

Special City Council Meeting
July 14, 2016 immediately following the
7:00 pm Health Services Board Meeting
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Vice Mayor Tom Bailer called the Council Special Meeting to order at 8:50 pm on July 14, 2016 in the Cordova Center Community Rooms.

B. Roll call

Present for roll call were Council members *Tom Bailer*, *Josh Hallquist* and *David Allison*. Council members *Tim Joyce* and *Robert Beedle* were present via teleconference. *Mayor Clay Koplín* and Council members *James Burton* and *James Wiese* were absent. Also present were Interim City Manager *Mike Hicks* and City Clerk *Susan Bourgeois*.

C. Approval of agenda

M/Allison S/Hallquist to approve the agenda.

Vote on motion: 5 yeas, 0 nays, 2 absent. Allison-yes; Hallquist-yes; Joyce-yes; Beedle-yes; Wiese-absent; Burton-absent and Bailer-yes. Motion was approved.

D. Disclosures of conflicts of interest - none

E. Communications by and petitions from visitors

1. Audience Comments regarding agenda item - none

F. New business

2. Council action on ITB 16-03 Mt. Eccles School Windows Upgrades Project

M/Allison S/Joyce to direct the City Manager to negotiate a contract with Frontier Glass of Fairbanks, Alaska to provide window repair services as negotiated for a sum not to exceed forty thousand five hundred six dollars and zero cents (\$40,506.00) per the attached fiscal note.

Allison said he'd like to hear from staff. *Rich Rogers*, PWD, City Engineer, said that this is a follow up to the Council having approved negotiation with Dawson – they have since determined it is more of a specialty and we are now working with Frontier instead (they had been the sub contacted by Dawson). Since the contractor has changed, this is back before Council for approval. This is budgeted, *Sam Slater* – Manager for Frontier is on the phone – he was here a couple of weeks ago spent a day onsite and resulted in this bid. *Slater* explained that the problem was not in the installation of these windows, it is in the product – the caulking failed – it was a product issue. He saw much evidence to lead him to the decision that the window systems were not bonded correctly to the structure itself. The job was not blotchy, the caulking was clean and done well – the product failed and did not bond long-term. *Rogers* asked *Slater* about a timeline – he said 2-3 weeks lead time on the product needed, SikaHyflex 150.

Mayor Koplín arrived at the meeting at 8:58 pm – *Vice Mayor Bailer* handed the gavel and the control of the meeting over to him.

Joyce asked the anticipated start date – first or middle of August? *Slater* said we do plan to schedule to be in Cordova as soon as possible. When the caulking sails, they will buy airplane tickets. *Hallquist* asked about the guarantee involved in the work. *Slater* said he will get with his Sika representative and he assured Council there would be a significant warranty. *Hallquist* said he has been closely involved in this project and he cannot support this at this time – he said caulking again makes him nervous.

After lengthy back and forth discussion and questions and answers, *Hallquist* was more in favor of at least a new window bank for the worst leaking room which is Room 220. *Slater* said it would be about \$70k for that window wall – in room 220.

M/Hallquist S/Beedle to refer this to staff to get Frontier's proposal for new window bank in 220 and a schedule to install that and to keep the rest of the plan to fix the caulking in the other rooms the same.

Bailer said he would not support the amendment. Opinions included the need to fix this before fall/winter and then they would like *Slater* to get back with Council as he makes the repairs to see if he believes that 220 should have the whole window bank replaced. *Joyce* and *Allison* were in agreement with *Bailer*. *Beedle* said he was more interested in knowing the lead time for the new window before making his decision – he favored the amendment.

Vote on motion to amend: 2 yeas, 3 nays, 2 absent. Hallquist-yes; Burton-absent; Bailer-no; Beedle-yes; Allison-no; Joyce-no and Wiese-absent. Motion to amend failed.

There was no further discussion on the main motion.

Vote on main motion: 3 yeas, 2 nays, 2 absent. Joyce-yes; Bailer-yes Wiese-absent; Beedle-no; Burton-absent; Hallquist-no and Allison-yes. Motion was approved.

G. Audience participation - none

H. Council comments

Bailer said he appreciates the Mayor trying to move discussion along but he and **Hallquist** have many years of construction knowledge and when they ask questions, they know where they are going with them. He expects the others to ask such questions when topics they are experts in get discussed as well.

Joyce wanted to ensure **Rogers** knew that we approved the caulking but we still wanted **Slater** to give us a real number and time frame to replace the bank in 220.

Beedle said he would like us to order and get the window sent so next time, lead-time isn't a consideration.

Mayor Koplín said his concern with tonight was throwing new things in while the contractor is on the phone which can disrupt the commercial arrangement we have with him. Also, he opined that if Council is the one writing/re-writing the specs and doing the work of staff and revising the contracts, then the question is raised as to who is responsible for that. When our City Attorney comes in to talk to us, he has asked him to address that. At the end of the day, he is trying to facilitate communications so that Councilmen who have expertise in certain areas can submit that information.

I. Adjournment

M/Allison S/Bailer to adjourn.

Hearing no objection, the meeting was adjourned at 9:55 pm

Approved: August 3, 2016

Attest:



Susan Bourgeois, CMC, City Clerk

