

**CITY OF ANNA MARIA
SPECIAL CITY COMMISSION MEETING MINUTES
MEETING HELD AT ISLAND BAPTIST CHURCH
8605 GULF DRIVE, HOLMES BEACH, FL
FRIDAY MARCH 16, 2007
9:00 A.M.**

CALL TO ORDER

Chair Quam called the Special City Commission Meeting to order at 9:00 a.m.

PLEDGE TO THE FLAG

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

Staff present: City Clerk Alice Baird, Deputy City Clerk Diane Percycoe, and Public Works Director George McKay.

UPDATE ON CITY HALL MOLD & ASBESTOS

1. **Authorize Mayor to Execute Asbestos Abatement Contract with BC Environmental, Inc. for \$7,200.**

Mayor Barford said that there is currently no remediation at the City Hall. She said it has been very critical that the contracts be reviewed in detail. It was found that the contracts received would be treating the asbestos where there is no mold.

In working with BC Environmental, the contract has been negotiated to the \$7,200 amount. The contract will only treat asbestos where there is mold that exists mostly in the Administrative wing. She stated that the Commission Chambers would not be included in the contract since that area does not have mold in the areas of the asbestos.

After approval of the contract, Mayor Barford reported there would be a ten-day delay in order to obtain a FDEP Permit to treat the asbestos. During that time it will be required to move all furniture out of the City Hall due to water being involved in the asbestos remediation. Both a moving company and a storage facility will be required.

Mayor Barford reported that abatement of the asbestos will take four days and then approximately seven days is required for the treatment of the mold.

Mayor Barford and *Deputy City Clerk Percycoe* reviewed the prepared spreadsheet of expenses, excluding the Construction Attorney's fees and the Casual Expert Witness for Lawsuit fees.

Commissioner Woodland asked if the City would be reimbursed for the asbestos removal.

Mayor Barford responded that mold and asbestos removal was part of the total legal package. However, according to the Attorney it is very difficult to prove that

one issue caused the other, thus the requirement for the Casual Expert Witness from a structural and engineering standpoint.

She stated that only the asbestos involved with the mold will be removed. The remaining asbestos can be sealed to avoid any further activation.

Commissioner Tollette asked how the asbestos was previously sealed.

Public Works Director McKay explained the process.

Commissioner Miller asked if it would be wiser to use an independent Engineer rather than using the City's Engineer.

Mayor Barford said the Construction Attorney will be making that judgment call.

Discussion and explanation of the impact on the contingency and emergency reserves that will be required and the recovery of expenses followed.

MOTION: Commissioner Woodland moved to authorize the Mayor to execute a contract with BC Environmental in the amount of \$7,200 for Asbestos Abatement. Commissioner Tollette seconded the motion. Motion carried – All Aye.

2. **Authorize Mayor to Execute Asbestos Abatement Documentation Contract with ESC, Inc. (Environmental Safety Consultants) at a not to exceed price of \$8,000.**

Mayor Barford said there was a contract with ESC, Inc. for treatment of the mold prior to recognizing an asbestos issue was involved. This contract documents that the City has remediated properly and there is no existing contamination.

MOTION: Commissioner Miller moved to authorize the Asbestos Abatement Documentation Contract with ESC, Inc. (Environmental Safety Consultants) at a not to exceed price of \$8,000. Commissioner Tollette seconded the motion. Motion carried – All Aye.

Mayor Barford publicly thanked the City Staff for all their hard work relating to this issue.

3. Casual Expert Witness for Lawsuit.

Deputy City Clerk Percycoe asked if Commission approval would be required for authorizing payment for the Casual Expert Witness. The Casual Expert Witness would be involved in two separate areas – Mold and Asbestos.

After discussion, the following motion was made:

MOTION: Commissioner Miller moved to authorize the Mayor to approve any amounts over those stated in the March 16, 2007 timeline for Casual Witness expenses in an amount not to exceed \$9,600. Commissioner Woodland seconded the motion. Motion carried – All Aye.

ADJOURNMENT

On motion made by Chair Quam and seconded by Commissioner Miller, the meeting was adjourned at 9:15 a.m.

Alice Baird, CMC, City Clerk

Minutes Approved: _____