

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, December 2, 2024

7:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 7:00 p.m.

PRESENT: Bryce Blankenship, Drew Davis, Sandra Kelly, Hailey Lewis, Julia Parker, Gina Taruscio

ABSENT: Mayor Art Bettge

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Mike Ray, Bonnie Dennler, Steve Schulte, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Parker led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council November 4, 2024 Minutes - Laurie M. Hopkins

B. Disbursement Report October 2024 - Sarah Decker

Staff presented the October 2024 Accounts Payable Report to the Administrative Committee on November 25th, 2024. The Committee received the report and approved the disbursements as presented.

ACTION: Accept the Disbursements Report for the month of October 2024.

C. Development Agreement for 2216 S. Main St. (Fountain's Business Park) - Bob Buvel

On December 18, 2023, City Council approved the annexation of the property at 2216 S. Main, also known as the Fountain Business Park. As part of the annexation, the City of Moscow requested that the subject property be connected to the City water and sewer systems. Joel Cohen has submitted to the City a proposal to connect the property to the City Water and Sewer system. Part of that work would require up-sizing the existing 6-inch water main located in US95 to a 10-inch water main. The water main would be oriented in a way that it could be continued east when Nelson Avenue is extended. Staff has concluded that it is prudent to have the line upgraded at this time and recommends contributing funding to cover the cost difference with up-sizing the existing main. The bid from Cohen's contractor, 4G Contracting, has the work valued at \$57,000.00. Staff reached out to a third party contractor for a quote to do the work. M.L. Albright's responded with a quote of \$67,880.00. The Development Agreement reflects the recommended funding contribution to have 4G Contracting complete the work. This item was reviewed by the Administrative Committee on November 25, 2024 and recommended for approval.

ACTION: Approve the Development Agreement with Joel Cohen.

D. 2025 WHITCOM Emergency Dispatch Agreement - Bill Belknap

The City currently contracts with the WHITCOM joint dispatch center for E911 emergency and non-emergency dispatch services. The proposed agreement would continue those services through the 2025 calendar year. The proposed fee for the dispatch services is the same as in the 2024 agreement, with a total annual cost of \$776,874. WHITCOM has prepared the agreement for the Council's review and approval. This was reviewed by the Administrative Committee on November 25, 2024 and recommended for approval.

ACTION: Approve the Emergency Dispatch Services Agreement.

E. Leading Idaho Local Bridge Grant Application - Alisa Anderson

On March 16, 2022, Governor Little signed Senate Bill 1359, a landmark funding bill for local transportation in Idaho. The bill provided \$200 million for local bridges. The Local Highway Technical Assistance Council (LHTAC) administers the bridge funds through the Leading Idaho Local Bridge (LILB) Program. On November 18, 2024, Engineering staff received notification that a recent bridge inspection identified a bridge in Moscow that qualifies for the last round of LILB funding. The bridge is located on Mountain View Road over Paradise Creek between 3rd Street and Hillcrest Drive. The grant application requires an executed Memorandum of Understanding and the LILB Grant Application accompanied by a Resolution which is due by December 12, 2024. This item was reviewed by the Administrative Committee on November 25, 2024 and recommended for approval.

ACTION: Approval to submit a grant application for the Leading Idaho Local Bridge Program with the corresponding Memorandum of Understanding and Resolution.

Kelly moved and Parker seconded to approve the consent agenda as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

None offered.

3. Public Comment and Mayor's Response Period (limit 15 minutes)

Joann Muneta (Moscow) spoke on East City Park and how beautiful the park is. She reminded the Council there is a lot of concern about the stage and where it will be located. She is still waiting for community input and discussion which was talked about this summer.

4. Citizen Commission Report - Historic Preservation Commission - Mike Ray / Nels Reese

Ray introduced Nels Reese. He spoke on the Orchid Awards which took place on Nov 14th. Winners included Cynthia King, Individual, for outstanding public service on the HPC; McConnell Mansion, county agency, for completing Phase 1 of repair; and Evan and Leslie Wilson, private family, for repair and restoration. The Commission is still working on a university historic district. They did just discover Henry Black who designed multiple buildings in Moscow including the Methodist Church and Morrill Hall.

5. Personnel Policy Updates Resolution (ACTION ITEM) - Bonnie Dennler

The Human Resource Department has identified the need to make several updates to the City's adopted Personnel Policies. The proposed amendments to the policy include updates to reflect recent regulatory changes, adding provisions specific to the new Paramedic/Firefighter positions, aligning and formalizing policies with current practice regarding emergency City office closures, and updating

position titles. Staff will present the proposed updates for the Council's consideration. This was reviewed by the Administrative Committee on November 25, 2024 and recommended for approval.

PROPOSED ACTIONS: Approve the proposed Resolution; or take other action deemed appropriate.

Dennler introduced the item as written above and highlighted the major changes. Parker appreciated the concern for employees. Sick leave accruals for paramedics are different as they work 24-hour shifts rather than 8-hour shifts and this change is consistent with other agencies. Lewis is interested in paternal leave increasing to 8 weeks. Dennler said feedback from employees is that they are grateful of the six weeks paternal leave. Blankenship moved, Parker seconded, to approve the proposed resolution. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. City Shop Replacement Project Bid Award (ACTION ITEM) - Cody Riddle

The deteriorating condition and deficiencies of the existing shop facility has been identified as one of the City's biggest challenges for years. To address the problem and ensure City Staff can continue to efficiently provide key services in a safe working environment, construction of a new shop was prioritized by City Council in both the FY 2024 and 2025 budgets. Working with Lombard/Conrad Architects (LCA), a design package for a new shop building, dry materials storage shed, and recladding of the existing shop was completed earlier this fall. The project was subsequently advertised for bid on September 28th and October 5th, with a bid opening on November 6th. Seven bids were received. Wellens General Contractors from Enterprise, Oregon was the lowest bidder with a base bid of \$6,567,000, Alternate #2 (dry materials storage shed) \$177,000, and Alternate #3 (recladding of the existing shop) \$504,000, for a total bid of \$7,248,000. The bids included a deduct alternate for the exterior cladding system of the new building. While the Wellens proposal would result in savings of \$212,000, the finished product would be less durable and not as energy efficient as the system included in the base bid. Given that, Staff is not recommending acceptance of the deduct alternate. The City recently worked with Wellens as the general contractor on the new police station. Their proposal for the shop has been reviewed and found to be complete and accurate by City Staff and the design architect. If awarded, construction is anticipated to commence in the spring of 2025 and be completed by March 1, 2026. This was reviewed by the Administrative Committee on November 25, 2024 and recommended for approval.

PROPOSED ACTIONS: Accept the low bid from Wellens General Contractors, Inc., award the contract for the bid amount of \$7,248,000 (Base Bid and Alternates #2 and #3), and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount; or take other action deemed appropriate.

Riddle introduced the item as written above. The City Shop is a critical facility for the delivery of essential services. The current building was constructed in 1968 and is in poor condition. It has inadequate restrooms, unsafe working spaces, and does not provide a professional work environment. During the 2017 and 2019 flooding events, floodwaters entered and flowed through the building. Maintenance functions and fleet have grown over the past several decades and need additional space. Bids were opened on November 6 and bids ranged from \$7,248,000 to \$11,274,000 with an engineer's estimate of \$6,110,570. Accepting this bid is a binding contract for the cost and

Kelly brought up the issue of possible tariffs and if costs increase tremendously does the City have a plan? Riddle said if we rebid, the City would need to look at a plan B. Belknap added that this is a binding bid. The contractor is obligated to deliver this building at this cost.

Lewis confirmed this shop can be constructed with minimal impact on existing operations.

Parker is concerned the bid is \$1 million over the anticipated cost and feels the Council needs to think about not including alternative 2 and 3. She recognized the need for a new shop but the cost is far above

what was anticipated. Staff explained that the materials storage shed is a fabric shelter hut-type structure where the sand and salt for snow removal is exposed to the weather and the shelter is at the end of life. The cost will need to be incurred and this alternate bid came in lower than anticipated. There are benefits having the contractor on site, such as completing recladding on the current structure at the same time installing on the new shop. The roof must be replaced as it leaks. The bid received in 2021 was \$300,000. This bid is \$500,000 for the entire outside walls and roof. Streets and storm utilities will still be utilizing this building which means the building needs to get another 20-30 years of life. During open budget, there was an additional \$3 million of accumulation transferred to capital projects to absorb this additional cost. Staff recognize the increase in cost, but it will not get less expensive and will not be able to take advantage of having a contractor on site to take care of all at the same time.

Kelly thinks it would be a bigger hit if not approved now. She is grateful it can be done at this cost.

Lewis said she has learned what can be done in-house such as outfitting the police vehicles. This isn't just about one department; it is about all departments. The City doesn't spend \$7 million on construction every day. She feels for the longevity and the council's fiduciary responsibility to be sure investments being made when purchasing a new plow, sand, etc. are protected.

Lewis moved to accept the low bid from Wellens General Contractors, Inc., award the contract for the bid amount of \$7,248,000 which includes the Base Bid and Alternates #2 and #3, and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount. Kelly seconded.

Davis said this building keeps the city open and wants to know how to ensure the existing shop doesn't flood again. Staff explained a curb line will be installed on the south side of the property to direct Hogg Creek overflow south of the building following the same path to Van Buren Street. Davis recognized the need for a new facility Staff does a lot with little but accepting a bid that is \$1 million dollars over hits him in the gut hard. He would like staff to have a better way to measure along the way of design such as a cost estimator. He wants more accountability from design companies as they move through the process. Lewis confirmed 2016 was a site planning exercise and was a schematic and was much larger building with an estimate of \$24 million. In 2022, Staff had Lombard do an updated site plan concept with a cost estimate which was \$5.8 million. When design began, the cost was trending up and staff cut some of the elements from the building. Belknap said with three bids so close, Staff feels it is the market price to construct the building.

Lewis pointed out the money for this project is budgeted in capital and use of ARPA funds. She is not comfortable excluding alternates or going out to bid again.

Taruscio doesn't like cost overrides but agrees it is at the base of what can be done. The existing building will be utilized, and capital dollars should be used to fix it. There is no impact on the taxpayer. She doesn't like the extra \$1 million but this is the operations of the city, and we need to put the money into making sure the city runs well.

Blankenship said the only way to benefit from the services the City offers is having the infrastructure in place. By using capital and ARPA funds, it doesn't raise taxes. He feels it is shocking to go \$1 million over bid but is in favor of approving the bid.

Parker corrected that it is taxpayer money that was already paid into the budget. Taruscio and Blankenship corrected their statement that it isn't new money to the taxpayers. Parker said this is too much, not affordable, and if there is 10% in change orders, it could be \$8 million. Davis said he supports the direction

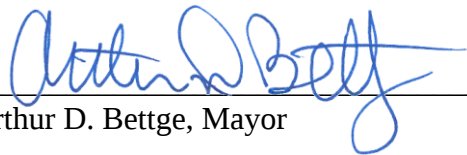
but moving forward there needs to be a resolution. He doesn't like making a decision on Dec 2 for monies that need to be expended by the end of the year.

Roll Call Vote: Ayes: Five (5). Nays: One (Parker). Abstentions: None. Motion carried.

REPORTS – postponed until next meeting

ADJOURN

It was mutually agreed upon to adjourn at 8:37 p.m.



Arthur D. Bettge, Mayor

ATTEST:



Laurie M. Hopkins, City Clerk

