

I. CALL TO ORDER

The special meeting of the Dillingham City Council was held on Monday, April 27, 2009 at the Dillingham City Council Chambers, Dillingham, Alaska. Mayor Alice Ruby called the meeting to order at 7:30 p.m.

II. ROLL CALL

Mayor Alice Ruby present

Council Members present:

Keggie Tubbs
Bob Himschoot
Steve Hunt
Sue Mulkeit
Carol Shade
Tim Sands

Staff/Project Manager(s) in attendance:

Janice Shilanski, City Manager
Jody Seitz, Planning Director
Karen McCambly, City Clerk

III. APPROVAL OF AGENDA

MOTION: Tim Sands moved and Sue Mulkeit seconded the motion to approve the agenda.

Discussion: None.

VOTE: The motion passed unanimously.

IV. SPECIAL BUSINESS

A. Resolution No. 2009-22.SBP, A Resolution of the Dillingham City Council Authorizing the City Manager to Execute a Contract between the City of Dillingham and F&W Construction Company for the Major Renovation of the Dillingham Middle/High School.

MOTION: Keggie Tubbs moved and Tim Sands seconded the motion to approve the Resolution No. 2009-22.SBP.

The City Manger noted corrections made to the resolution as .SBP should follow 2009-22 and that in the next to last paragraph the written value thirty-two should be twenty-two.

Special Project Manager Steve Cropsey noted the lay down items supporting the request for approval of Resolution 2009-22.SBP. Commented on the bid results for the major renovation

project reporting that the low bidder was F&W. Stated that a project of this magnitude is going to have change orders and that roughly speaking the design was going to cost 10% of the contract amount. Commented that the engineering survey and RFP were both very complete and should reduce the need for change orders. Reported that at this point the project is in good shape and that the bottom line is that there is money for the F&W contract and asked that the Council support the resolution. Commenting further that these were the numbers presented to voters when elected to sell the bond.

Discussion:

- asked if all alternatives in the RFP were included, answered yes, that the base and all alternates are to be awarded;
- asked if F&W could escalate the bid or if they have to stay at the given amount, answered that F&W would be paid a lump sum however they could put in change orders which will be documented and that the cost to finish will be close to contract;
- reported that the Elementary School drainage problem shown previously would be completed when civil work is in progress is going to be assessed by an engineer the Project Manager will ask for a price and that the cost is included in the budget;
- stated that the Project Manager could do change orders with approval from the City Manager if equal to or less than 7% as they can cost a lot more if construction has to stop to wait as they can charge a daily rate for down time;
- asked if the Council would need to approve a contract to give authority to do the change order work, answered that the contract gives authority;
- noted milestone dates for the project stating that there were provisions if the contactors did not complete on time just as they could charge if construction were stopped while the Council called a meeting, to approve a change order;
- stated that this is the same process as when the Council awarded the contract for the roof and that if the Council wanted to be informed of change orders that the Project Manger would be willing to include them in the report; and
- commented that reports are in depth keeping the Council informed and that the work done on the behalf of the City is appreciated.

VOTE: The motion passed unanimously.

B. Schedule a Workshop on Harvey Samuelsen Community Cultural Center

Discussion:

- noted that day time workshops are a problem for some Council Members and suggested an afternoon meeting;
- stated that the purpose was for the Curyung Tribe and the City to discuss goals status for seeking funds that brings the two bodies together;
- noted that the consultant was not available in person but could be via phone; and
- requested that the workshop take place at 6pm on May 7th before the Council Meeting.

C. Schedule a Workshop on Pebble Partnership

Discussion:

- stated that Pebble Partnership wanted to hold a meeting on the mine activities, suggesting May 18th but that there was a lot going on with the School Board Meeting, and graduation activities and that the only days available are May 19th and 20th; and

- commented that they can rent the Council Chambers to hold an open house but that it is just not good time for meeting for general updates.

D. Annexation

Discussion:

- reported that this is an opportunity for the Council to give direction to form a contract with Sheinberg to create the fiscal analysis;
- stated that the fiscal analysis is worth pursuing, and therefore suggests the district waters extend above areas of the Wood River;
- noted that Sheinberg offered to research and prepare the fiscal analysis as the first step to bring to the Council and that if approved the narrative would be created;
- stated that the intent was to have all information in front of the Council not to move forward with annexing but to review the fiscal analysis to decided what the petition would look like;
- spoke in favor of considering annexation of federal land adjacent to Dillingham to Weary River on federal land if the City could get more PILT money;
- stated that according to the annexation rules the City has to provide services but that the land is already serviced with search and rescue;
- commented that acreage does not matter as PILT is allocated by the census area but what makes a difference is the school impact aid and that it would be beneficial to clarify;
- reported that there would be expanding fees and that it would take longer to examine these issues when initially the Council was looking at annexing the water with an objective to collect raw fish tax and that there is worry concerning the time issue;
- stated that for clarification that they are not in favor of a feasibility study, the intent is to receive a fiscal analysis to initiate the first step in the process to prepare for petition as the Council needs to have information in order to make a determination;
- asked if it was worthwhile to pursue Togiak National Fish & Wildlife Refuge, answered by Mike Black that it is a matter of dollars and cents and to look into Ketchikan with their annexation as there is lots of natural forest; and
- commented that fiscal analysis will show what revenue can be made and that the Council needs to precede right way.

V. CITIZEN DISCUSSION (Open to Public)

There was no citizen's discussion.

VI. COUNCIL DISCUSSION

Carol Shade:

- stated that she has been involved with bike to work week;
- requested a proclamation supporting May 15th as the official bike to work day; and
- thanked the City employees for all that they do.

Tim Sands:

- thanked all City employees for their hard work in keeping the City running.

Keggie Tubbs:

- reported that the Finance Committee meeting had been cancelled;
- stating that they would be meeting every Monday except for the holiday; and

- asked if the Council needed to act on the memo regarding the disposal of Engine No. 1.

Sue Mulkeit:

- thanked the City employees for all their hard work; and
- thanked Mike Black for attending.

Bob Himschoot:

- thanked Steve Cropsey for his presentation;
- thanked Mike Black for being here; and
- stated that he had high hopes of shifting the tax to be more sustainable and less harmful to the community as what is being used now.

Steve Hunt

- thanked Steve Cropsey and Mike Black for coming; and
- thanked all City employees for their work.

VII. MAYOR DISCUSSION

Mayor Ruby:

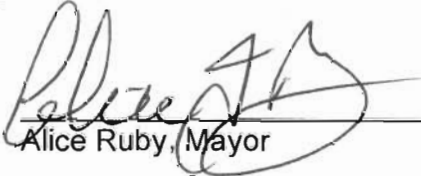
- noted the report regarding the disposal of Engine No. 1 commenting that the City was hoping for feedback if predisposed to strip, crush, and bury the truck to fulfill grant requirements as it cannot be used as fire truck or the other option was to accept bids and sell the truck; and
- thanked Mike Black and the City staff.

Discussion:

- stated preference of selling engine one to get it out of Dillingham;
- stated that if auctioned it could be converted into flat bed; and
- stated that the community should get every last bit of use from the truck.

VIII. ADJOURNMENT

Mayor Ruby adjourned the meeting at 8:33 p.m.



Alice Ruby, Mayor

ATTEST:



Karen McCambly, City Clerk