

THE MINUTES OF THE REGULAR MEETING
OF THE ATHENA CITY COUNCIL

February 9, 2017

Attendance: Mayor John Shafer called the regular meeting of the Athena City Council to order at 6:00 pm in the City's community room. Roll was taken with Councilors Pat Gibson, LaVerne Mitchell and Becky Schroeder present. Councilors Chet Sater and Carol Speed were excused. City Recorder Nancy Parker and two guests were also in attendance. Shafer led everyone in the Pledge of Allegiance.

Business from the Public: None

Consent Agenda: Councilor *Mitchell moved*, and the motion was seconded by Gibson, to approve the minutes of the 1/12/17 regular meeting, the financial statements and bills. Motion passed 3-0.

Actionable/Discussion Items: Councilor Schroeder moved to approve Resolution 2017-03 - Sale of Surplus Property, the F-1500 Huber Road Grader, with a minimum bid of \$1,500. Motion was seconded by Gibson and carried 3-0.

Councilor Schroeder moved to approve Resolution 2017-04 - To Restore Recreational Immunity, which was seconded by Mitchell and approved 3-0.

Kim King requested permission to purchase a spare pump costing \$8,434 for the Waste Water System. Due to heavy usage, he is concerned a pump may break down and this would put extra pressure on the one functioning pump. Schroeder moved to approve the pump purchase; a second was made by Mitchell and approved 3-0.

Planning Commission: Permit #2017-02 for Carol Judkins to build a new home was approved.

Old Business:

Water System: Brad Baird reported Goodman & Mehlenbacher will be back in the next few weeks to wrap up the remaining well items and restoration. Work should resume on the reservoir next week, weather permitting. The reservoir site has received land use approval with no issues during the review process. Building permits have been submitted and are approved. Councilor Mitchell made a motion to approve change order #2 for \$18,601.98, to cover costs of the reservoir contractor leaving and returning. Motion was seconded by Schroeder and passed 3-0.

Pool: Documents were submitted to the Hermiston Plan Center and Architect Mark Seder expressed numerous parties were showing interest and considering bidding.

1-17 One bid was received from Wellens Farwell, Inc. for \$846,000 - well above our budget of \$462,000. The bid was rejected.

1-23 Nancy discussed concerns with Seder and he was unsure why more people did not bid, but would contact a few. He also suggested we meet with a couple of contractors and look at Value Engineering.

1-30 Kenneth went to the plan center to pick up copies of plans, which we had to purchase. He spoke with numerous contractors and plan center personnel. The standard response was the plans were difficult to understand and drawings not professional (hand drawn). Kenneth called Seder to express displeasure and request a meeting.

2-1 Kenneth, Kim & Nancy met with Seder and Corey Thacker to discuss plans and options. Thacker expressed concern that the plans were not adequate, hard to read and not detailed. Seder said they met industry standards and hand drawings are not out of the norm. Seder also explained what Design Build means - the contractor designs and builds the electrical or plumbing system, rather than the architect designing it.

Due to unfamiliarity with term design build, the City feels this was not explained at the beginning of the contract and contractors in this area are not as familiar with the term. This caused confusion in the bidding process and led some contractors not to bid or prices to be inflated.

2-2 Kenneth, Kim, Nancy, & Michelle met with Seder and Derek from WC Construction. Derek expressed concerns the plans did not meet wind structure code, and noted areas that were not in compliance with ADA standards. Seder felt the wind standards were fine, and would check on ADA requirements. After the meeting Derek contacted Kenneth and requested a meeting on Friday, to include Keith Barnes, the General Manager of WC Construction.

2-3 Kenneth, Kim, Nancy, & Michelle met with Derek Howard & Keith Barnes from WC Construction. Due to numerous questions, WC had an independent architect review the plans. He noted 12 ADA violations and other areas of concern.

After meeting with the two contractors and evaluating comments Kenneth heard at the plan center, city employees recommended the project be terminated and started over. This would void the contract with Seder Architecture. They are not comfortable going forward with plans that may or may not meet code. They do not feel Seder has listened to concerns about project costs, location of building and other issues; including delay in getting plans to the plan center to allow sufficient time for bidding and awarding of contracts that would allow the project to be completed by June 1, 2017. They are not confident in his abilities to best serve the City's interests.

After a lengthy discussion, and with input from City Engineer Brad Baird concerning advantages of CM/GC project management, Councilor Schroeder moved to terminate the Bathhouse project; Parker will notify Seder Architecture and ask for a partial refund due to existing issues; and the city will go forward using the CM/GC approach. Motion was seconded by Gibson and carried 3-0.

Scott Marshall from Straightline Architecture submitted a Proposal of Services, as well as a Statement of Qualifications. Dave Krumbein from Krumbein Engineering & Gary Kopperud from Kopperud Drafting & Design are interested in a joint proposal and will get back to us next week. Kim, Kenneth and Nancy will examine the other proposals and make a selection.

New Business: The Employee Handbook is under review by Michelle & Nancy, which they hope to present to council in the coming months.

Business from the Departments & Councilors:

Administration: The USDA audit review was approved. Parker reported she is applying for a grant from the Umatilla County Commissioners Economic Development Fund. She is sending out donation request letters. A sample of the letter and a template for the Wall of Honor for donor names was circulated. Crop Production Services has committed \$5,000 and we have received two individual donations totaling \$958.

Mayor Shafer congratulated Public Works on the amazing job they have done clearing city streets this winter. He has heard nothing but good things and wanted to let them know how much they are appreciated!

There being no further business the meeting was adjourned at 7:50 pm. The next regular council meeting will be **March 9, 2017 @ 6:00 pm** in the Athena City Hall meeting room.

Approved: John Shafer, Mayor _____

Attested: Nancy Parker, City Recorder _____