

**CITY COUNCIL WORK MEETING
OCTOBER 20, 2015 – 5:30 P.M.
IONA COMMUNITY CENTER**

PRESENT: Mayor Brad Andersen, Council Member Rob Geray, Council Member Dan Gubler, Council Member Kathy McNamara, Public Works Director Zech Prouse, Building Inspector Allen Eldridge, Police Chief Matt Lurker, City Clerk Shara Roberts, Dan Garren

ABSENT: Treasurer Amy Sullivan

VISITORS: Paul Scoresby, Michael Gregory, Jim Mullen, Riley Bradshaw, and Marvin Fielding

Mayor Andersen opened meeting at 5:30 p.m.

Water Tank Request for Proposal Presentations:

Schiess & Associates: Paul Scoresby representing Schiess & Associates, and Michael Gregory with Teton Structural Engineers came to present their proposal for the Water Tank Request for Proposal (RFP). Mr. Scoresby explained their team consists of Schiess & Associates, Teton Structural Engineers, and DN Tanks.

They are proposing the City do another dry tank inspection since the last one was done 6 years ago. Mr. Scoresby explained DN Tanks would come out of California to do the initial inspection, any structural issues would be handled by Mr. Gregory, and Mr. Scoresby would serve as the team leader. Together they would provide a shopping list for repairing the water tank based on reasonable decisions and what would be a cost benefit to the City.

Schiess & Associates explained that in their proposal they do not believe it would be a cost benefit to the City to do a full structural analysis of the water tank. A full structural analysis is not cheap and requires a professional who understands storage tanks. In addition, the record drawings are hard to read and are faded which could alter a true analysis.

Mr. Scoresby inquired if everybody had an opportunity to review the proposal and opened for questions.

Mayor Andersen inquired if the City was to select Schiess & Associates as the successful candidate for this project, if when DN Tanks did the initial inspection that would include any sort of structural analysis. He recalls in the previous inspection a structural analysis was part of that inspection.

Mr. Scoresby explained what was done 6 years ago by definition is an inspection not a structural analysis. A structural analysis includes many more calculations and requires a great deal of work. Mr. Gregory explained a lot of the cost is determining the amount of concrete that has eroded. A structural analysis consists of using a rebar locator to identify data points every few feet, and a stress analysis to make sure there is enough concrete coverage and strength of rebar. Mr.

Gregory indicated that is why they are so expensive. Mayor Andersen asked for a range of what a full structural analysis typically costs. Representatives quoted \$10,000 - \$20,000. Mr. Gregory explained that it may be more prudent after the inspection is completed to take the identified stress areas and do a structural analysis on those areas only, and recommendations can be made from there.

Mr. Scoresby explained one of the contributions as civil engineers they bring to the table is they understand the American Water Works Association (AWWA) requirements. The water tank is out of compliance in a lot of ways. However, the Department of Environmental Quality (DEQ) has grandfathered in the water tank, and technically you don't have to do anything to bring it up to AWWA standards. Due to the age of the tank, some of those new requirements may not be in the City's best interest to do. Mr. Scoresby explained the last inspection indicated the tank was actually in pretty good shape, and they wouldn't recommend doing anything that wasn't necessary.

In closing, Mr. Scoresby expressed why they should be selected as the successful candidate for this particular project. Mr. Scoresby explained they bring to the table a fresh perspective, new eyes, and a new approach plus they have 51 years of combined experience. Respectively, Mr. Scoresby also requested the City waive the requirement of \$5 million of liability insurance as the RFP allows them to do so.

Keller Associates:

Representatives from Keller Associates provided copies of the last tank inspection and made introductions. Jim Mullen is the Vice President of Keller Associates, Marvin Fielding is the Project Manager, and Riley Bradshaw is a new engineer in the company.

Mr. Mullen explained that Keller Associates is known for being very innovative in finding unique funding sources for city projects and helping communities being able to finance the costly expenses that come with updating structures.

Mr. Bradshaw referenced page 5 of the proposal that outlined the team they put together based on the City's best interests. He explained that at the head of the team is the City as they are ultimately the decision makers and Keller Associates' role is help guide them in their envisioned direction from start to finish. For this particular project, Jim Mullen will be serving as the Principal in Charge for this project, which means he essentially ensures the project goes smoothly. Marvin Fielding serves as the Project Manager, his role is to make sure the City's needs are met, and they are excited about the rehabilitation alternatives recommended by their company. Mr. Bradshaw's role is to manage the documentation, such as getting things out to bid retaining bid documents, and contract drawings. In addition, they will be pulling 3 other licensed engineers from their Pocatello and Meridian offices to assist with this project to ensure it stays on schedule. Those individuals are Skyler Allen, Matthew Hill and David Kisner. Mr. Kisner is their Chief Engineer and conducted the previous tank inspection in 2009. Mr. Bradshaw explained that on the other half of the diagram is DN Tanks who are nationally recognized as experts in concrete water tanks.

Mr. Fielding referenced page 2 of the proposal that outlines the company's tank experience. Mr. Fielding explained they have done more tanks in the last 10 years in Southeast Idaho than all of the other companies combined. They also have a close working relationship with DN Tanks. Mr. Fielding explained 6 years ago when they did the last inspection they found that the concrete was sound, but the cold joints were leaking.

To begin the evaluation, Keller Associates would do a seepage test and work alongside Public Works Director Zech Prouse to isolate the tank and install a device that logs water leakage every ten seconds for a period of 24 hours. Once the loss is documented and identified, they would be able to make justifiable repair recommendations to move forward. After the seepage test is completed, they would coordinate with Mr. Prouse to drain the tank and isolate the system to schedule DN Tanks to do the in-tank inspection. In combination with the inspection from 6 years ago they will be able to identify what has changed, and have a cost estimate ready to present at the November council meeting.

In conclusion, Mr. Fielding expressed they have the resources and tank experience to commit to this project and with David Kisner doing the last tank inspection they have the knowledge base, which in the long term will save the City time and money. Mr. Fielding opened up the presentation for questions at this time.

There were no questions, and Mayor Andersen explained that the Council would discuss amongst themselves who the selected candidate for this project would be.

Discussion of City Emergency Response Plan – Member Geray inquired what has been done with the City Emergency Response Plan since Chief Shannon Basaraba resigned. He expressed concerns it hasn't been exercised and training provided.

Member Geray explained it is important to identify what the City's role is when it comes to emergency preparedness, and how to coordinate that with other entities or organizations in the community.

Mayor Andersen requested Chief Lurker review what Chief Basaraba had in place and provide a briefing at November's meeting. Chief Lurker will contact Tom Lenderlink with the County and identify what their plan is down to the City's level.

Council discussed whether or not the emergency siren was functioning. Member Gubler confirmed that the siren has been tested and does function. However, it should be tested every quarter with proper training and education.

Bonneville County Law Enforcement Contract – Chief Lurker reported he talked with Kevin Casper with Bonneville County today who informed him if the City wants to make adjustments to the draft contract he provided they are welcome to do so. Chief Lurker explained the calculations for law enforcement services will change based on the hiring of the second officer. The new police schedule allows for an officer on duty every day, pulling 12 hour shifts, and including evenings.

Chief Lurker explained that the animal control calculations will also change due to Bonneville County assuming the exclusive role of those services, with the exception of the licensing. Iona Police Department will still do pickups, but vicious situations will be handled by Bonneville County as they have the specialized equipment.

Chief Lurker is recommending that dispatching services be removed from the contract since this service is already being provided by the City of Idaho Falls.

The draft contract that the Chief provided at the last meeting was to give the Council some ideas on changes that could be made to the County contract. Member Gubler expressed the biggest hang up with the contract is communication, and deliverables from the County.

Chief Lurker explained that some of his suggested edits will help improve the communication, and requires more deliverables from the County. It was decided that Chief Lurker will take the additional deliverables and additional language and put that in the County's contract. Chief Lurker suggested doing a fixed firm price to be reviewed every 4 years. Council determined they would rather look at it every year.

Reports

Council & Employee Reports:

Public Works Director Zech Prouse – Director Prouse discussed the opportunity to purchase a new backhoe. In 2010, when they purchased the last backhoe it cost \$84,000 with a 5 year buy back guarantee of \$45,000. They came out to appraise the equipment and made an offer of \$60,000. The City would pay the difference of \$46,000 for a new machine with full warranty coverage and a 5 year buy back guarantee of \$65,000. The City would actually make \$15,000 on this purchase. Director Prouse is requesting the Council discuss and either approve or disapprove during the Council meeting.

Meeting adjourned 6:29 p.m.

COUNCIL APPROVED: November 17, 2015

Brad Andersen, Mayor

ATTEST:

Shara Roberts, City Clerk