

**CITY COUNCIL WORK MEETING  
NOVEMBER 17, 2015 – 6:00 P.M.  
IONA COMMUNITY CENTER**

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

**ABSENT:** None

**VISITORS:** Marvin Fielding, Jayce Howell, Gary & Bonnie Struhs,

Mayor Andersen opened meeting at 6:01 pm

**Water Tank Rehabilitation Recommendations:** Marvin Fielding from Keller Associates presented a cost summary of the water tank rehabilitation recommendations. DN Tanks and Material Testing and Inspection (MTI) report shows recommendations for an exterior coating on the tank and the lid. Mr. Fielding talked with a structural engineer who recommended not doing that because once you do that its ongoing maintenance.

They are recommending a side man entryway for approximately \$76,000. The Department of Environmental Quality (DEQ) requires two entryways above the water line. Keller Associates would like to recommend converting the existing one to a removal vent/access and then add a second one above the water line.

In regards to the wall cracks, they seem to be superficial, and would cost approximately \$34,000 to repair. As a result, he is not sure it is worth doing. However, they would recommend that the floor joints and cracks in the floor be blasted, cleaned, and patched. At this time there is no evidence the roof is leaking, but for preventative maintenance they would recommend going in and routing out the cracks and putting a flexible sealant on the outside surface on the top of the tank.

For access improvements, Mr. Fielding would recommend doing an exterior ladder around the backside with a cage and ladder guard, as well as, an interior ladder over 20 feet long.

Mr. Fielding covered a couple of tank accessories such as the existing overflow pipe size, the vent size, and mixing alternatives.

He explained they did find some voids, but they appear to be insignificant in the diagonal joints on the floor. Keller Associates feels confident that by sealing the floor joints they do not need to address the voids.

In conclusion, the concrete looks good and the seepage test showed you are leaking about 2 ½ gallons per minute which calculates out to 35,000 gallons a day, but has been over 43,000

gallons since the previous seepage test was done. Mr. Fielding would like input from the City on what the priorities are for rehabilitation.

Council Members discussed the rehabilitation priorities as being the exterior roof cracks, the interior floor joints, a 15 foot exterior ladder, a 22 foot interior ladder, fall protection, convert existing hatch into a vent, and a mixing system. Costs will fluctuate based on local labor, but estimate for total rehabilitation including Keller Associates to manage the project from start to finish will be approximately \$120,000.

Mayor Andersen stated we will need to add the signing of the Keller Associates contract to the City Council agenda.

**Annexation Discussion:** Mayor Andersen explained that an invitation was sent out by the City Clerk's office to citizens Steve Heaton, Victoria Stalcup, Gary Struhs, and Jayce Howell to discuss being annexed into the City. He discussed the different pros and cons of living in the City or the County.

Jayce Howell located at 4635 E. Iona Road stated "it doesn't make sense financially for his family and he would hire an attorney to fight it."

Gary Struhs located at 4605 E. Iona Road explained he is on social security and to add another \$150 or \$200 to his mortgage payment he sees no reason to be in the City.

Mayor Andersen thanked them for their time and consideration.

**Discussion of PERSI Choice Plan Agreement:** Treasurer Sullivan reported the approval of this item needs to be reviewed on an annual basis and hasn't been reviewed since 2010. Treasurer Sullivan would like it to be outlined more clearly, and be approved during the City Council meeting. Council Members discussed keeping it the same with the City contributing up to \$25.00 per pay period for a total of \$50.00 per month per employee.

**Due to time constraints the remaining agenda topics were covered during the City Council Meeting.**

Meeting adjourned 6:57 p.m.

COUNCIL APPROVED: December 15, 2015

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Brad Andersen, Mayor

ATTEST:

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Shara Roberts, City Clerk