

**City of Kittitas
Council Meeting Minutes
April 27, 2010**

Mayor Camarata called the meeting of the Kittitas City Council to order at 7:00 p.m., April 27, 2010. Councilmembers present: Gilmour, Gay, Helland, and Huber.

Staff present was Clerk/Treasurer Robin Newcomb.

Mayor Camarata led those assembled in the Flag Salute.

APPROVAL OF MINUTES

Councilmember Huber moved to approve the minutes from the April 13, 2010, regular meeting. Councilmember Gay seconded the motion. The motion passed 4 yes and 0 no.

ADDITIONS TO AGENDA

Councilmember Helland – Job Description Reviews

Councilmember Helland moved to approve the revised agenda and Councilmember Gilmour seconded the motion. The motion passed 4 yes and 0 no.

PUBLIC APPEARANCE COMMENTS

REPORT OF OFFICERS AND SPECIAL GUESTS

Treasurer's Report – See Handout.

Sewer Issue – There was a sewer issue with the school on Main Street on Monday, April 26. A large piece of grease was removed.

UNFINISHED BUSINESS

None

NEW BUSINESS

Selection of City Hall/Fire Department Remodel Contractors – Overall the bids came in under budget. The low base bids were as follows:

Building – Tri Ply Construction – \$405,983 (includes concrete cutting and removal)
Electrical – Five K Electric – \$142,189
Floor Coverings – Rubenstein's Flooring – \$24,610
HVAC – Vance Heating – \$152,564
Plumbing – Wray Plumbing – \$99,683

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The low bids total \$825,029 and does not include any bid alternates, sales tax, parking, landscaping, LEED fees, or architect fees.

Cal Jordan recommended the above low bids plus Bid Alternate #1 Public Works addition, Bid Alternate #2 apparatus Ceiling, Bid Alternate #3 key pad locks, Bid Alternate #4 solotubes, and Bid Alternate #7 plaster exterior finish, but to put Bid Alternate #2 apparatus ceiling and Bid Alternate #3 key pad locks on hold for now which would increase Tri Ply Construction's award to \$482,325 and Five K Electric's award to \$148,928 for a total bid award amount of \$908,120. This award amount would include Bid Alternate #1 Public Works addition, #4 solotubes, and #7 plaster exterior. In addition, the already bid LEED roof coating for \$16,286 is not included and will be listed as an option if the funds are available.

He is still trying to get an additional \$30,000 energy grant from USDA RD for solar hot water heating and \$35,000 from Public Works Trust Fund.

If we receive these additional funds, the Fire Chief would like some 240 circuits for a welder and compressed air in the Fire Department. Another option for the potential additional funds would be to fire sprinkler the City Hall side and upgrading the natural gas generator for both the City Hall and Fire Department side.

If we don't use all of the loan money we lose the \$25,000 grant and the additional \$30,000 grant money from USDA RD.

The \$31,268 city match includes \$13,268 site utilities and \$6,900 administration. The remainder is cash match.

The city will provide and pay for the wood and concrete dumpsters and sani cans to all of the contractors. We also will have to pay for a project sign.

The Mayor explained the Public Works addition will house the water and sewer inventory, a mapping room, and a place for the building inspector. There will be no vehicles going into it or welding inside of it.

Some items not budgeted is furniture, a phone system, and a loud speaker system on the Fire Department side. CDBG will not fund these types of items but USDA RD will.

Councilmember Huber believes \$40,000 for the Public Works addition is a lot for a storage area.

The contract is for 150 days. The contractors can start as soon as their insurance is in place which could be up to three weeks.

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Rick Hink asked about the heating system. Cal Jordan explained it is dual fuel system which is a heat pump for air conditioning and a gas fired units located on the roof.

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Councilmember Huber moved to approve the apparent low base bids: Tri Ply Construction for \$405,983, Wray Plumbing for \$99,683, Five K Electric for \$142,189, Rubenstein's Flooring for \$24,610, and Vance Heating for \$152,564. Councilmember Gilmour seconded the motion. The motion passed 4 yes and 0 no.

Councilmember Gilmour moved to approve Bid Alternate #1 Public Works addition for \$36,749 and Councilmember Helland seconded the motion. This includes a \$30,000 bid amount from Tri Ply Construction for the building portion and a \$6,749 bid amount from Five K Electric for the electrical portion. The motion passed with the Mayor breaking the tie vote as Councilmember Gay and Huber voted no.

Councilmember Gay moved to approve Bid Alternate #4 solotubes for \$7,342 from Tri Ply Construction and Councilmember Helland seconded the motion. The motion passed 4 yes and 0 no.

Councilmember Huber moved to approve Bid Alternate #7 to provide a plaster finish to the building's exterior instead of a Hardi Panel for \$39,000 from Tri Ply Construction and Councilmember Gilmour seconded the motion. The motion passed 4 yes and 0 no.

Ordinance #10-005 – Amending Residential Construction (FEMA) -- The public hearing was opened at 8:07 p.m. Mayor Camarata explained this resulted from a FEMA audit. Below grade crawlspaces will be permitted subject to the City's approval upon application and subject to certain criteria. After some discussion, the public hearing was closed at 8:12 p.m. Councilmember Huber moved to approve resolution 10-005 and Councilmember Gilmour seconded the motion. The motion passed 4 yes and 0 no.

WWTP DOE Loan Agreement Amendment #2 – This amendment will allow the contractor additional time to complete the project. Councilmember Huber moved to approve this amendment and Councilmember Helland seconded the motion. The motion passed 4 yes and 0 no.

Job Descriptions – Councilmember Helland explained a couple of points.

- ** The Code Enforcer needs to do code enforcing duties.
- ** He would also like to know where the title WWTP Foreman title came from. We will get clarification from the union on this.

He would like some other changes made so Public Works Lead and WWTP Foreman duties are spelled out especially since WWTP Foreman has taken over the water and sewer duties.

Council agreed to have Wayne Johnson with the Teamsters attend a meeting to discuss these job descriptions.

APPROVAL OF PAYMENT

Approval of April Bills – Checks #13785 to #13809 and #E773101 to #E773103 for \$83,697.79 were moved to be approved by Councilmember Helland and seconded by Councilmember Gay. The motion passed 4 yes and 0 no.

MAYORS REPORT

