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TOWN OF JEROME, ARIZONA

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MINUTES

SPECIAL MEETING OF THE JEROME TOWN COUNCIL JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS THURSDAY, AUGUST 13, 2015 AT 4:30 P.M.

ITEM #1:	<p>CALL TO ORDER/ROLL CALL</p> <p>Mayor/Chairperson to call meeting to order. Town Clerk to call and record the roll.</p> <p><i>Mayor Lew Currier called the meeting to order at 4:30 p.m.</i></p> <p><i>Town Manager/Clerk Candace Gallagher called roll. Present were Mayor Currier, Vice Mayor Freund, Councilmember Barber, Councilmember Vander Horst and Councilmember Stewart.</i></p>
ITEM #2:	<p>LEANING WALL</p> <p>Council may award a contract to Elite Performance Concrete LLC of Camp Verde, AZ, pursuant to A.R.S. 34-606, for stabilization of the leaning wall across from the Spirit Room.</p> <p><i>Mayor Currier stated that we still have the basic question of whether we want to tear down the top of the wall or buttress the whole thing. We have tried to find someone to bid on the buttressing and had not been successful until Councilmember Stewart found someone in Camp Verde who would do it for \$32,750.</i></p> <p><i>Councilmember Stewart said that, in a previous Council meeting, Council had decided to save the wall as it is. We received plans designed to save the wall as is without any demolition. He said that if we tore it down, "we would be going back on our word."</i></p> <p><i>Councilmember Barber and Vice Mayor Freund agreed that this was Council's intention.</i></p> <p><i>Mayor Currier asked if the bid received by Elite Performance Concrete would be acceptable to the Council. It was noted that the price does not include steel, which would have to be provided by the Town.</i></p> <p><i>Councilmember Barber asked how much it would cost the Town for those items that are not included in the bid. Councilmember Stewart said that the steel beam that was specified had been estimated at about \$600, but he feels we can find steel beams for less than that. Mayor Currier asked Ms. Gallagher how much we had in the budget for this project and she explained that the grant was \$31,500, we added \$10,000 in the budget, and we have spent about \$12,000 in engineering, although it hasn't yet been charged directly to the grant.</i></p> <p><i>Councilmember Vander Horst asked if we had checked references on the contractor. Ms. Gallagher stated that she had checked information online and there were favorable comments and an accreditation by the Better Business Bureau. Councilmember Stewart mentioned some of the work that they had done and said it was "real quality work."</i></p> <p><i>Referring to the exceptions on the quote that Elite provided, Councilmember Vander Horst asked, "Why they wouldn't want to clean up their mess?" Councilmember Stewart explained the process of concrete work, and Councilmember Barber said that it may have to do with the location.</i></p> <p><i>Councilmember Stewart said that they can get started as soon as we award them the bid.</i></p> <p><i>Mayor Currier noted that an exposed aggregate finish is not included in the bid. Councilmember Stewart stated that exposed aggregate is used with a concrete retardant. It is washed with a pressure washer, and it gives it an exposed historic look instead of a smooth concrete finish. Vice Mayor Freund said that he believes the exposed aggregate would look better in this case. Councilmember Stewart wasn't sure how much that would cost, and noted that color could be added also. Councilmember Barber clarified that Council was just</i></p>

	<p>discussing the buttresses, and whether they would have an exposed aggregate finish.</p> <p>Mayor Currier read from the Town Code, which states that procurements are exempt from competitive bidding in situations where solicitations or bids or proposals would be impractical, unavailing or impossible. "I believe that they are impractical and unavailing," he said, "however, our attorney says that there is a higher ranking statute." In order not to go to bid, he said, we would need to declare this an emergency. "We have had several people tell us that it is a danger, we have had it roped off for a couple of years, and the engineers have said it could come down at any time, therefore, I believe we could declare this an emergency," he said, and added that he understands why a formal declaration by Council is required.</p> <p>"We should do this sooner rather than later," Vice Mayor Freund said. "We will be getting into the winter season soon and there could be a possible collapse."</p> <p>Councilmember Stewart said that he believed we had already gone through the bid process. Mayor Currier provided the description of the bidding process as set forth in the Town Code, and Ms. Gallagher explained that only informal quotes had been sought. Formal bids had not yet been solicited.</p> <p>The Mayor said that he was reluctant to declare an emergency, because years ago, the Council got in the habit of declaring emergencies when they shouldn't have.</p> <p>Councilmember Vander Horst said that he has reservations about the bid, and is concerned that Council is using this emergency "as a matter of convenience," noting that the wall has been in this condition for several years.</p> <p>Mayor Currier said, "I understand... however I think postponing it is a waste of time. I believe the majority of the Board wants this to be the way to go. The alternative is two more months of going through the bid process." He went on to say, "I have wanted to get this done as quickly and as cheaply as possible. I have concerns about using this as an emergency and this is more expensive than I had hoped." He added that he believes that "we are all trying to get to the same place."</p> <p>Councilmember Vander Horst said that he is concerned that the Town does not follow policy, and said that "this is the second time we've gone against policy in two weeks."</p> <p>Motion: Vice Mayor Freund moved to declare the state of the leaning wall an emergency and move forward with awarding the bid. It was seconded by Councilmember Stewart.</p> <p>Motion carried, 4-1, the "nay" vote being cast by Councilmember Vander Horst.</p>
<p>ITEM #3:</p>	<p>ADJOURNMENT</p> <p>Motion: Upon motion by Councilmember Barber, seconded by Councilmember Stewart and unanimously approved, the meeting was adjourned at approximately 4:55 p.m.</p>

Edited by Town Manager/Clerk Candace Gallagher from minutes taken and transcribed by Deputy Town Clerk Joni Savage.

APPROVE:

ATTEST:

Lew Currier, Mayor

Candace B. Gallagher, CMC, Town Manager/Clerk

Date: _____