



March 15, 2012  
City Council Regular Session  
City Hall Council Chambers  
48318 E. 1<sup>st</sup> St.  
7:00 p.m.



# MINUTES

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## 1.0 CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

Council Present: Don Hampton, Mayor  
Gerald Shorey, Council President  
Daniel Barclay  
Ernest Baszler  
Rayetta Clark  
Amy Kordosky  
Glenn Fortune

Staff Present: Robert DeLong, Interim City Administrator  
Tim Demers, Fire Chief  
Louis Gomez, Police Chief  
Jackie Baker, Assistant City Recorder

Mayor Hampton called the meeting to order at 7:00 p.m. The Pledge of Allegiance was said.

## 2.0 PUBLIC COMMENT

James Affa - 76340 Garden Rd. - wanted to raise a complaint. He said since you have raised my water rates he wants to know why he doesn't have decent water to drink. He smells chlorine when he turns his water on.

Mayor Hampton said the Interim Administrator can talk to Chuck.

## 3.0 MAYOR AND COUNCIL COMMENTS

Mayor Hampton said he wanted to remind everyone about the Hazardous Household Waste Roundup at the Fire Department on Saturday, March 17<sup>th</sup> from 9:00 a.m. to 2:00 p.m. He said also the Booster Auction Dinner is March 16<sup>th</sup> in the Oakridge Elementary School gym.

Councilor Barclay thanked everyone for showing up. He said in regards to Mr. DeLong, he sits up with the Council as a matter of courtesy and the Council sits up here as a matter of duty. He said at the last meeting Mr. DeLong was publicly accosted for pursuing a task levied on you by this Council that, in his opinion, was not the venue for that.

Councilor Fortune said three or four meetings ago Mr. Hadley said he was resigning from the Budget Committee. He said in his mind there is an opening on the Budget Committee that needs to be advertised for.

Mayor Hampton said he was unsure if saying it instead of submitting in writing is acceptable. He said if they don't have it in writing he is still on the committee.

Councilor Fortune said he spoke with counsel at City County Insurance and he indicated if someone stood and made an announcement and did not come back in and immediately and renounce their decision, then it could be considered it as having been done.

Mayor Hampton said it needed to be followed up with the City attorney.

Councilor Barclay said they could follow up with Mr. Hadley and see what his intentions are.

Mayor Hampton said they would get it worked out so they know if there is a vacancy or not and they should have a report by the next meeting.

#### **4.0 ADDITIONS, CORRECTIONS, OR ADJUSTMENTS TO THE AGENDA**

Add - 6.2 Junk Amnesty Discussion

Add - 6.3 Auditor Report from Administrator

Add - 7.1 Library

#### **5.0 CONSENT AGENDA**

##### **5.1 Minutes of Council Special Meeting of March 6, 2012**

**Motion:** Councilor Clark moved to approve the Consent Agenda. Councilor Fortune seconded the motion. G. Shorey (Aye), E. Baszler (Aye), Mayor Hampton (Aye), G. Fortune (Aye), R. Clark (Aye), D. Barclay (Aye), A. Kordosky (Aye). Motion carried 7-0.

Mayor Hampton said they would move 7.1 up next on the agenda.

#### **7.0 COMMUNITY SERVICES**

##### **7.1 Library Change Order**

Edward Hodges of Curran-McLeod, the City Engineer, wanted to give an update on the Library Project. He brought some renderings also for possible changes to the library exterior.

He went over the letter from March 12<sup>th</sup> to the City Administrator concerning the status of construction change orders. He said during the course of design of the library project there were some fire rating issues for the new building. He said there were a couple of changes suggested for the design. He said as it is now, if City Hall catches fire, it burns down; if the house across the lot catches fire, it burns down. He said when the library is built and any of these structures catches fire, the whole block burns down. This was the driving force behind the code issues the code enforcement agency brought up. He said the

library has to be extra strong, not so it can be saved, so it can be contained and not burn down City Hall and the residence on the other side.

Mr. Hodges said the primary changes that were made are the beams are thicker by a couple of inches, there is an extra layer of plywood on the roof, and there is also tempered glass on the City Hall side. These were known about but were not done in time due to negotiations with the building agency. The contractor was given instructions for change orders and that is what we have tonight. He said these are reasonably priced and he recommends the Council accept them for a total of about \$14,000.

Councilor Fortune asked if there was tempered glass on the other side.

Mr. Hodges said no because of the distance between the buildings. On the west side there is a physical structure within ten feet. The building separation on the other side has more separation.

Mayor Hampton said they have made a change in the roofing to metal, correct?

Mr. Hodges said yes there are the change orders he has discussed, and also an owner requested change order which is to go to metal roofing and he has the price in the change order which is number six. He said the last change order is a federally-funded project for the fiber optic backbone. He said this fiber optic line can be run right into the library and this change order adds the conduit to run it.

Mayor Hampton asked about the siding.

Mr. Hodges said there is not a change order for the siding, but they can discuss it tonight.

Councilor Barclay asked about change orders. He asked if the metal roof was a Council decision or just a decision.

Mayor Hampton said it was probably a result of the bid coming in so much lower than the grant amount, so they told us to fix external things covered under the grant.

Councilor Barclay asked about the change order for field services.

Mr. Hodges said that change order is for their engineering services. He said when they came up with the original budget for the grant, they worked under a cloud of fear of not enough money. They limited design to 10% of the proposed budget. One cut was instead of having the inspector come by more and cost more, they were going to have the engineer come by once or twice a month. He said now that they have a lower bid, they are requesting the Council approve the resident inspector coming back twice a week or so on the site as needed. This helps ensure compliance with the building specifications.

Mayor Hampton said the cost for the change orders will not cost the City; it will come out of the grant.

Mr. Hodges said there are going to be more change orders; there always are during construction projects. He said he does not see a lot of really huge things coming down the line that can go wrong.

Councilor Shorey asked if the City pays the expenses and then gets reimbursed from the grant.

Mr. Hodges said at the pre-construction meeting it was made clear that all invoices would be paid from the grant through the state, not from the City.

Mayor Hampton said they could act on change orders one through six.

**Motion:** Councilor Fortune moved to approve change orders 1 through 6. Councilor Baszler seconded the motion.

Councilor Barclay asked if the siding was proposed as a change order. He asked if they could discuss it first and then vote on all of them.

Mayor Hampton said let's vote on the six first, since there is a motion and then do the siding order separately.

R. Clark (Aye), G> Shorey (Aye), G> Fortune (Aye), A. Kordosky (Aye), D. Barclay (Aye), Mayor Hampton (Aye), E. Baszler (Aye). Motion carried 7-0.

Mr. Hodges said during the design of the building they were going for functional and good looking but keep the cost way down. He said they were looking at siding that offered the same quality but would have a different aesthetic value. One idea they came up with to propose is to instead of using the original board and bat style of siding they looked at possibly using 1X4 tongue and groove cedar boards. He said that could be painted or stained.

Councilor Shorey said this was discussed this afternoon with the Library Board present. He said the general feeling of the Library Board was to leave the siding as is without putting the cedar siding on. They discussed finding the same color of rock and paint. One suggestion was instead of making the library look like City Hall, make City Hall look like the library as it needs to be painted anyway.

Councilor Barclay said using the cedar would require more maintenance and cost for the City down the road.

Councilor Shorey said there was some confusion about the vertical and horizontal siding.

Mr. Hodges said vertical is plywood with cedar battens on top of it. He said hardy plank was for horizontal siding. He said they were trying to match the character of the existing City Hall. He said it is the City's decision on the design and the more he looks at the rendering the more he likes the original design.

Councilor Barclay said he would like to see the artist renderings on the City's website.

Councilor Shorey said there was a discussion about using solar panels in the new library.

Mr. Hodges said the primary question would be if the grant would allow it.

Mayor Hampton said they might be able to get help through Lane Electric. He said they are usually pretty generous when it comes to power savings. He said the elementary school has a solar install and Lane Electric helped with that.

Mr. Hodges said if the City pursued a solar option that his biggest concern is that you have a really nice building and has a very low electrical load. He said its open for 30 to 40 hours per week and there is not much going on inside of it for a big power draw. He wants to make sure it doesn't make an ugly building and detract from the appearance of the building.

The Council would like Mr. Hodges to talk to IFA and follow up in this change.

Mr. Hodges said the contractor brought up the axis of the building being north to south. He said the optimum exposure of solar panels is southern exposure. He said he would look into everything and report back to them.

## **6.0 ADMINISTRATIVE SERVICES**

### **6.1 Scheduling a Work Session for the City Administrator Position Profile**

Mr. DeLong said he has distributed a draft for the City Administrator profile. He has been working with Jackie to get a salary survey from like sized cities. He said the Council has both those pieces of information and would like a work session scheduled to discuss this further.

The Council decided on Thursday, March 22<sup>nd</sup> at 6:30 p.m. at City Hall in the Council Chambers.

### **6.2 Junk Amnesty Discussion**

Mr. DeLong said this is the time of year when Public Works has started getting things set up for junk amnesty. He said the program costs about \$5,000 and lots of time from the limited crew. He said if the Council wants this to happen before the Tree Planting Festival, they have to make a decision tonight. He said he would like the public to get a chance to comment on this and recommend that the decision be deferred to the next Council meeting on April 5<sup>th</sup>. He said the question is not about when it would happen, but if it would happen at all.

Councilor Shorey said it's a no-brainer in his mind. He said we don't have the money. He said if we don't have it this year we should look heavily into providing this service next year.

Mayor Hampton said they should look at charging for this service. He said about 250 households use the program and if the cost is \$5,000 that would be \$20 per household. He said somebody would have to say that's how we are going to run it. He is guessing if you charged \$20 per household you would end up with less than 250 households and that would probably not cover the cost.

Councilor Barclay asked what constituted the \$5,000 expense.

Councilor Fortune asked if the Council had a problem with asking for people to pay for the City to haul away their junk.

Mayor Hampton said if the Council agreed, they should postpone the discussion until the April 5<sup>th</sup> Council meeting.

### **6.3 Audit Report**

Mr. DeLong said the auditors were here this week for the 2009/2010 fiscal year audit. He said they had an exit conference with the auditor Tamara Graham and in the last column, which is the Material Weakness Column; there were not any check marks. He said in the 2008/2009 audit there were six material weaknesses. He said to go from six to zero was really something. He said to emphasize this was preliminary. He said when the audit goes through the internal review process they may decide to have one or two. He said it looks really good that we will get a clean audit. He said it doesn't change the financial situation of the City, but it is a major step in moving forward.

Councilor Shorey asked when we would have the report.

Mr. DeLong said hopefully by the end of April. He said Ms. Couch would return in April to help us get fiscal year 2010/2011 done and ready for audit. The auditors are scheduled for the week of May 14<sup>th</sup> for auditing of 2010/2011.

Councilor Barclay said for material weaknesses to drop from six to zero within the space of one audit to the next there had to be an identifiable reason for that. He asked Mr. DeLong if he knew what that was.

Mr. DeLong said Ms. Couch's coming in made a huge difference. There is no other conclusion to come to. He said he wanted to add that Ruthann has worked diligently in getting the information the auditors needed to them.

Councilor Shorey asked if the City was going to be out of money by the end of June and we have to have the audits done by the end of June in order to get another tax anticipation note, even if they are in the process of getting done, we should have some negotiation room with the bank.

Mayor Hampton said during the Council review of the last audit, Ruthann was asked a list of questions from the auditors and she had an answer for just about all of them. He said this wasn't communicated to the auditors, and if those were included as part of the report this year that might have made a difference. He said this wasn't communicated to the auditors in the past.

### **8.0 POLICE SERVICES**

Chief Gomez said the circuits are upgraded for radio communications. Century Link blew up an electronic chip which is causing a delay but the communications should be switched over tomorrow.

### **9.0 EMERGENCY SERVICES**

Chief Demers reminded everyone that the Household Hazardous Waste Roundup is Saturday, March 17<sup>th</sup> at the fire station from 9:00 a.m. to 2:00 p.m. He thanked everyone for their patience on Monday and the hospitality of the community. They evacuated thirty-three homes in Westridge, set up a shelter which Jerry couldn't get anyone to stay in as the city absorbed everyone that had to be evacuated.

### **10.0 REPORTS FROM BOARDS AND COMMITTEES**

The reports were saved for the next Council meeting.

**ADJOURNMENT:** The Council adjourned at 8:00 p.m.

Respectfully submitted before the City Council April 5, 2012.

Signed: \_\_\_\_\_  
Donald E. Hampton, Mayor

Signed: \_\_\_\_\_  
Ruthann Plumlee, City Recorder