

Arena Task Force Meeting Minutes

Meeting: July 16, 2015 11 a.m. – 1 p.m.

Location: Ramsey County Parks and Recreation

Attendance: Jon Oyanagi, Steve(Moose) Younghans, Jason Sprague, Steve Reeves, Mike Searles, Don Mullin, Dan Galles, Mike McGrath

Note Taker: Kara Coustry (Parks and Recreation)

Guests: Jim Welter, Maintenance & Operations Supervisor; Bill Ross, Maintenance & Service Worker; Ellen Richter, City of White Bear Lake, Steve Olson and his supervisor, Todd Johnson from MN Amateur Sports Commission

Meeting began at: 11:05 a.m.

1. Welcome and discussion recap from previous meeting regarding demographic data patterns in which case the white middle class is becoming a more diverse group of residence with more reliance on assistance, especially on the east side of Saint Paul.

2. Discussion with County Staff

a. Jim Welter – Arena Maintenance and Operations Supervisor reports that our arena's operate on a lean staff. Used to staff 2 people/shift, but now we only staff 1 person/per shift. Ice reservations are required in advance and made by calling administrative building staff. Most all maintenance and repairs are done in-house. Rentals start about the first week in October when a minimum average of 4-6hrs/day is reached. Hours are weekends, 7am – 10pm and weekdays 3pm – 10pm. Regards to criteria for logos in center ice, a policy is currently being established. Although buildings are old, they have been maintained well through the years with new rubber, plumbing, tempered glass, etc. Customers routinely comment on clean bathrooms, good ice and good upkeep of Ramsey County arenas.

b. Bill Ross – Maintenance & Service Worker conducts routine maintenance which is primarily done in the summer. Compressors are started two weeks in advance of open. Bill changes the oil, greases the unit and checks the safety. We have 23 compressors in total which have all been replaced in the last 10 years. Of these, only three cannot be switched over to run on ammonia (1 at Highland and 2 at Oscar Johnson)). The cost to change out a compressor is \$55,000. If there are leaks in R22, a typical leak is 1 bottle (125 lbs) with current pricing around \$1200/bottle of R22. We currently have no stockpile of R22. Manufacture of R22 will cease in 2020 at which time we can only purchase recycled R22 for as long as it is available.

c. Steve Reeves's assessment of the arenas is that Phalen Arena is due for a set of boards (not glass). There is more work at Pleasant Arena, Highland Arena and Aldrich arena, which will take more money and more time for a conversion.

Other Arenas would cost \$600,000 to convert to an alternate coolant.

3. Steve Olson gave a presentation on the use of energy savings to fund high price of coolant conversion and/or electric Zambonis for a larger long-term payoff (opposed to addressing lower ticket items for lower payout). The goal of MN Guaranteed Energy Savings Program (GESp) is to reduce energy use 20% by 2020. There is a software program by Whyte that benchmarks building energy use data back to 2005. The National Sports Center provides free consultation for MN and would assist us with entering 10 years' worth of facility data for energy, gas and water meters.

They would require a contract in which if they audit us, we are committed to addressing the improvements and they will show us how this work would benefit us. A couple of examples of efficiencies they have identified include:

- Not using of hot (oxidized) water in Zambonis saved \$60,000/year and created better ice.
- Economies of scale operations – run two sheets on one ice plant. Hockey is a subsidized sport and an arena can't make it on a single sheet. Four gets to be two much land use.

4. Community Engagement Plan – the group identifying the stakeholders and engagement tactics and pulled together an engagement plan.

12:55 p.m. meeting adjourned.

Timeline Looking Forward

Next Meeting: August 20 at Ramsey County Parks and Recreation Training Room: 11 a.m. – 1 p.m.

Note: September meeting – Moved to September 24.