



595 Main St. Aumsville, Oregon 97325
(503) 749-2030 • TTY 711 • Fax (503) 749-1852
www.aumsville.us

AUMSVILLE CITY COUNCIL

May 4, 2023 Special Meeting Minutes

Mayor Angelica Ceja called the meeting to order at 4:06PM. Present via Zoom were Mayor Angelica Ceja, Councilors Nico Casarez, Della Seney, Douglas Cox, Katie Wallace and Walter Wick. Council absent: Scott Lee. Staff present: City Administrator (CA) Ron Harding, Public Works Director (PWD) Steve Oslie, Assistant Public Works Director (APWD) Matthew Etzel and City Clerk Traci Nichols.

The meeting was video recorded to be released later.

AGENDA APPROVAL: Councilor Seney moved to approve the agenda. Councilor Wallace seconded. Council present unanimously voted to approve the agenda as presented. Agenda approved.

PUBLIC COMMENT: None.

NEW BUSINESS:

a) Recommendation to Award – Public Works Shop Building

City Administrator Ron Harding presented the Staff Report to Council. CA Harding said both PWD Steve Oslie and APWD Matt Etzel were present, and they had largely led this project working with engineers and prospective bidders. He indicated this project began several years ago, and last year the City had obtained \$900,000 in grant funding from the State for the new build. The job went out to bid earlier this year, and the bids came out much higher than expected. The lowest bidder was at a little over \$2 million dollars: \$2,069,000. The highest bidder was \$2.8 million. Staff worked to do 2 things: try to value engineer some of the elements to try and bring price down. Staff was able to bring the price down to \$1,874,000. Bringing the price down didn't change the scope of the job. The second phase was finding fill-in-the-gap funding, which was obtained with the help of Business Oregon by way of a loan with a 15-year term. He said the loan could be paid off before that time. The timing didn't work out as well as anticipated, and Staff was advised if the company was to hold the price at what was bid, the bid would have to be awarded by May 5th.

CA Harding said that the matter before Council now was to award the bid or not. He said that if the job went back out for bid, it was an expensive process to go through and the prices may go up. He said the risk of awarding the bid was that though he has a letter guaranteeing loan of the necessary funds, he doesn't have signed documents in front of him. He said there was little risk there, but still some. He said RA Gray was the company Staff is recommending to

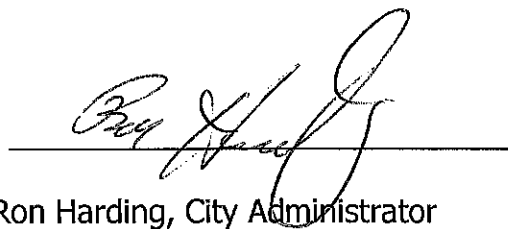
award to. They scored high and are experienced at this kind of work. He added the City had enough money to get the project started, and would be well into it by the time they had to draw on the additional funding. Councilor Cox asked what the risk was. CA Harding said he didn't think it was much – but he hasn't yet seen the contract and terms from Business Oregon on the additional funding. APWD Etzel said they've been working with RA Gray for a while, and they've been good about holding the bid price. He feels it would be in the City's best interest to award them the contract, as they've basically been working with the City for free for the past month trying to help in making the project work. PWD Oslie mirrored APWD Etzel's statement.

Councilor Seney moved to award RA Gray Construction, LLC. in the amount \$1,874,425 for construction of a new Public Works shop. Councilor Wick seconded. Council present unanimously voted to approve the award.

Mayor Ceja adjourned the meeting without prejudice at 4:22PM.



Angelica Ceja, Mayor



Ron Harding, City Administrator

/s/ Respectfully submitted by Traci Nichols, City Clerk

