

**MINUTES OF THE SPECIAL COUNCIL MEETING
OF THE CITY OF KODIAK
HELD THURSDAY, MARCH 19, 2015
IN THE BOROUGH CONFERENCE ROOM**

I. MEETING CALLED TO ORDER/PLEDGE OF ALLEGIANCE/INVOCATION

Deputy Mayor Terry Haines called the meeting to order at 7:30 p.m. Councilmembers Randall C. Bishop, Charles E. Davidson, Gabriel T. Saravia, Richard H. Walker, and John B. Whiddon were present and constituted a quorum. Mayor Pat Branson was absent. City Manager Aimée Kniazowski, Deputy Clerk Michelle Shuravloff-Nelson, and Assistant Clerk Catherine Perkins were also present.

After the Pledge of Allegiance, Salvation Army Sergeant Major Dave Blacketer gave the invocation.

II. PREVIOUS MINUTES

Councilmember Whiddon MOVED to approve the minutes of the February 26, 2015, regular meeting as presented.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

III. PERSONS TO BE HEARD

a. Proclamation: Women's History Month

Councilmember Walker read the proclamation, which recognizes the contributions of women to the growth and strength of our Nation and urges residents to increase their knowledge and appreciation of the valuable role women play in our lives.

b. Public Comments

None

IV. UNFINISHED BUSINESS

None

V. NEW BUSINESS

a. Resolution No. 2015-09, Appropriating Funds From the Cargo Terminal Fund to Fund Change Order No. 8 to Pacific Pile and Marine for Pier III Replacement, Project No. 11-07/8024

Deputy Mayor Haines read Resolution No. 2015-09 by title. The City Engineer and Harbormaster have been working with the project manager to resolve construction issues including some with disputed or unresolved entitlement. The project manager, City, and contractor have reached

an agreement that resolves the dispute through formulation of an Agreement and Change Order. In order to implement the Agreement and Change Order, the City must appropriate additional funding for the Pier III Replacement Project.

Councilmember Bishop MOVED to adopt Resolution No. 2015-09.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

b. Authorization of Professional Services Contract for Pre-Design of the New Fire Station and Condition Assessment of the Old Library Building, Project No. 6015/15-06

Between 2004 and 2006, USKH (now Stantec) performed programming and concept design services for various configurations of City of Kodiak municipal buildings including various approaches to the fire station. Now that the old police station has been removed and the old library is vacated, the City can re-assess the site and look at options for planning of the new fire station, as well as potential reuse of the old library building.

Councilmember Walker MOVED to authorize a professional services contract with Stantec in the amount of \$99,435 for the pre-design of the new fire station and condition assessment of the old library building, Project No. 6015/15-06, and authorize the City Manager to execute the documents for the City.

Councilmember Davidson said he was in favor of passing the authorization saying if this step is already completed, it will be easier to move forward in the future when a funding plan becomes available.

Councilmember Saravia stated he supports approving the professional service contract.

Councilmember Walker said he was in favor of moving forward with the condition assessment of the old library building but was hesitant about spending money for the pre-design of the fire station. He suggested re-scoping the assessment.

Councilmember Whiddon said he supports the conditional assessment of the library as well as the need for a new fire station; however, he is concerned with the scope of the project. He said he is concerned that the concept design will not be applicable in the future, and an additional assessment will need to be completed.

Councilmember Haines agreed with Councilmember Whiddon and suggested moving this to the next Work Session for further discussion.

Councilmember Bishop said it is important to also keep in mind the economic development of the community and was in favor of postponing this authorization to a future meeting. City Manager Kniazowski said that both the pre-design for the new fire station and the assessment of the old library are connected; if the Council is hesitant to move forward, she suggests postponing the authorization.

Councilmember Whiddon MOVED to postpone the authorization of a professional services contract with Stantec for the pre-design of the new fire station and condition assessment of the old library building to a future meeting to be determined by the City Manager.

The roll call vote on the postponement was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

c. Authorization of Amendment No. 3 to the Professional Services Contract for Pier III Project Management Through Construction, Project No. 8024/11-07

There have been a number of shifts in the Pier III project scope since ARCADIS submitted the December 2013 proposal for construction management services. Prior to bidding the general construction contract, substantial completion had been contemplated to be achieved in December 2014. Through discussions with the contracting community, this milestone was extended to June 2015. Issues have arisen during construction that will extend the date further. Pacific Pile and Marine's (PPM) proposed schedule that is currently under consideration would extend Substantial Completion to the end of August and Final Completion to the end of October. In addition to an extension of time, there have been other elements of added work beyond what was anticipated in the original ARCADIS proposal. The re-design and value engineering efforts resulting from the initial bid results added work. In addition, the General Contractor has submitted a number of claims that have taken a significant amount of time to manage.

Councilmember Whiddon MOVED to authorize Amendment No. 3 to the professional services contract with ARCADIS in an amount not-to-exceed \$200,000 for project management services through construction for Pier III Reconstruction, Project No. 8024/11-07.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

d. Authorization of Change Order No. 8 to Pacific Pile and Marine for Pier III Replacement, Project No. 11-07/8024

This authorization recommends Change Order No. 8 to Pacific Pile and Marine LP in the amount of \$2,240,000. This change order addresses a number of issues that have impacted project cost and schedule. In an effort to resolve these issues, a settlement has been proposed on a global scale, which will enable the project to move forward in a successful manner.

Councilmember Bishop MOVED to authorize Change Order No. 8 to Pacific Pile and Marine in the amount of \$2,240,000 for the Pier III replacement project with funds coming from the Cargo Capital Project Fund, Pier III Replacement, Project No. 11-07/8024, and authorize the City Manager to execute the documents on behalf of the City.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

e. Authorization of Professional Services Contract for Website Redesign and Replacement

The City issued a request for proposals on October 20, 2014, for the City's website redesign and replacement. The City's existing website was implemented several years ago, has become out-dated, and needs improvement to better serve the public.

Councilmember Walker MOVED to authorize a professional services contract with aHa! Consulting for redesign and replacement of the City's web site in an amount not-to-exceed \$20,000 with funds coming from General Capital Fund 4041, City Website Development Project.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

f. Authorization of City Manager's Employment Contract

This action will authorize the City Manager's employment contract by extending it for one year, from April 28, 2015, through April 30, 2016, per Section 2 D of the agreement.

Councilmember Davidson MOVED to authorize the City Manager's employment contract, Record No. 218571, through April 2016.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

VI. STAFF REPORTS

a. City Manager

Manager Kniazowski indicated the Business Retention and Expansion (BRE) schedule was confirmed and invitations were extended to the KIB Assembly, Kodiak Chamber of Commerce and KANA. She stated the training will be held at the Fisheries Research Center. She mentioned the BRE training is scheduled during a day of Comfish. Manager Kniazowski gave an update on the Monashka Pumphouse project and stated there were no updates from the Department of Community Regional Affairs regarding the pathway funds. She indicated the City is supposed to receive the DEC compost permit by the end of the month. She indicated the compost project bid award will be scheduled for next month. Manager Kniazowski reported that Kelly Mayes has accepted the offer for the Finance Director, and she will begin the first week in July. She said City staff has begun work on budget entries in preparation for the upcoming budget work session on May 9. She gave an update on the Department of Corrections funding. She reminded the Council of the upcoming meetings including the Strategic Planning Session on April 17 and 18, and she reminded the Council she will be out of town for the Juneau Legislative Session and said she will give a report when she returns.

Councilmember Whiddon inquired about limiting services jail services if the State funding is reduced. Manager Kniazowski gave an overview of the offenses inmates are incarcerated for at the Kodiak jail to respond to the funding inquiries. She stated she will know more about the Department of Corrections funding after the Juneau trip.

b. City Clerk

Deputy City Clerk Shuravloff-Nelson informed the public of the next scheduled Council work session and regular meetings.

VII. MAYOR'S COMMENTS

Deputy Mayor Haines said he is excited that composting project is coming to a resolution and thanked the public for being informed and coming forward with their discussion.

VIII. COUNCIL COMMENTS

Councilmember Walker gave an overview of the SWAMC conference and said it was a very informative conference and he enjoyed the trip and representing the City.

Councilmember Saravia thanked Manager Kniazowski for her service to the City and gave an update on the National League of Cities conference he attended. Councilmember Saravia added having a jail in Kodiak is beneficial to many communities, including our own.

Councilmember Davidson said he also had the opportunity to attend the National League of Cities conference. He said the conference was a great chance to network with other cities and towns in the United States, and he saw President Obama. He shared he was appointed to the NLC Small Cities Steering Committee. He said he is very proud of our Kodiak community and was very glad he was able to attend this informative conference.

Councilmember Bishop thanked Deputy Haines and the Clerk's Office, and he complimented Manager Kniazowski for her hard work. He urged the community to be involved and informed.

Councilmember Whiddon praised DEC for getting the compost permit finished. He said he had the opportunity attend the SWAMC conference and that it was very informative. He said the two key points from the conference for him were how well the Kodiak community is doing compared to some of the other more rural communities and the substance abuse problems occurring in the villages and the way it affects the whole community. He also reported on the Fisheries Work Group Meeting and shared there is a community forum in May.

IX. AUDIENCE COMMENTS

None

X. ADJOURNMENT

Councilmember Davidson MOVED to adjourn the meeting.

The roll call vote was Councilmembers Bishop, Davidson, Haines, Saravia, Walker, and Whiddon in favor. The motion passed.

The meeting adjourned at 8:53 p.m.

MARCH 19, 2015

7926

CITY OF KODIAK

Pat Prun

MAYOR

ATTEST:

Delia Mauler

CITY CLERK

Minutes Approved: April 9, 2015

