

CITY OF GOLDEN VALLEY
SPECIAL MEETING
MINUTES

JUNE 6, 2013

PRESENT: Mayor Eric Christensen
Council Members: Earl Beattie, Kurt Russell (absent), Stacy Pascoe, Jeff Kelley
Public Wks Dir: Chuck Lloyd
City Clerk/Treasurer: Sandy Gaydusek
Also present: Roger Chase, Luke Jolley, Bryce Esplin, and Mike Carter
Teleconferenced: David Mauer

The meeting was opened at 3:00 p.m. Jeff said the purpose of this special meeting is to discuss and finalize issues on the construction of the Golden Valley Natural Meat Pack Facility. He said we need to discuss water needs and adequate pressure for fire flow. Jeff said there is a line that runs past the facility, but may not be sufficient for fire flow as it exists. Jeff said the city needs some information so a water model can be ran by the city engineers to see if any upgrades are needed to the water system, and if so, where the lines should be ran.

David Mauer said his colleague will be running some calculations. Jason said he can give some verbal information on the flows such as what will be needed for the processing, administrative, lounge, etc. He said there are sitting on demands of about 200 g.p.m. with a four inch supply to the building. He said that does not include fire flow. David said in round numbers there is 55 gpm pressure on the street and they will have a 40 gpm booster in the building which will give them the capacity of 1500 to 2000 gpm. Jeff said in order to ~~run~~^{fund} the water model our engineer will need the square footage of the building and the materials. David Mauer said the main processing building is 135,000 square feet and type 1B construction. There is also a partial second floor at the processing building that is 20,000 square feet and type 1B construction. The first floor of the office will be complete and is 16,000 square feet and the second floor is for future use and is 16,000 square feet. Both floors are type 5B construction. He said the employee lounge is 6300 square feet on both floors and is type 5B construction. All walls are separated by a two hour fire separation wall. David said for planning purposes, when growth requires more space the future building will be a carbon copy of the processor plant in regard to water flow.

Mike Carter asked what type of facility this plant will be considered. Bryce Esplin said it will be a food processing plant. David said this is type 1, and there will be no problem if a sprinkler system is needed.

Roger Chase asked if their planned booster will need power. David said it may, but they will see as the design mover further. He said it depends if the code requires it. David said he can have Scott review this, but they will probably need a generator. He said they must have emergency lighting and equipment usage. Bryce said if this is required by code, they will put a generator in that will also run the freezers.

Roger Chase suggested a cost analysis be completed to look at the pipe size to accommodate future growth.

David Mauer discussed the sewer connection that the city indicated they would like done on Country Club Road instead of New Sweden Road. He said this would require that the grease traps would need to be installed in the front of the lot, and a lift station would be needed for future growth. David said it would be better if they could access the sewer off of New Sweden. He said each future building could have its own separate tap. He said it will also help with the irrigation ditch if they can access off of New Sweden.

Jeff said if an additional water line has to be looped to pressurize the line it could come on the southeast side of the property to Country Club road or the north side to New Sweden. David said right now the line comes off of New Sweden. Jeff said the city will need an easement from Golden Valley Natural for the water line. Mike Carter said a hydrant will be needed off of Country Club Road. Luke Jolley pointed out the hydrants on the plans and Mike said that would work. Roger Chase said the fiber optic line would probably comp up the New Sweden Road. David said that will be fine. He said the power will come off of Country Club.

Jeff contacted Dave Noel by telephone. Dave discussed the water flow and what is needed. He discussed the sewer coming off of New Sweden instead of Country Club. Dave said he did not have any issues with the sewer flowing onto New Sweden instead of Country Club. Chuck said he would study this for a couple of days, but at the moment he didn't see any problems. Everyone will confirm by June 7, 2013.

Jeff asked how the facility is going to handle storm water run off. He asked if when this is designed if the run off from New Sweden could be placed in their retention ponds. David suggested swales be placed between the curb and asphalt walkway. Jeff said he will talk to the city engineer to discuss this further.

Dave Noel said the fire flow will be looked at tomorrow.

Jeff asked what everyone's ideas were regarding improving New Sweden. He said it may possibly need to be upgraded when the walk path is being developed. Stacy said as a developer you want to get up and running before all the money is spent. He said they could possibly be a Development Agreement to allow the improvements to New Sweden in two or three years. Roger said there may be grants available to help with landscaping and the walk path.

Bryce and Luke said during the last informational meeting, the city said only 13 feet of asphalt on New Sweden has to be improved. The city ordinance states there must be 40 feet of asphalt, the actual right-of-way is 62 feet. Luke said on New Sweden the County states there is a 100 foot right-of-way. Sandy said when she spoke with the County several years ago; there was no public right-of-way up to Country Club Road. The County will be contacted to verify this.

Adjourned: 4:20 p.m.

ATTEST: Sandy Gagnon APPROVE: Earl Beattie