

Fertile City Council Minutes
Special Meeting
September 14, 2022

The Fertile City Council held a special meeting on Wednesday, September 14, 2022 at 10:30 a.m. at the Community Center. Present were: Mayor Daniel Wilkens and Council members Todd Wise and Mary Kiefert. Also present was City Administrator Lisa Liden and Curt Zimmer and Jeremy Magelky with Muchler Bartram Architects (MBA). The purpose of the meeting was to review the project options and estimates from MBA for the Community Center project.

The meeting was called to order by Mayor Wilkens at 10:35 a.m. He began by explaining that Council had reviewed the estimated costs of the Community Center projects and that the costs for the heating and cooling systems in particular were much higher than anticipated and that the various options were a little confusing. Council wanted further information on the various options so that's why the meeting was called for.

Curt Zimmer with MBA introduced Jeremy Magelky to Council and explained that he was the mechanical engineer who had done the estimating on the heating and cooling aspects of the Community Center project. Zimmer said that Magelky was the most equipped to answer Council's questions on the heating and cooling options.

Administrator Liden began by asking for clarification of the three cost estimates for heating and cooling that were shown on the final tally sheet of all the project options. Liden commented further that the primary concern at this point was the cooling system for the building and that the heating system had no issues that needed to be addressed. She added also that she didn't understand the high costs of redoing all of the ductwork for the building when the only issues with the current zones had been associated with cooling but not heating.

Jeremy Magelky with MBA then explained the three options for the heating and cooling. The cheapest option at a cost of \$295,000 would be to replace the two roof top condensing units for the cooling. The second option would be to replace the two condensing units with four packaged units that would take care of the heating and cooling. The units would be both electric and natural gas and there would be minimal ductwork required to create four zones within the building. The cost of the four units and required installation and ductwork was estimated at \$370,000.

The third, and most expensive option would involve replacing the existing system with an electric and natural gas air handling unit, condensing unit, and temperature controls. That option would also involve a total reworking of the ductwork in the building. The cost was estimated at \$595,000.

Discussion was held on the pros and cons of each option and also on the other items that were listed as potential projects. It was determined that the ceilings and lighting, site accessibility, and restroom updates could be removed from the list of potential projects given the higher-than-expected costs of updating the heating and cooling system. The projects that were left on the list were the roof membrane, the siding, windows, insulation of the roof and walls, removal of the

clinic skylight, and the replacement of the south entry doors. Administrator Liden noted that if the Council went with the second heating and cooling option involving the four roof units with minimal ductwork inside the building, the total of all the projects would be \$656,500.

Discussion was also held on the timeline for the project. Zimmel with MBA said that all the projects would likely take place in the spring and early summer. Administrator Liden noted that the cooling season was soon over, so there was no rush due to that concern.

Mayor Wilkens asked for Zimmel and Magelsky to proceed with getting tighter numbers and plans for the heating and cooling option with the four roof top units and to get further information to Council on what areas would make up the four zones.

There being no further business, the meeting was adjourned at 11:53 a.m.

Daniel Wilkens, Mayor

Lisa J. Liden, City Administrator