus noted that applications for this summer are being prepared.

430

**d. Omni Center Update**

431

432  
433 Brian Babiash said an adjustment to maintenance requests is being made. A computer printout  
434 will come either to himself, Mark or a building supervisor. This printout will remind them when  
435 a request has not been addressed, or it can be noted when a task has been completed. Brian  
436 noted there is a PM contract with Winona Heat and Vent for City Hall, the Library and Public  
437 Works and said the goal is to have Winona Heat and Vent employees input into the system either  
438 the work they have done or any issues they might see. Brian said he hopes that in time he can  
439 see what issues are coming up and determine how to budget for them.

440

441  
442 Dan noted that all the building supervisors have full schedules and said it is difficult to remember  
443 what tasks have been addressed. Dan said task lists can be created for when there is a building  
444 inspection. Dan said photographs, serial numbers, belt sizes and filter sizes will be available on  
445 the computer. If a staff member is at a location and finds he/she needs an item, he/she may  
446 obtain the information in the system and the item can be purchased. Dan said it also will be  
447 possible to run reports.

448

449 Brian Babiash discussed the new boiler system, noting that a year ago the two boilers located in  
450 the back arena were running constantly, while the boiler in the front was 60-percent efficient and  
451 running constantly. Brian said the high-efficiency boilers that was installed runs at "a pretty

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452 steady pace” and is always on. Meanwhile, one of the other two boilers in the back arena is  
453 running and they switch off. Brian said two boilers are running this year, whereas last year three  
454 boilers were running. Brian said he is eager to see the difference in the January, February and  
455 March energy bills, adding he assumes the savings will be substantial. Brian said variable speed  
456 drives have been added in the arena, noting that last winter it was necessary to operate infrared  
457 heaters that consumed a significant amount of gas. Brian said this winter it has been possible to  
458 operate the units in the front arena at 20 percent to heat it. Brian said that when the variable  
459 speed drives are turned on it is not possible to tell that they are functioning and circulating air.  
460 Brian noted that the arena’s temperature has consistently been between 55 and 60 degrees. Brian  
461 also complimented the Omni Center staff for its maintenance of the facility.

462

463 Dan noted that two weekends ago there were 19 girls’ hockey teams and 22 show choirs in the  
464 city. Dan also noted that last weekend there had been a pee-wee hockey tournament as well as a  
465 high school football coaches’ clinic that drew approximately 70 participants.

466

467 **Adjournment**

468

469 Motion by Brian Udermann, second by Mitch, to adjourn at 6:26 p.m.

470

471 On voice vote, motion carried.

472

473

474 Recorded By:

475

476 Kirk Bey