

**CITY OF ANNA MARIA  
SPECIAL CITY COMMISSION MEETING  
TUESDAY, FEBRUARY 6, 2007  
2:00 P.M.**

**CALL TO ORDER**

Chair Quam called the Special City Commission Meeting to order at 2:00 p.m.

**PLEDGE TO THE FLAG**

**ROLL CALL:** Commissioner Duke Miller, Deputy Chair Christine Tollette, Chair John Quam, Mayor Fran Barford, Commissioner Jo Ann Mattick, Commissioner Dale Woodland.

**Also present:** City Clerk Alice Baird and Deputy City Clerk Diane Percycoe.

**1. APPROVE AGREEMENT WITH ENVIRONMENTAL SAFETY CONSULTANTS, INC. FOR DOCUMENTATION OF MOLD REMEDIATION – MAXIMUM COST \$4,500 (For Pending lawsuit)**

*Mayor Barford* informed that City Commission approval was needed to hire Environmental Safety Consultants, Inc. (ESC) who originally put together the protocol and initial inspection for the mold at City Hall. Additional costs are required to pay for the documentation of the mold remediation process.

*Mayor Barford* stated that according to City Attorney Dye, a construction attorney would be hired. However, documentation of mold remediation for the pending lawsuit is recommended.

The maximum cost will be \$4,500. This cost is based on the staff scientist completing the on-site work during three twelve-hour days and collecting a maximum of thirty sellotape samples.

*Chair Quam* asked if ECS previously obtained samples.

*Mayor Barford* answered that they did obtain samples to determine where the mold was located. Bids were then received by the various companies based on the extent of the mold in the specific locations.

She explained the purpose of the proposed agreement for the documentation of mold remediation, noting that as the mold is treated, it would be documented appropriately.

*Commissioner Tollette* asked if ECS would guarantee that no additional mold would occur after the process has been completed.

*Mayor Barford* informed that in the \$2,500 separate contract with ESC a retesting would be conducted. In addition, a method is used at that time to try and re-grow the mold in an effort to determine that no further mold exists.

*Mayor Barford* stated she would look into whether ESC would in fact provide an official guarantee.

Mayor Barford pointed out that the purpose of the documentation of the mold remediation contract was as a result of the City not having the proper insurance.

*Commissioner Woodland* asked if ESC could provide a proposed estimate of any additional fees that will be associated with the entire remediation process.

Commissioner Woodland suggested that since documentation of all phases, along with the costs incurred, would be required at the end of the project, that those costs be determined and documented at this time. This will assist the City Commission in being aware of the allocation of the required additional costs.

Mayor Barford informed that two phases would be required. Phase I is for the treatment of mold and guaranteeing it is no longer growing. Phase II will involve the costs for repair. Those costs would be determined upon completion of Phase I. Mayor Barford said she would provide the required costs of Phase I to the City Commission and also Phase II as soon as she is aware of the work involved to bring the building back to a safe environment.

*Commissioner Mattick* asked how long the guarantee would last and how often inspections would be conducted.

Mayor Barford said it was her understanding that once the mold was treated it would never grow back.

*Commissioner Tollette* asked why the process had not begun.

Mayor Barford stated there was a problem in the contract relating to cleaning the air handlers and the ducts. This portion of the contract was removed from the In-Star contract and transferred to an air-conditioning firm who performs that specific type work.

Commissioner Tollette asked that the City determine how to avoid this type issue in the future in regards to the proper insurance coverage. Mayor Barford said she would investigate that issue.

Deputy City Clerk *Diane Percycoe* explained that she was in the process of segregating the costs so they are all in one line item – emergency disaster (current total \$13,000). She stated that additional revenues of \$17,000 are expected from Waste Management, which will be placed in the emergency disaster line item. Chair Quam suggested that for future reference purposes, the two phases be split out into sub line items.

**MOTION:** Commissioner Miller moved to authorize the Mayor to execute the contract with Environmental Safety Consultants, Inc. dated February 2, 2007 in the amount of \$4,500. Commissioner Woodland seconded the motion. Motion carried – All Aye.

**ADJOURNMENT**

**On motion made by Commissioner Miller and seconded by Commissioner Woodland, the meeting was adjourned at 2:17 p.m.**

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**Alice Baird, CMC, City Clerk**