



CITY COUNCIL MEETING AGENDA

February 05, 2018 - 7:00 PM

City Hall Council Chambers

The Moorhead City Council welcomes and encourages public input on issues listed on the agenda or of general community interest, time and Council permitting. Speakers are limited to 3-minute presentations. Advertised public hearings are scheduled so that the public is afforded an opportunity to speak. Public hearings are generally scheduled 15 to 30 minutes after the start of the meeting; however the starting time may vary depending on other scheduled agenda items. Citizens wishing to address the Mayor and Council regarding a specific agenda item, other than public hearings, will be afforded an opportunity during the discussion of that item. Citizens wishing to speak on matters not listed on the agenda will be afforded the opportunity to do so under the heading "Citizens Addressing the Council," usually scheduled at the beginning and end of the agenda. Each person requesting the opportunity to speak is asked to fill out a "Request to Speak Form."

City Council Meeting

1. Call to Order and Roll Call _____

Administration

2. Resolution Ordering the Improvements and the Preparation of Plans and Specification for Improvements to the Moorhead Youth Hockey Association Facility _____

Other

3. Executive Session _____
 - A. 700 1st Ave N - Future Actions: Pursuant to Minn. Stat. § 13D.05, subd. 3, to discuss the possible sale of Clay County Parcel No. 58.980.1701 also known as the former American Legion Building property. _____

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in City Council meetings will be provided. To arrange assistance, call the City Clerk's office at 218.299.5166 (voice) or 711 (TDD/TTY).

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Mayor and Council Communication

February 05, 2018

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SUBJECT: Resolution Ordering the Improvements and the Preparation of Plans and Specification for Improvements to the Moorhead Youth Hockey Association Facility

RECOMMENDATION: The Mayor and City Council are asked to adopt a resolution ordering the Phase I improvements and the preparation of plans and specifications therefor.

BACKGROUND / KEY POINTS:

- The MYHA Facility is a 61,350 SF facility constructed in 1997 and is home to the Moorhead Youth Hockey Association.
- The City of Moorhead owns both the facility and the property.
- The Mayor and City Council, on November 27, 2017, authorized City staff to proceed with the planning and designing of Phase I of a proposed two phase improvement project.
- The proposed Phase I improvements of the improvement project include the following, accompanied by the issues with the current MYHA Facility that they will be addressed and remedied thereby:
 - Removal and replacement of the roof system: The current design of the roof envelope has the vapor barrier located above the existing purlins, leading to improper placement outside of the dew point line and potential mold, mold spores, and other indoor air quality issues, as well as future condensation and corrosion issues. The replacement roof will adhere to the 2015 Minnesota Energy Code, will provide a visually appealing clean, bright interior appearance, and will isolate the conductive structure from cool interior air.
 - Replacement of the existing ice plant and upgrade to support three sheets of ice: The existing ice plant has reached its life expectancy and is beginning to require regular repairs and replacement part. The ice plant uses an ammonia system, but it does not currently have a fire-rated vestibule access to the ice plant room. This was not a code requirement when the MYHA Facility was built, but it is required for any major alterations to the ice plant with little footprint to accommodate as currently designed. The existing unit also does not include separate head and compressor oil cooling secondary coils within the condenser which allows reject excess residual heat from the plant and compressors to be used in a cost-effective manner. A new ice plant will accommodate three sheets of ice and will provide a code compliant and permanent solution for the MYHA Facility.
 - Renovation of the existing off-ice training room and the existing shooting room and construction of a new entrance vestibule and interior exit stairway on the south of the MYHA Facility and a new entry on the east side of the MYHA Facility: The MYHA has outgrown its current space and is in need of additional space to conduct off-ice training, for additional locker rooms, and for building/equipment storage. The current off-ice training room will have a metal deck and concrete composite slab added to allow the shooting room to be added

on the second floor. The existing shooting room will be renovated to include four new locker rooms, two of which will have restrooms and showers. The four new locker rooms will have a metal deck and concrete composite slab added to allow building/equipment storage to be added on the second floor. To access the second-floor storage, a new entrance vestibule and interior exit stairway will be added on the south of the MYHA Facility. The existing east building entry will be demolished and replaced with a new entry to provide an upgraded main building entrance to provide a cohesive design with the proposed Phase II improvements.

FINANCIAL CONSIDERATIONS: The total estimated cost of construction and contingencies to construct the proposed project is \$2,985,065:

<i>Item</i>	<i>Responsible Party</i>	<i>Cost</i>
Exterior Envelope Updates (roof, waterproofing, etc.)	City	\$750,000
Building Entrances Demolition & Construction	MYHA	\$228,261
Existing Rinks – Renovation Work	MYHA	\$415,000
Ice Plant	MYHA	\$993,701
Dehumidifiers	MYHA	\$137,250
Roof Demolition Construction Contingency	City	\$37,500
Demolition Construction Contingency	MYHA	\$43,826
Owner Contingency	MYHA	\$81,372
Financial / Legal	MYHA	\$50,000
Design & Engineering – Basic Services	MYHA	\$152,133
Expanded CA Services	City & MYHA	\$48,011
On Site CM Services	City & MYHA	\$48,011
TOTAL PROJECT COST		\$2,985,065

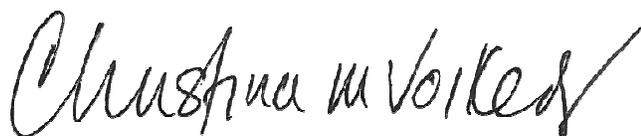
During the City Council’s November 27, 2017 meeting, the City Council adopted a resolution providing that the City will provide funding for the replacement of the roof, vapor barrier, and insulation, and will work with MYHA to facilitate funding for the remodeling and upgrades.

During the City Council’s December 11, 2017 meeting, the City Council adopted a resolution (2017-1211-4) to set aside \$900,000 from the Sports Center reserves to replace the roof. Final cost is dependent on bids after they are received. Advertisement for Bids will meet City Council for approval on Feb 26, 2018. Bids will be evaluated with final bid price and request to award to the City Council for approval on March 26, 2018.

VOTING REQUIREMENTS: Four-Fifths of Council (7)

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements in accordance with the Moorhead City Code, Minnesota State Statues, and parliamentary procedure.

Respectfully Submitted:



Christina Volkers
City Manager

Department: Administration
Prepared by: Steve Moore, Public Works Director

Attachments: Draft Resolution



Request for Council Action

AGENDA SECTION: Administration		ORIGINATING DEPARTMENT: Administration	MEETING DATE: February 05, 2018
ITEM NO. 2.	ITEM DESCRIPTION: Resolution Ordering the Improvements and the Preparation of Plans and Specification for Improvements to the Moorhead Youth Hockey Association Facility		PREPARED BY: Moore

DRAFT RESOLUTION

WHEREAS, the City Council fixed January 22, 2018, as the date for a public hearing on Improvement No. 18-A13-1, the proposed improvement of the Moorhead “Mighty Ducks” Youth Hockey Arena; and

WHEREAS, ten days’ mailed notice and two weeks’ published notice of the hearing was given, and the hearing was held thereon on the 22nd day of January, 2018, at which all persons desiring to be heard were given an opportunity to be heard thereon,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOORHEAD, MINNESOTA:

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Such improvement is hereby ordered as proposed in the City Council Resolution Receiving and Approving the Feasibility Report, adopted on the 22nd day of January, 2018.
3. Such improvement has no relationship to the comprehensive municipal plan.
4. ICON Architectural Group is hereby designated as the architect for this improvement. The architect shall prepare plans and specifications for the making of such improvement.
5. The City Council declares its official intent to reimburse itself for the costs of the improvements from the proceeds of tax exempt bonds.

PASSED: February 05, 2018 by the City Council of the City of Moorhead.