



MINUTES

City Council Regular Meeting

6:30 PM – Monday, August 10, 2020

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CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Logan called the meeting of the Othello City Council to order at 6:30 and led a silent invocation and the Pledge of Allegiance.

ROLL CALL

Councilmembers Present:

John Lallas

Jonathan Erickson

Angel Garza

Maria Quezada

Genna Dorow

Mark Snyder

Corey Everett

Councilmembers Absent:

ADMINISTRATIVE STAFF PRESENT

Shawn Logan, Mayor

Tania Morelos, City Clerk

Yvonne Hernandez, Deputy City Clerk

Shawn O'Brien, City Engineer

Anne Henning, Community Development Director

Spencer Williams, Finance Officer

Abner Garza, IT Director

CITIZEN INPUT

There was none.

APPROVAL OF AGENDA

Council carried a motion to APPROVE THE AGENDA. M/S GARZA/QUEZADA

CONSENT OF AGENDA

- A. Approval of Accounts Payable Checks
- B. Approval of City Council Minutes for August 3, 2020

Council carried a motion to APPROVE THE CONSENT AGENDA. M/S SNYDER/LALLAS

CURRENT BUSINESS

WELL 3R USDA BOND ORDINANCE

Spencer Williams states that when we started our large capital water projects, we planned to fund Well 3R via a USDA RD loan. This would free up our Water fund dollars for the other large water capital projects, including the 3.5 MG standpipe reservoir, Well #10 and the pump station. We spent the last dollars on Well 3R in 2019 and are now ready to close on the loan/bond. The original loan that the City was awarded was \$1,720,000, with a 40-year term at 3.125% interest. [\$3,025,840 total cost] We did not need all those funds and the current interest rate is considerably lower. Our loan will be \$1,448,400, with a 40-year term at 1.5% interest. [\$1,931,600 total cost] We will see a \$1,094,240 total cost savings over the life of this loan.

Cynthia Weed, K&L Gates of whom practices in the public law and finance areas on structured finance and leasing stated that this would be a perfect time to proceed with the change as interest rates are very favorable. The loan will close on August 25, 2020

Council carried a motion to APPROVE THE WELL 3R USDA BOND ORDINANCE, DIRECTING STAFF TO CLOSE ON THE BOND. M/S DORROW/LALLAS

PUBLIC HEARING ON CRITICAL AREAS AND CRITICAL AQUIFER RECHARGE AREAS -OMC 13.08 AND 13.10

Mayor Logan opened the Public Hearing at 6:45 p.m.

Anne Henning, Community Development Director presents that Critical Areas Ordinances were updated in 2015-2018, the section on Critical Aquifer Recharge Areas (CARAs) was apparently modeled on other codes. However, certain provisions within that adopted code interact with Othello's physical characteristics to limit subdivisions within almost the entire city. This was certainly not the intent of the code and is not necessary to protect critical areas. In reviewing and updating these provisions in consultation with state agency staff, other changes were identified for updating as well. The intention was to build on past work and keep the general structure of the chapters while addressing the important points that should be updated, rather than creating new chapters that would require more extensive review the critical areas and critical aquifer recharge areas – OMC 13.08 and 13.10

Mayor Logan opened the public testimony for those in support of the proposal. There was none.

Mayor Logan opened the public testimony for those neutral to the proposal.
There was none.

Mayor Logan opened the public testimony for those in opposition to the proposal.
There was none.

Mayor Logan closed the Public Hearing at 6:49 p.m.

**Council carried a motion to ADOPT CRITICAL AREAS AND CRITICAL AQUIFER RECHARGE AREAS
-OMC 13.08 AND 13.10 M/S ERICKSON / DORROW**

SECURITY AUDIT

Abner Garza, IT Director presents that in the wake of COVID-19 pandemic we were rushed to ensure all staff was able to work from home. Abner emphasized that we need to make sure we are doing our due-diligence and have professionals audit our network for any security risks working from home might pose. Ednetics is on the DES contact to provide these services. They will come to us with recommendations on Working from home more securely, SCADA (City Water System) security, CJS compliance, etc. Ednetics came to an agreement of \$11,547.10 to audit our network and do what is needed to protect the city.

Councilman Everett commented on the expenses of using \$12000 when we already have someone on staff that should be able to do it and finds it this to be an unnecessary expense. Mayor Logan stated that our data and network needs to be secured at higher security measures and Ednetics can provide the needs of this service to the city.

Discussion ensued on the language regarding the material section used in the agreement as Ednetics stated no materials would be used, Abner stated he would have the company remove the "materials" language before signing the agreement.

Council carried a motion to APPROVE IT PURCHASES TO FULFILL THE NEEDS OF THE CITY. M/S DORROW/ERICKSON - 6/1 VOTE EVERETT OPPOSED

PUBLIC WORKS CAPITAL PROJECT-CITY FIRE APPARATUS SHOP FLOOR RECOAT AND STRIPE

Terry Clements, Public Works Director was unable to present the project. Shawn Logan, Mayor presented the project stating that last fall they requested the City Fire Apparatus Shop Floor improvements for a capital project that included all labor, materials, and equipment necessary to provide painting services for the City Fire Apparatus shop floor. The Mayor stated that they sent out the Request for Proposals on July 13, 2020 to five Contractors. All Contractors submitting a proposal were required to schedule a site inspection no later than July 27, 2020 by 11:00 am. Proposals were required to be submitted on or before August 4, 2020. The anticipated start date is scheduled no later than August 17, 2020, however it is subject to

change but shall be completed by September 21, 2020. We have included the Fire Chief in on the dates, so there would be coverage while work is being performed.

Mayor Logan states that they have received two bids for work as follows:

Paint Smith Company - \$29,879.00 + 8.2% tax = \$32,239.08

Matheson Painting, Inc. - \$47,068.00 + 8.2% tax = \$50,927.58

The following Contractors did not return bids: Rains Contracting Inc., Extreme Coatings, Inc. dba ECI Services, Belsaas & Smith Construction, Inc. The Public Works Capital Project was budgeted for \$35,000.00 for City Fire Apparatus shop floor recoat & stripe project.

Council carried a motion to AWARD THE BID TO PAINT SMITH COMPANY IN THE AMOUNT OF \$32,239.08 M/S SNYDER/LALLAS

ENVIRONMENTAL SITE ASSESSMENT-PHASE 1

Shawn Logan, Mayor presents that an RFP for a Phase-1 ESA for the Sharon Truman property was done, seven requests for proposals went out, 4 responded. Listed below are the 4 RFP proposals received for the Sharon Truman Estate property:

Blue Mountain Environmental \$2,300

Anderson Environmental \$7,109

BGES, Inc Environmental \$3,475

Drayton Archeology \$7,400

The RFP requested the following minimum information: -A site visit to observe current and past conditions and uses of the property and adjacent properties. -A review of federal, state, tribal, and local regulatory databases. -A review of historical records. -A review of state and local agency records -Interviews with current and past property owners, operators, and occupants, or others familiar with the property Except for Drayton, they all include an assessment with the following standard: American Society for Testing and Materials (ASTM) Standard 1527-13. Below are the comments and recommendations. Company Notes Conclusion Blue Mountain Report within 15 days of receiving the signed agreement. No info in submittal about their experience/qualifications (found info on website: Phase 1 through 5 ESAs one of the main services they provide). Lowest price, but not as comprehensive as the others: City would have to do a lot more of the work on this one. Attachments: 1. Blue Mountain Environmental 2. BGES, Inc Environmental 3. Anderson Environmental 4. Drayton Archeology. Mayor said it appears they will be relying on City to provide some of the information, including designating a Key Site Manager to fill out the questionnaire putting a lot of work on us and no interviews listed, which the others included. Assumes City can grant authority to access property. BGES Have done some preliminary data gathering. Report will include historical aerial photos, drone imaging. Good list of sources/agencies they will consult. Typical 3 to 4 weeks to produce report (could be quicker if needed). Most complete report for the price. Anderson Proposal does not include experience/qualifications. From website, it appears that preparing ESAs is not part of the company's core expertise. Substantially more expensive, and not as qualified as Blue Mtn or BGES for this type of work. Drayton Did not submit proposal for Phase 1 Environmental. Proposal not responsive to request for ESA

Council carried a motion to APPROVE CONTRACT WITH BGES, INC. ENVIRONMENTAL FOR A PHASE 1 ESA ON THE SHARON TRUMAN PROPERTY. M/S EVERETT/GARZA

APPROVE CONTRACT WITH MARKETEK FOR FARMERS MARKET STUDY

Shawn Logan, Mayor presents that seven proposals were received and a selection committee consisting of the Mayor, Project Manager, Meg Van Schoorl, ACEDD, Stephen McFadden, Park & Rec Coordinator, Randy Gomez, Sharon Skorick, Chamber of Commerce Director, Community Development Director, Anne Henning, & City Engineer Shawn O'Brien has recommended the City negotiate a contract with Marketek for these services. Marketek is an expert in Community & Economic Development and have helped hundreds of communities with these types of projects. Kelly has also reviewed

Council carried a motion to APPROVE THE MARKETETEK CONTRACT. M/S Lallas/Dorow

UNFINISHED BUSINESS

Councilman Snyder inquires about the proposal that had previously been made to issue five masks to every water user in the city and asked what the status was. Mayor Logan stated that it was our goal to hand them out at the front counter but as we have moved further into this issue and with us not opening up city hall, it was decided to give masks out to businesses for them to handout. Masks have also been distributed to city staff and the police department. Mayor Logan informed counsel that we do have more masks available.

Councilman Snyder inquires about city staff and public works going back to working from home. Mayor Logan advised that because of the surge in cases within Adams County he made the decision to go back to working from home to prevent from taken out whole departments at a time due to quarantine testing regulations issued by the health department. Going back to split shifts was a hard decision to make but the Mayor stated that work productivity and projects have been maintained. City staff and public works are all subject to recall at any given moment.

Councilman Snyder inquires about the gates at ballpark being open. Mayor Logan states the gates are there but not locked and the fields are not yet completed due to a delay in getting the ballfield material. The park will open when completed.

Councilman Erickson states he has received several inquiries regarding travel ball leagues as far as a charge of the use of the fields. He inquires if there is going to be a facility use fee just for games or practice as well. Mayor Logan stated that Othello has six O Town Bomber teams if they want exclusive use of a field at a time they will have to pay individually or they have the option to get altogether and pay a one-time use of facility fee and do their own schedules. Ball tournaments do also require a facility use agreement and all fields are first come first serve basis.

Councilman Snyder inquires about the water tower being painted red and white. Mayor Logan stated yes it will be as well as “Welcome to Othello”

NEW BUSINESS

There was none.

ADJOURNMENT

With no further items to discuss, Mayor Logan adjourned the Council meeting at 7:48 p.m.

By: _____

SHAWN R. LOGAN, Mayor

ATTEST:

By: _____

YVONNE HERNANDEZ, DEPUTY CITY CLERK