

SEPTEMBER 28, 2023

A SPECIAL CITY COUNCIL MEETING was called to order by Mayor Randall Hibberd at [6:00:31 PM](#) with the following present:

ROLL CALL:

PRESENT: Layna Hafer, Larry Hogg, Mike Hopkins, Sterling Blackwell and Marg Chipman.

ABSENT: Cliff Barberis.

STAFF: Randall Hibberd, Natasha McDaniel, Mike Campbell, Margaret Taggart, Bill Taylor and Sherri Breaux.

GUESTS: Ginger Taylor.

APPROVE ADDITION OF \$461,200.00 TO THE BID FROM VIKING PAINTING TO REPLACE THE ROOF ON RESERVOIR #1 MAKING THE TOTAL EXPENDITURE TO NOT EXCEED \$1,500,000.00 – Action Item. [6:00:42 PM](#)

Mayor Hibberd explained that when the Water Tower Project was bid, it was his understanding that in order to assess what needed to be done they went in with divers and cameras and stuff. They couldn't get up close enough to see what shape the roof really was in. When they went in and really started working on it they found corrosion between the beams and the roof which made the repairs they were planning on doing almost impossible. There are ways that it could be patched together that would give it some more life, but ten to twenty years down the road you would look at having to doing it all over again.

[6:01:55 PM](#) – Bill Taylor, Water Department Supervisor. In ten to twenty years you would be looking at putting a new roof on it no matter what. When they started sandblasting the roof and beams and then started to weld, the contaminants started to come out and they just could not weld. We could stitch weld it, put caulking in there and paint over it, but in maybe twenty years you would be cutting the roof off and putting a new roof on it. If we do this now, we are going to have a reservoir that will last seventy plus years. Replacement cost for a similar reservoir right now, probably seven to eight million dollars. Once this repair is done, current cost, we'll have \$1,500,000.00 into it, basically. To me it's a no brainer to get it done now.

[6:03:10 PM](#) – Mayor Hibberd, the actual expense to the City will only basically be for the roof, we had ARPA funds for most of the rest of it.

[6:03:23 PM](#) – Layna Hafer, so Bill when they did the original dive and inspected it all, there weren't any indicators? Bill Taylor, the paint was popping a little bit. We have divers in there every year inspecting it, this roof area is above the water line so they are actually four to five feet away. About ten years ago we took it all the way down and had our engineers do an actual inspection of it. Until they actually sandblasted it and started to do the repairs, that's when they detected the issues. Mayor Hibberd added that Bill was aware enough to ask if anything else in there like the columns were corroded. They went in and looked and they were not. Bill, everything is structural enough, all we need to do is replace the roof rafters and put a new roof on it.

[6:04:17 PM](#) – Larry Hogg asked Bill if it was reasonable that they did not detect this when they did their original inspection? Bill Taylor, it is extremely reasonable. When we originally priced this out we were looking at half a million dollars to do this then it went up to one million. Mike Campbell, at first there were two bids, the one we accepted for \$1,038,000.00, the next closest was 1,900,000.00 give or take some change. Bill, these guys up here are professional, they are doing a very good job, I'm impressed with what they are doing.

[6:05:08 PM](#) – Layna Hafer, what's the life expectancy of this repair? Bill Taylor, I would assume seventy years, with the proper maintenance. Layna, do we get anything that says this is a warranty on it? Bill Taylor, no, we have a two year warranty I believe for the repairs in the contract. It's just on going maintenance that we do with the diving and inspection and do repairs as needed.

6:05:41 PM – Mayor Hibberd, even our own engineer agreed that if we do this, seventy years was not unreasonable for the life expectancy. Bill Taylor, especially for this style of tank, it's a steel welded tank. The wall thickness on the base rim is over half an inch thick and then it gets a little thinner as it goes up to the height of twenty-eight feet.

6:06:05 PM – Layna Hafer, where is the funding coming from to move forward? Mayor Hibberd, it would be coming from our reserves in the Water Department. We have about \$3.5 million in reserves right now. Mike Campbell, \$6,725,000.00 and some change as of last month. Marg Chipman, that's just the Water Department's part? Mike affirmed. Layna, was that designated for something?

6:06:43 PM – Mayor Hibberd, no, but we do have some other projects and some other issues. We'll eventually be needing to replace the intakes in the rivers and we also have to do a connection underneath the railroad track for the W. 9th Street Projects with the water main to loop it around.

6:07:30 PM – Mike Campbell, just to put it in perspective, six million sounds like a lot of money but when your talking hundred year old pipe everywhere, two other reservoirs, two intakes in the river, one main line running under the city, \$6.5 million can go really really fast. Bill Taylor, we also have our loan on the Water Plant, we have to have so much of that reserved too.

6:08:01 PM – Sterling Blackwell, is this going to squeeze us? Mayor Hibberd, I don't think so. Mike Campbell, I'm estimating that we are going to use \$344,000.00 out of Fund Balance after the ARPA Funds are used.

6:08:18 PM – Layna Hafer, and this is all still working out of this years budget? Mayor Hibberd, this would be out of next years budget. Mike Campbell, we have \$578,000.00 in the line item for this, we will expend that. But not knowing when this was going to start, we budgeted next year for the full \$1,038,800.00. What we have expended so far out of that line, we have the funds out of next years budget to cover at this point. If we approve this today it will approve the Fund Balance to cover the difference. Bill Taylor, we are going to pay this change order out of this years budget and the rest of it out of next years budget.

6:09:24 PM – Mike Campbell, they needed to order the metal upfront, that will go through tomorrow. So, before next years budget we will make the payment.

6:09:35 PM – Larry Hogg, so the main difference as far as the budget goes is, when we approved the budget we thought we would use it either this year or next year and now we are going to use it out of both. Mike Campbell, we have the spending authority between both years to cover this.

6:09:58 PM – Layna Hafer, we had an amount here of \$461,200.00 and there Change Request was for \$455,550.00 so where are we? Mike Campbell, what the \$461,200.00 did was take the total budget up to \$1.5 million even. We will have some extra engineering costs, I don't have those figures yet, but that will cover those costs. We budgeted for engineering next year to cover the difference. Layna, so how do we do that, the bid is only \$455,550.00 and the request is for \$461,200.00 and doesn't include anything about what the extra amount is going to be used for. Mike, the bid would be from the \$1,038,800.00 to the \$1,500,000.00. We didn't have a way to break down those engineering costs that fast. After talking to engineering they said to just increase that line item to the \$1,500,000.00. We are just approving this Change Order at this point, we thought we were going to have to open the budget and change that, but we are not changing any spending authority, we just need to approve the Change Order for the \$455,444.00, we got them to come down even more since. Layna, the \$455,444.00 isn't what they submitted. Mike, if we approve the expenditures for this project not to exceed \$1,500,000.00 that would get that in there and cover any of the extra engineering fees.

6:12:56 PM – Layna Hafer, I only have one concern about that, not to exceed \$1,500,000.00 means we are speaking to next years budget. It has to be just the addition of what you're going to expend out of this years budget. Mike Campbell, if Council so wishes we can approve the expenditure for the exact amount of the roof and if any change orders come in, we could approve those at a later time.

6:13:34 PM – Layna Hafer, if we were to go ahead and approve the Change Order in the amount on the Change Order, then that extra engineering, could that be out of next years budget? Mike Campbell, we would do that out of the engineering line, it would be separate from the project line. Bill Taylor, we could also use my construction line item.

6:14:16 PM – Marg Chipman, so the amount you want us to approve in the change order, is it \$455,550.00 because you also mentioned something different? Mike Campbell, the first bid we

received for the roof was \$498,263.00, we got it down to \$455,444.00. With the spending authority we have, if we can approve the Change Order for the \$455,444.00 for the replacement of the roof we will have enough spending authority out of next years budget to more than cover that, unless something else changes.

7:15:36 PM - Layna Hafer, even though you have negotiated it down, we have to approve the Change Order as presented. We have to approve the \$455,550.00 or have it amended because they've already signed it. Clerk McDaniel, your motion going forward is to approve the addition of the \$455,550.00, exactly what the Change Order says.

6:16:45 PM
Motioned by Layna Hafer and seconded by Sterling Blackwell to approve the addition of \$455,550.00 to the bid from Viking Painting to replace the roof on Water Reservoir #1.

6:17:05 PM
ROLL CALL VOTE:
AYES: Layna Hafer, Sterling Blackwell, Mike Hopkins, Marg Chipman and
Larry Hogg
NAYES: None
ABSTAINED: None
MOTION CARRIED.

ADJOURNMENT – Action Item.

6:17:22 PM
Motioned by Layna Hafer and seconded by Larry Hogg to adjourn.

6:17:26 PM
AYES: Layna Hafer, Larry Hogg, Mike Hopkins, Sterling Blackwell and Marg
Chipman
NAYES: None
ABSTAINED: None
MOTION CARRIED.

THIS SPECIAL CITY COUNCIL MEETING WAS ADJOURNED AT [6:17:28 PM](#)

Randall Hibberd, Mayor

Natasha McDaniel, City Clerk