

The Plain City Council had a **work session** on Thursday, August 18, 2016 at City Hall beginning at 6:00 p.m.

Present: Mayor Bruce Higley, Councilmembers Mike McKean (left at approximately 6:30), Buddy Sadler, Brett Ferrin, Brad Searle and Natalie Hale.
Staff: Francine Polson, Bren Edwards and Jake Meibos
Also present: Brad Barto, Brent Harsha and Gary Hunt

Mayor Higley called the work session to order. He stated that the work session was for discussion on the public works facility where he hoped they could talk about and go through the facts and figures with an open mind. He stated that he had reached out to a professional, Brad Barto who has had experience with pole barns, commercial buildings and shops and that Mr. Barto was the one who did the city's fire station. Mayor Higley then invited Mr. Barto to speak to the council.

Mr. Barto explained that he builds both types of structures and that it comes down to what the purpose is for the structure. Mr. Barto stated that there were two types of structures, steel and pole. He stated that the life expectancy, depending on the soil and climate, for the pole barn was 40-60 years and the steel buildings were 80-100 years. He also mentioned that after looking at the plans it looked like to him that for being a city facility for a shop, the steel structure had a lot of benefits such as if there would be the use of a crane or a hoist inside the shop the steel building would be the way to go verses the pole barn. He also stated that with the high water tables, consideration needed to be made and that it would make a difference on how the treated structure and timbers of the pole barn would react. He expressed that with the money in the long run the steel building would be his recommendation.

Councilmember Searle raised a question regarding costs and what would be lost if the city went with a cheaper steel building. Mr. Barto stated the maintenance on the pole barn would be higher due to splitting and rotting of the timbers and percentage wise it would be 20-35 percent difference on the structure and that going cheaper would depend on what the building was used for. There continued to be a lengthy discussion regarding structural differences, insulation, and heating and air. It was also addressed that if the city went with a smaller building for now, with the possibility for adding on in the future, that the steel building would be the best way to go due to the design capability of the end opening up to accommodate extensions. It was pointed out that additions could be made to the pole barn as long as it had center poles that were structurally sound and that if you knew in the beginning of construction that adding on was your intent, then the cost would increase. The mayor and the council thanked Mr. Barto for coming.

Councilmember McKean left.

Public Works Director Bren Edwards, prior to the meeting, went to surrounding cities and gathered pictures and information. He then showed the councilmembers a slide presentation showing the different facilities that are being used in these cities. He also provided explanations to questions in regards to the advantages and disadvantages of these facilities, different specs and costs of each one per conversations with the workers using them. Mr. Edwards expressed that he would like to know which direction the council would like him to take so that he could get them the facts that they needed.

It was noted that Brent Harsha, the contractor and Gary Hunt, the architect were present and were prepared to answer questions as well. The discussion lead again to the differences in the two types of buildings in regards to damage that may occur from equipment when driving through the bay openings. There was a brief discussion about the purpose of having drains. Which Mr. Edwards stated that the purpose of the drains is to have a containment area for anything that could run off of the equipment. Mayor Higley noted that we could be fined for non-compliance. There was further discussion in regards to the surrounding cities facilities and the functions in comparison to what our city might benefit from.

It was asked of Mr. Harsha that if we took our shop from a 4 bay and made it into a 3 bay shop with the option of adding on, what would the savings be. Mr. Harsha stated with the 30 x 60 the 1800 square feet would be about \$40 a foot, so \$24 thousand with \$5 or \$6 thousand for the fire wall if we don't move the building.

Mayor Higley noted that if we take the two bays out now then down the road the city would need them and it would cost more. Mr. Harsha stated that the expense would come with the labor of moving the sheeting and lining up the holes on the sheeting.

Mayor Higley thanked Mr. Harsha and Mr. Hunt for coming.

Mr. Edwards again asked the council to point him in the direction he needs to go. Mayor Higley reminded the council that the purpose of the meeting was for Mr. Edwards to bring as much information to the council as he could and that now it needed to be put back on the agenda so it could be voted on. The Mayor inquired of Mr. Harsha what the time frame was on the bid, to which he replied that he was willing to go with a 30 day hold as long as it kept moving forward.

Councilmember Searle thanked Mr. Edwards for the information he was able to go out and gather and present.

There was further discussion on where the costs could be cut with the steel building and it was stated that the cuts could be in the office, cabinets, or the 30 x 60 lean-to, but not in the infrastructure so that in the future the city could go back to this plan. Mr. Edwards stated that he would get with Mr. Harsha and bring back the actual figures of what it would be for the steel building and the pole barn.

Mayor hoped the council would take into consideration that what would cost the city only \$30,000 now would be \$60,000 in the future and noted that the city had the budget for this project and that now was the right time to build this shop.

Mr. Edwards stated that what is in the budget for this building in our capital improvements fund is \$525,000 and if we bring in some of the sewer money, since a whole bay in this building is devoted to sewer and with the entire project centered on storm water we could take storm water money and put towards this.

There was further discussion in regards to the roll over funds from the previous budget and did the council specify that it was going towards the public works building. It was also stated that some of that money went into the fire station.

Mayor Higley stated that the regular city council meeting needed to start and declared that the meeting was now over and thanked everyone for coming.

The work meeting adjourned at 7:00 p.m.

City Recorder

Mayor

Date approved