

**CITY COUNCIL SPECIAL MEETING  
JULY 19, 2013 @ 4:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kacsh* called the Council Special Meeting to order at 4:00 pm on July 19, 2013 in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Mayor James Kacsh* and Council members *Kristen Carpenter, Tim Joyce, David Allison* and *Bret Bradford*. Council members *EJ Cheshier, David Reggiani* and *James Burton* were absent. Also present were Acting City Manager *Moe Zamarron* and Deputy Clerk *Tina Hammer*.

**C. APPROVAL OF AGENDA**

*M/Joyce S/Bradford* to approve the agenda.

Vote on motion: 4 yeas, 0 nays, 3 absent (Cheshier, Reggiani, Burton). Motion carried.

**D. DISCLOSURES OF CONFLICTS OF INTEREST**

*David Allison* declared that he has a conflict on agenda item 2 because he is employed by Eagle Contracting. *Mayor Kacsh* agreed that he should recuse himself from that item.

**E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Audience Comments regarding agenda item

*Dave Sjostedt* 1003 Young Drive, Owner of Eagle Construction, said he wants to address a couple of items that were not addressed at the last council meeting. He felt the longer the project is put off the more expensive it will get and be harder to do. The freight window to get the materials here on the barge was missed which will cause delays. The window to get the building built is realistic if the materials are on hand but feels the date is abbreviated and he would like to see it extended. He stated that he appreciates Council's time as it can be a thankless job. He has quite a bit of money invested on bidding on the job as it took about a week to put it together and would like to get going on the project before winter sets in. He would like to see a quick resolution to the job one way or the other. *Joyce* asked the mayor if it was alright with Council that *Sjostedt* be available to ask questions as they proceed. *Mayor Kacsh* and Council agreed.

**F. UNFINISHED BUSINESS**

2. Contract approval with Eagle Contracting Corp. for Eyak Water Treatment Plant roof

*M/Joyce S/Carpenter* to direct the City Manager to enter into a contract with Eagle Contracting Corporation, to perform structural repairs to the Eyak Lake Water Treatment Plant Roof and associated work for a sum of Two Hundred Eighty Two Thousand Seven Hundred Seventy Dollars (\$282,770.00).

*Joyce* asked *Sjostedt* with the tight timeline given for the project would additional time allotted effect the price. *Sjostedt* stated it would not make much difference as the weather window had elapsed. *Joyce* stated the reason he asked the question was because on short time frame projects there is an associated cost to make things happen rapidly. *Hallquist* interjected that if the project was postponed until next summer we would have to shore up the roof or it would be lost which would be an added expensive albeit not large. *Sjostedt* added that the weather window is critical because of safety precautions due to high winds in that area. *Bradford* commented that the question was raised last meeting of why a peaked roof, that would shed snow, was not being used and that *Zamarron* has some engineering drawings. He also appreciates the contractor's time and money being spent on the proposal and does not have an issue for extending the time frame. He asked *Zamarron* if money was spent on the roof last year. *Zamarron* stated that no recent work was done.

*Sjostedt* and *Hallquist* agreed that 2000 was the last time the roof was replaced and flashing was put on. *Bradford* stated that all the joists are rotted out and need to be removed. He was wondering why we were going back to the original roof system. *Zamarron* handed Council a packet which shows a 35% completed truss plan prepared PND Engineers, free of charge to the City. These plans came from the insurance adjustor after the big snow when the City requested a pitched roof plan. *Zamarron* explained the price difference between a truss roof system and the proposed roof would be greater than \$300,000 as additional structure would need to be installed and support to the trusses. *Zamarron* would like to preserve the LT2 dollars for other water projects. The Heney/Meals reservoir is scheduled to turn off in September 2014 and once this happens we will not have enough water. As part of the LT2 program we have the ability to expand our current water catchment system. *Zamarron* stated the original budget was for a sloped roof but by reducing the cost to a 20 year flat roof funds could be used to improve the City's water sources. These improvements are greatly needed as Heney/Meals was recently shut down and we could not meet water usage demands. Expansion for existing water sources have been identified and *Zamarron* believes this is the best approach for the City. *Carpenter* asked if the failure of the contract during the last council meeting was a procedural issue. *Mayor Kacsh* stated that a broader spectrum of improving the roof rather as opposed to just maintaining was the concern. *Joyce* specified that the contract approval is for a flat roof. *Carpenter* inquired about the phases of the contract and *Zamarron* stated that the contract did not include the membrane on the roof but there still would be an additional \$300,000 cost for a pitched roof. *Joyce* questioned with the increased water demands why not consider building a new building over the existing one and then demo-ing the old. He suggested purchasing a pre-engineered metal building with a 30 year life span. *Zamarron* stated that the costs would be astronomical and that you would still need a strong roof with the span as engineered. *Joyce* referred to airport hangar buildings that are pre-engineered and described how it could be built around the existing building. *Zamarron* suggested obtaining three bids for that type of building but felt it would be four times the cost. *Hallquist* believed that type of building would cost 4 or 5 million. *Zamarron* stated there would be an engineering cost for a pre-engineering proposal and staff time. He continued that staff has checked different options and this was the best recommendation. To have plans for a new building drawn up will be \$10,000. *Hallquist* interjected that the engineering cost to change the hospital roof was \$180,000. *Mayor Kacsh* stated that this issue is a small portion of a larger budget refit on a whole system and if we take money out of this piece we leave less money for other parts down the road. *Joyce* felt that Council was not brought along on the project when it was started three months ago with a discussion on the different roof options and that was why the questions are being brought up now. It is not that he is against this design but had questions that were not answered. *Zamarron* and *Joyce* agreed that only budget information was presented to Council but not the design material. *Zamarron* added that he felt it is staffs job examine the options. *Joyce* agreed but would like to be informed earlier on in the process so questions could be addressed. *Bradford* commented that Council has to answer to staff, contractors and the community. And that he had questions as to why a bid from a truss plant was not obtained, which would not have engineering cost involved. He also asked if the equipment in the water plant was hanging from glulam beams and stated that not knowing the reasoning behind these kinds of questions was part of his frustration. *Carpenter* asked with modern construction methods would make this roof more water tight than the original construction. *Zamarron* answered that it would have a 20 year life on the membrane and that over the past 30 years there was not good maintenance on the current roof. He felt with a good maintenance program the roof would exceed the 20 year guarantee that comes with the membrane. \$850,000 will be spent inside the plant to upgrade the equipment and pumps which will bring it up to LT2 compliance standards. *Carpenter* stated that with improved construction methods and the roof membrane guarantee the price was acceptable. She thought staff did the analysis and weighed the pros and cons and felt comfortable with they came up with. *Zamarron* restated that he felt a 20 year roof for half the money was the best option. *Bradford* said it would be our own

dime for maintenance and no one would warranty a roof with snow shovellers on it. **Mayor Kacsh** suggested to Council a work session in the future to address project questions. **Zamarron** referred to the LT2 project list as possible items that Council would like to watch a little closer. The spreadsheet shows the project's budgeted cost with a running tab of the actual cost to date. **Bradford** recommended sticking to this plan as anything Council adds will affect the whole project. **Joyce** stated he doesn't have any issues repairing the roof but felt the first time he heard of the project was with the bid, other than seeing it on a budget sheet. He would like to see a workshop to see the steps. **Zamarron** agreed that work sessions can occur and indicated that this is a very fluid project with new information happening to meet the LT2 requirements. He felt that eight weeks is a long time to have an interruption of the water plant as it will be needed soon to make drinking water out of the lake. **Mayor Kacsh** suggested quarterly work sessions to keep Council updated on the project and he would like to see this contract approved.

Vote on motion: 3 yeas, 0 nays, 1 conflict of interest (Allison) 3 absent (Cheshier, Reggiani, Burton).  
Motion carried.

## **G. REPORTS OF OFFICERS**

### **3. Susan Herschleb, Parks & Rec Director**

**Joyce** asked what happened to the old skate park equipment. **Herschleb** stated that it was damaged from Snowpocalypse and is now at the landfill. The commission has plans to develop the back portion of the tot playground. They ran out of time last summer and did not ask for funds to move forward on it as they would like more community input. **Joyce** said he gets lots on questions about a skate park. **Herschleb** explained that they are looking at either a skate park or a pump track. **Bradford** asked if there is a difference between a pump track and a BMX track. **Herschleb** explained the commission decided the pump track was a good concept to put in transitionally because getting grants for skate parks is very difficult. They were looking at pouring a cement slab and putting in similar equipment like we had. The commission wanted to know what the community wanted as a great number of kids used bikes on the skate equipment. The fence installation and erosion control project was completed in the park and it took more money than anticipated leaving less funding for the pump track. She stated they are still in the process of reviewing the master plan. **Herschleb** referred to her report in the packet and wanted to inform Council about an aspect of the American Red Cross lifeguard training. Their belief is that certified guards should only rescue and only work in facilities that do two lifeguard rescues. She stated that the pool has guards that are unwilling to work alone. To staff every swim scheduled with two guards will cause a budget overage of \$23,000. As the report shows, swim lesson and the am lap swim bring in the most people but is staffed with one guard. She is working on ideas to keep the guards from feeling uneasy by providing radios to contact dispatch to provide an additional person during a rescue. The cost for a radio setup is \$2,000 to \$5,000. There is no law requiring two lifeguards so a reduced schedule might be an option. She explained that this is a budgetary problem. **Herschleb** did receive some direction from **Moore**; she will be discussing the issue with **Zamarron** and **Mr. Robertson** but wanted to keep Council informed of the issue. She anticipates the pool will be over budget, have a reduced schedule, or need funding for a radio setup. **Joyce** asked if there were times that the pool has two guards. **Herschleb** explained open swim has two or three guards. Also, during the day, **Meghan (Schinella)** can assist when there is a guard on deck but often she will be alone in the facility and that she is very uncomfortable life guarding alone. The exercise class is another instance where there is only one guard. **Joyce** followed up and asked if **Schinella** was comfortable with the radio option verses using two guards. **Herschleb** said she did not have enough information concerning the radios and had not talked with dispatch. **Mayor Kacsh** interjected that the biggest complaint he has received is that the pool is not open enough hours. **Herschleb** said she is hesitant to add hours due to budget concerns and life guard availability. For the 2014 budget she feels an additional full time guard will be necessary to maintain the current pool schedule.

## H. AUDIENCE PARTICIPATION

*Josh Hallquist* said his family enjoys the pool as well as other young families and they are disappointed when it is not open. He supports anything that can be done to keep it open.

## I. COUNCIL COMMENTS

*Allison* stated he would like to back up staff and that the LT2 issue has been before Council numerous times. It was discussed at budget, when it was placed on the ballot for a vote, and on the manager's report for the RFP. He said that there was not a request from Council for the RFP to be brought before them or a request for a more detailed discussion. In the past Council has not asked for more detail but if this is a change, staff needs direction. He said staff might be confused and that he was confused as to whether Council wants to review all these projects or not. He felt it was time for some board training defining the difference between governance and management. *Allison* stated that its Council's job to govern the city, to set policy, set the budget and to hire a manager to take of the day to day needs. He does not believe its Council's job to get into the day to day details of these projects. He would like to see some governance verse management training. When governance gets in management's way it creates a lot of headaches and extra work. He believes that Council is getting into management but the governance is where they belong.

*Bradford* commented that it is Council's job to govern and to govern the finances of the city. Council should make sure to get value for the people's money that is being spent. He agrees there is a fine line between governance and management and doesn't want to see change orders but when \$300K is spent for a roof he wants to take a closer look at it. He hopes staff understands it is part of Council's job.

*Carpenter* stated she had nothing to add.

*Joyce* understood *Allison's* comments and agrees to some of it but feel as an elected representative of the people of the town he will be asked questions and will need information in order to answer those question. A workshop would provide Council with information so he can explain to the public why he voted the way he did. He had the budget information for this project but that didn't say specifics. When he saw how the roof is to be replaced it generated some questions. He wants to be informed on the thought process and does not see that as interference just information being provided to Council.

*Mayor Kacsh* suggested a work session to cover the LT2 project as a whole and to look at the individual components. *Allison* suggested clarifying policy concerning RFP procedure. *Joyce* recommended that at the workshop *Zamarron* could discuss LT2 in more detail as projects neared. He would like to stay informed as to what's coming up close. *Carpenter* would like to hear updates during the managers and staff reports at regular Council meeting. *Mayor Kacsh* suggested once the new city manager is here it might be a good time for a refresher workshop before a regular meeting. *Bradford* felt *Zamarron* should decide if a workshop is necessary after updating Council.

## J. ADJOURNMENT

*M/Bradford S/Joyce* to adjourn.

Hearing no objection, the meeting was adjourned at 4:58 pm

Approved: August 21, 2013

Attest: *Jina Hammer*  
Tina Hammer, Deputy Clerk

