

Mayor Anderson called the special council meeting to order at 5:00 p.m. on September 22, 2015. Present for the meeting were Mayor Anderson, Council President Rick Alonzo, Council Members Ron Smith, Connie Wells, and Adam Arthur, Clerk Kris Larson, City Administrator Mike Klaus, and City Attorney Andrakay Pluid. Also present were Necia Maiani from Welch Comer, Nancy Mabile, Marcia Cossette, Eric Lederhos, and Jerry Higgs.

The reason for the special council meeting was to award the bid for the Cassia Water Tank project and to go into executive session per Idaho Code 74-206 (1) (f) – Rice Case.

Connie Wells moved to add a late agenda item to authorize the Mayor to sign a contract with Idaho Department of Commerce for the block grant for the Northside Water Tank project. Adam Arthur seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Connie Wells “yes”, Adam Arthur “yes”.

Necia Maiani spoke to the group about the water tank bid and costs of the project. Necia said we had four bidders: Wesslen Construction, B.F. Builders, S&L Underground; and C.E. Kramer Crane. She said the way the bid was set up was that the base bid included the tank structure and site piping but not the roof. Add alternate two included a cast-in-place roof system and add alternate three was for a pre-cast roof system. Add alternate one was for a check valve vault. This is being considered in case we want to take the round tank off-line at some point and now would be a good time to put the vault in. The auger cast grout piles are bid with the type of roof structure as the depth of the piles is dependent on the type of roof structure selected. The bids came in very close, but all of them were over the budget we had estimated. The contractor may propose an option specifically to the piles. The Engineer and the City will review this as long as the pile system is equivalent in strength to auger cast piles and there is no additional costs to the project. Necia thinks the bidders figured in what they thought was most economical. Necia said the tank site is challenging and the soils are also a factor in the high costs of the project. She said part of this tank project includes additional storage capacity on the Northside.

Wesslan’s bid was deemed non-responsive because the bid form was not signed. Base bid plus add alternates one and two were considered, and the low bidder is S&L Underground at \$1,088,020. Rick said he is surprised that the roof is a separate item. Necia said if the piles and site location were not as difficult that the precast roof would have been considered as it may have been cheaper but instead the cast in place roof came into play. Connie asked about the storage capacity. Necia said the current tank holds 150,000 gallons and the new tank will be 350,000 gallons.

Ron asked about the funding for this project. Nancy said the grant is \$350,000 and spoke of the construction budget. The group discussed the budget and loan funding for this project. Mike said we don’t have a lot of options because we own the site and easements are in place. He said if we delay the project we will be in trouble with DEQ. Mike said if we put this tank in place then we can take the City round tank off-line if we need to. Ron Smith asked what the cost increase was due to the move of the tank location from the original tank site. Necia said the original cost was \$850,000 and after the geotechnical report the costs increased by \$100,000. Necia said the majority of the cost increases are in the pilings.

The group discussed the funding of the project. Mike said the project is expensive and if we wait the costs will continue to escalate. Rick said with the round tank we will end up with the new tank being 50,000 gallons more than what the two old tanks have added together.

Necia said our bids are from reputable contractors and they are competitive.

Mike Klaus said we need to look hard at water operations and maintenance and reduce these costs. His job is cut out looking at this to help afford what we are doing now.

Ron Smith moved to award the bid to S&L Underground contingent upon the block grant being received and the City being able to come up with the additional funding needed. Rick Alonzo seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Connie Wells “yes”, Adam Arthur “yes”.

Nancy Mabile spoke to council regarding the block grant. She said if we can FedEx the agreement tomorrow then we may have the grant in place by Friday. She said once the agreement is executed by both parties the project can proceed. Connie Wells moved to authorize the Mayor to sign the contract with Idaho Department of Commerce for the block grant for the water tank project. Adam Arthur seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Connie Wells “yes”, Adam Arthur “yes”.

The group discussed the proceedings that will take place regarding the tank project. Mike said the bid bond was required at the time of the bid opening and the payment and performance bonds will come after the award.

Necia said the goal for the notice to proceed is mid-October and the contractor has until June to complete the project.

Connie Wells moved at 5:27 p.m. to go into executive session Idaho Code 74-206 (1) (f) for the Rice case. Rick Alonzo seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Connie Wells “yes”, Adam Arthur “yes”. Executive session ended at 5:50 p.m. No action was taken.

There being no further business, the meeting adjourned at 5:50 p.m.

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David K. Anderson, Mayor

Attest:

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Kris Larson, City Clerk