

**CITY OF ANNA MARIA
SPECIAL CITY COMMISSION MEETING MINUTES
MEETING HELD AT CROSS POINTE FELLOWSHIP CHURCH
(f/k/a ISLAND BAPTIST CHURCH)
8605 GULF DRIVE, HOLMES BEACH, FL
MONDAY, MAY 7, 2007
1:00 P.M.**

CALL TO ORDER

Chair Quam called the Special City Commission Meeting to order at 1:00 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, and Commissioner Dale Woodland.

Staff present: City Attorney Jim Dye, City Clerk Alice Baird, Deputy City Clerk/Finance Director Diane Percycoe, Public Works Director George McKay, and City Engineer Tom Wilcox.

PRESS: Sun, Islander.

1. Select Contractor and Approve Cost for City Hall Reconstruction.

Mayor Barford thanked the Commission, Staff, and Consultants for their support during the City Hall Reconstruction process. She announced the City Hall move-in date is scheduled for June 11, 2007. City Hall will be open for business on that date.

In reviewing the budgeted line items, Mayor Barford stated that during the reconstruction process, the opportunity exists at this time to make the City Hall function more efficiently. She suggested providing the Building Department with a door and window the same as in the Administration Department. The current set-up causes for too much traffic moving through the Building Department area and it is not ADA compliant. She informed that three bids were received.

In answer to *Commissioner Tollette's* question, *City Engineer Wilcox* informed that the Gary Group is a Sarasota company and have been in business since 1984. It was noted that the bid was much lower than the other two received.

He said he had checked Gary Group's references and their licensing. They have a Certified Building Contractor's license and not a General Contractor's license.

In checking their references, City Engineer Wilcox was informed the Gary Group very rarely request change order increases. They do have the ability to do the work at this time and have bid the job at an amount to just cover their costs. The subcontractors would be hired through the Gary Group. However, if any warranty issues occur, the Gary Group has asked that the City go directly to the subcontractor rather than working through the Gary Group. City Engineer Wilcox agreed the contract could be written to reflect that.

Commissioner Tollette asked for clarification regarding the quote options relating to the shower floor situation. She asked if the City was required to be ADA

compliant for the showers in the Sheriff's department. City Engineer Wilcox stated there may be the possibility of a handicap volunteer who may need access to an ADA compliant shower and he suggested the Commission follow through with it.

Commissioner Tollette voiced concern relating to the language in the quotes for "clean up of building." She felt there should be a more broad terminology and explanation.

In referencing Option # 1 – Repaint interior walls in building with one coat latex paint – Commissioner Tollette said in her recent walk-through of the building, she felt the walls looked really good and did not feel the \$3,500 cost to re-paint the walls was necessary.

Mayor Barford informed the interior wall repainting had been removed.

Commissioner Tollette asked if there was a breakdown charge in the Holmes Construction Co. quote for labor versus materials. *Deputy City Clerk/Finance Director Percycoe* said hourly rates were available and would be available for the Commission's review.

She further requested a cost breakdown from the company selected to replace the carpet. Discussion followed relating to the chair replacement and the proposed cost. Commissioner Tollette suggested a leather-type fabric be considered.

Commissioner Woodland asked for clarification on where the new entry would be for the Building Department. Mayor Barford and City Engineer Wilcox explained pointing out that all public entry and exit would be through the main entrance. The door between the kitchen and the Building Department would be closed off to allow for privacy in the kitchen area.

Deputy City Clerk/Finance Director Percycoe informed that the costs for both the six high hats over the meeting room dais and the shower hardware/used would be taken from the City's Contingency Fund. Discussion followed relating to the costs previously approved by the Commission.

City Attorney Dye explained that Statute requires a Payment Performance Bond. This project falls under the threshold where the bond could be waived. Since the City will most likely hold all monies until the project has been completed and will make payment after completion, the City, in essence, would serve as its own bondsman. Therefore, he suggested the bond be waived.

Discussion of the sub-contractor issue followed. *George McKay*, Public Works Director, informed bids were received for the sub-contractors.

Mayor Barford stated this process (Phase 4) will eliminate the remediation of City Hall, however, would not cover the Attorney fees, which are undetermined at this time.

After discussion, the following action was taken:

MOTION: Commissioner Woodland moved to authorize the Mayor to negotiate and execute a contract with the Gary Group at a cost not to exceed \$41,537, (as outlined on the summary sheet dated May 5, 2007) for the reconstruction period to be finalized by June 10, 2007. The sub-contractors will work directly for the Gary Group and the Performance Bond payment will be waived. Commissioner Tollette seconded the motion. Motion carried – All Aye.

MOTION: Commissioner Miller moved to approve the additional costs in 'Not under General Contractor' as per the Summary Sheet – Contractors for City Hall Repairs dated May 7, 2007 in the amount of \$7,042. Commissioner Mattick seconded the motion. Motion carried – All Aye.

ADJOURNMENT

Chair Quam adjourned the meeting at 1:39 p.m.

Alice Baird, CMC, City Clerk

Minutes Approved: _____