

**MILL CITY
MINUTES OF THE CITY COUNCIL
Tuesday, August 6, 2019**

EXECUTIVE SESSION

At 6:30 p.m. Mayor Kirsch opened executive session under ORS 192.660 (2)(e) to Consult with Persons you Have Designated to Negotiate Real Property Transactions.

At 7:09 p.m. Mayor Kirsch closed executive session.

Mayor Kirsch opened the meeting at 7:12 PM with the flag salute. Councilors present were Janet Zeyen-Hall, Brett Katlong, Dawn Plotts, Tony Trout and Steve Winn. Staff members in attendance were City Recorder, Stacie Cook and Planner David Kinney.

Citizens in attendance were Dan Benjamin and Gary Swanson.

DECLARATIONS OF POTENTIAL CONFLICTS OF INTEREST: Mayor Kirsch stated that anyone who felt they may have a potential conflict with anything on tonight's agenda may say so at this time or at any time during tonight's meeting.

THE REID HOUSE ROOFING RECOMMENDATION: Dan Benjamin, The Reid House Project Manager, stated that there is work that needs to be done on The Reid House, including a new roof. The product that is being recommended, Boral Steel, is much more costly than a normal roof would cost.

The steel roofing is on the museum building on NE Wall Street and was installed in 1991. The material is still in excellent condition. The product has a 20 year guarantee. In addition to the life of the product, the weight is very light, as is the shingle roofing on The Reid House currently. To use a regular composite material, the weight will be twice that of the existing roof, which would likely cause cracking issues in the lath and plaster that is in the home because this material is not built for the kind of weight the composite would bring.

Mr. Benjamin said that he is making the recommendation for the steel roof for three reasons, two of those being weight and longevity.

The cost to roof the building with the metal material roof is \$122,500. The composite is about 1/3 of the cost but does not include all of the flat areas, would require engineering and would not have the longevity of the steel roof.

The metal roof would be installed by a company who is certified by the manufacturer and has been installing the roofing since the early 1990's. The roofing company, Slate and Slate, uses their own employees, not subcontractors, and the owner of the company is involved in the full process.

Councilor Trout asked what the weight comparison is. Mr. Benjamin said that the cedar shingle is 300 pounds wet per square. The metal product is 150 pounds per square and the needed plywood would add another 100 pounds. The composite would end up being 500-550 pounds per square.

Planner David Kinney said that there may be a clause in the public bidding law that exempts roof repair. Mr. Benjamin said that the roof is at a point where it must be replaced so if there is a clause regarding this that should be looked at.

Councilor Katlong asked what pros and cons of a tin roof would be. Mr. Benjamin said that a standing seam roof can be hard to install on roofs that have a lot of valleys. This is because the valleys require sealing, which would be an area where leaks may occur. The house has a lot of valleys and flat areas which are not conducive to a standing seam roof.

Councilor Trout asked how the roof being proposed deals with valleys. Mr. Benjamin said that they create a stop end by curling the end of the material and use weather guard to cover the valley before roofing over it. Another nice feature of this roof is that it can be removed for damage repair and put back into place after with no problems.

Mr. Kinney asked what Mr. Benjamin realistically feels the life of the product is. Mr. Benjamin said that he feels it will have at least a 50 year life.

Councilor Plotts asked if moss is a problem with the proposed material. Mr. Benjamin said that moss will grow but it does not create leaks.

Councilor Zeyen-Hall asked if the proposed material can be treated for moss. Mr. Benjamin said that most moss products wear out after time and moss problems will still occur.

Mr. Kinney asked if the roofing can be pressure washed. Mr. Benjamin said that it can be.

Councilor Trout asked if the roofing can be walked on. Mr. Benjamin said that it should not be walked on if possible, but can be if done carefully.

Councilor Katlong said that he likes the product but the cost is scary. Councilor Trout agreed and added that the overall project cost is concerning and that the endowment needs to last forever.

Mayor Kirsch said that he is in favor of the longer lasting material.

Mr. Kinney asked what has happened with the principle of the endowment fund since it was established. Mrs. Cook said that this information is not provided to the City but she will call to obtain information on the current principle for the endowment fund.

Gary Swanson, The Reid House Committee Chair, said that an endowment was put into place to create a facility that would serve the community. If 25% of the endowment is used to complete this work, then the City has accomplished the first part of the obligation that the City accepted by accepting the property. Looking at bigger expenditures that have an advantage to facilitate the life of the property.

Mr. Swanson noted that most endowments anticipate that there will be funds put back into it throughout its life to replenish the principle.

Mr. Swanson said that the next step that is being planned is a walk-through of the building room by room to outline the items that are needed and/or wanted, such as new lighting fixtures, painting, flooring, windows, then to determine what priorities are and outline costs. This will assist in obtaining a final cost estimate for the full project and from there determinations of whether items need to be held until a later date can be made.

Councilor Katlong said that he wants to make sure that prevailing wages won't increase the cost of the roof much higher than what has been presented. Mr. Kinney said that this will be unknown until such time as bids come in and at that point, the Council can choose to move forward or not.

Consensus to move forward with the proposed roof of Boral Steel.

Mr. Kinney suggested seeing if the architect working on the school project could quickly put together an RFP for the roof project since they have experience working with large public bidding.

NE 7TH AVENUE SEWER LINE BORE RECOMMENDATION OF AWARD: Mr. Kinney said that the sewer line across from Rosie's, which is believed to be causing the issues, was found to be a 4" cast iron pipe with corrosion causing blockage. The pipe goes across the highway and connects in at NE 7th Avenue. The proposal is to bore under the highway and install a new 4" sanitary from the manhole south to the reconnection point.

The bids received includes:

- Bore
- Pipe Replacement
- Excavation at Both Ends
- Traffic Control Complying with ODOT Requirements
- Repairs Around Manhole and NE 7th Avenue Right-of-Way

Mrs. Cook said that Public Works Supervisor Russ Foltz attempted to obtain three bids, as is required by public procurement law. Two bids were received with the low bid being from All Terrain Underground Inc. in the amount of \$30,500. There is the potential for additional cost up to \$4500 if rock is encountered and drilling is necessary.

Councilor Trout moved, seconded by **Councilor Plotts** to Award the Bid for the NE 7th Avenue/Highway 22 Bore Work Contract to All Terrain Underground Inc. in the Amount of \$30,500. The motion passed unanimously, (6:0).

ADJOURNMENT

The meeting was adjourned at 8:13 PM.

Prepared by:

Approved by:

Stacie Cook, MMC
City Recorder

Tim Kirsch
Mayor