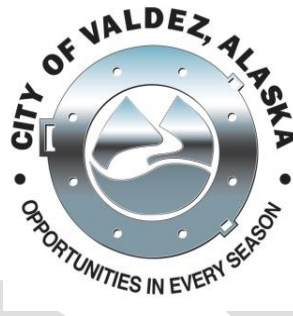


City of Valdez

212 Chenega Ave.

Valdez, AK 99686



Meeting Minutes - Draft

Monday, February 12, 2018

12:00 PM

Special Meeting

Council Chambers

City Council

SPECIAL MEETING - 12:00 PM**I. CALL TO ORDER**

Mayor Knight called the meeting to order at 12:02 p.m. in Valdez City Council Chambers.

II. ROLL CALL

Present: 4 - Mayor Ruth E. Knight
Council Member Lon Needles
Council Member Jim Shirrell
Council Member Darren Reese

Excused: 3 - Council Member Nate Smith
Council Member Christopher Moulton
Council Member Dennis Fleming

Also Present: 3 - City Manager Elke Doom
City Clerk Sheri Pierce
Records Manager Shelley McMillen

III. NEW BUSINESS

1. **Approval of Contract Award to Wolverine Supply, Inc. for Library Carpet and Paint Walls in the Amount of \$239,000.00**

MOTION: Council Member Reese moved, seconded by Council Member Needles, to approve the contract with Wolverine Supply, Inc. for Library Carpet and Paint Walls in the amount of \$239,000. The motion carried by the following vote after the following discussion occurred.

Council Member Reese asked how much mold was expected to be removed at the library and at what cost. Mr. Nathan Duval, Capital Facilities Director, replied the bid accounted an additional \$25,000 dollars for unexpected remodel costs. If the repair costs surpassed the amount of \$239,000, the money would be taken from that contingency fund. He said the project assumed 800 square feet of mold contamination, but because of excessive water damage at the site, the City was prepared for infection beyond that area.

Council Member Reese asked if the \$25,000 would cover all replacement costs for sheetrock, flooring, etc. Mr. Duval replied he was hopeful the replacements were accounted for in the bid, but the contingency fund of \$25,000 was intended to cover the difference if necessary. Council Member Shirrell asked if the mold had been tested to determine potential health consequences. Mr. Duval replied, while the mold was an irritant, it did not present a serious health hazard. Council Member Shirrell asked if the mold had been tested. Mr. Duval replied that it had, adding that because the roof had been replaced to prevent further leakage, the mold growth had been contained. Council Member Shirrell asked if there continued to be standing water in the basement of the library. Mr. Duval replied since the basement sub pump was replaced, there had not been standing water issues.

Council Member Reese asked what could be done to ensure they would not encounter this problem again. Mr. Duval replied the City might consider installing a second sub pump if the water were to become an issue. Mayor Knight asked if the project was still

set to begin on March 5th, even with the delayed vote on the contract. Mr. Duval replied the project was scheduled to begin on time but added the progress timeline was dependent on the potential discovery of further mold damage over the course of the renovation. He also mentioned the process of moving the book collection back into the facility could potentially stall a timely reopening of the library. Mayor Knight asked where the books would be stored during the renovation. Mr. Duval replied they would be located in the Building Maintenance side of the Museum Annex.

Mayor Knight expressed her desire to ensure the homeschool community in Valdez would have sufficient resources during the library closure. She asked if the Valdez High School library should be opened to the public to meet those needs. Council Member Reese clarified there would be no public access to the City library for the month of March. Mr. Duval confirmed there would be no access and the collection would be removed. Council Member Reese asked if there were alternative tasks for library employees to accomplish during the renovation. Mr. Duval replied they would be working on inventory during the closure, adding that the tight timeline was intended to ensure those employees could return to their regular work duties in a timely fashion.

Council Member Shirrell asked why there was a large volume of bids for this project. Mr. Duval replied it was mostly the competitive marketplace in the project sector. Council Member Shirrell asked if the contract was awarded based upon price. Mr. Duval confirmed this was the case. Council Member Shirrell said he would like to see a change in how City contracts are awarded. He explained he did not feel selecting the lowest price bidder was necessarily in the best interest of the City. Prior performance, experience, and how the contractor intends to address the scope of the contract are also important considerations. Mr. Duval stated ongoing changes to the City's procurement code would address those concerns. Ms. Pierce added she was working with Mr. Duval and City Attorney, Mr. Staser, to update the procurement code and felt that Council would be pleased with many of the suggested changes.

VOTE ON THE MOTION:

Yays: 4 - Mayor Knight, Council Member Needles, Council Member Shirrell and Council Member Reese

Absent: 3 - Council Member Smith, Council Member Moulton and Council Member Fleming

IV. ADJOURNMENT

There being no further business, Mayor Knight adjourned the meeting at 12:12 p.m.