



**CITY OF ST. MARYS, GEORGIA
SPECIAL CITY COUNCIL MEETING**

**November 30, 2009
5:30 p.m.**

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

QUORUM: YES X NO

V. BUSINESS:

A. POLICE DEPARTMENT RE-ROOFING: *Change Order (s)*

VI. ADJOURNMENT:

**CITY OF ST. MARYS, GEORGIA
SPECIAL CITY COUNCIL MEETING
November 30, 2009
5:30 P.M.**

MINUTES

The Mayor and City Council for the City of St. Marys, Georgia met for a Special City Council meeting on Monday, November 30, 2009 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilmember William DeLoughy
Councilmember Larry Johnson
Councilmember Chuck Trader
Councilmember Gull Weaver

ABSENT WERE:

Councilmember Greg Bird
Councilmember Deborah Hase
City Manager Bill Shanahan

CITY OFFICIALS PRESENT:

Alex Atwood, City Attorney
Bobby Marr, Public Works Director
Chris Cox, City Engineer
Tim Hatch, Police Chief
Roger Weaver, Planning Director
Marsha Hershberger, Asst. Finance Director
Amy Peeples, Bookkeeper
Sarah Lee, Purchasing Coordinator

CALL TO ORDER

Mayor Eskridge called the Special City Council meeting to order at 5:30 P.M. Mayor Eskridge gave the invocation and led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

Approval of the Agenda

Councilmember Trader made a motion to approve the agenda as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

BUSINESS:

A. POLICE DEPARTMENT RE-ROOFING: Change Order (s)

The Public Works Director stated that when the contractor began removal of the existing roofing material to a suitable substrate, the original asphalt buildup roof was separating from the metal roof deck with the sprayed foam roof system. Contractor J. Register contacted the roof manufacture (Johns Manville) for guidance. Johns Manville specified that the ½” fiberboard per the project specifications would have to be upgraded to 1” ISO board. The

contractor also contacted the City about the problem. City staff met about the roof to review the problems.

J. Register generated three (3) different proposed Change Orders per the City's request.

1. Change Order No. 1 – Install 1” ISO insulation over the entire roof instead of the ½” fiberboard per the manufacturer’s recommendation. This would give an approximate ‘R’ value of “8.7” (\$9,620.00)
2. *Change Oder No. 2 – Completely wrap the parapet wall with TPO membrane instead of terminating the TPO on the inside wall of the parapet. This change would provide a more complete sealed roof. (**\$16,840.00** or \$21.34 per lineal feet of parapet wall)
3. *Change Order No. 3 – Install 3” of ISO insulation in place of the 1” ISO insulation to increase the total ‘R’ value to “20.88”. This would provide the ‘R’ value similar to the current roofing system. (**\$71,360.00** or approximately \$2.07 per square feet)

Bill Gibbs, Operations Manager J. Register Roofing explained the removal, replacement and materials needed to replace the roof. The initial bid plan was only to go to the top of the asphalt until the existing roof deck was removed. There is a no dollar limit warranty for the first year or two and the roofing contractor is called for any problems. After that time, the manufacturer Johns Manville is contacted who will electronically wire a work order to the roofing contractor to go to the site. If there are any issues after that time the roofing contractor is paid through Johns Mansville for a 15 year, no dollar limit warranty.

Councilmembers discussed securing the roof properly because the city has a tenant, costs and materials associated with the change orders and funding through Special Purpose Local Option Sales Tax (SPLOST VI).

Councilmember Trader made a motion to move forward with change order numbers 2 and 3, not needing change order number 1 any longer; and award it to the current company J. Register Co. Councilmember Weaver seconded the motion.

Tom Cyphers, resident questioned whether all of the previous bidders were given the opportunity to test the core samples of the existing roof material. The Public Works Director responded that all were present for the core testing. Mr. Cyphers further questioned whether it would make a difference if the insulation was sprayed in the ceiling tiles to increase the R value and save on energy bills, and expressed concerns about tax payer’s money being used and taken away from another project, and why it was not found before. The Planning Director responded that the insulation must be on the top of the roof to save energy and the current problem could not be anticipated until the project started. Councilmember Weaver stated that the City was pursuing legal action against the manufacturer of the original roof.

Mayor Eskridge called the question for a vote. Voting was unanimous in favor of the motion.

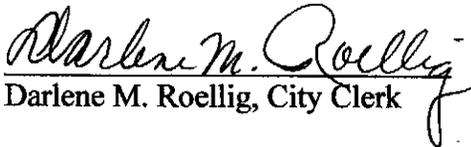
Sidney Howell, resident asked where the city stands against the manufacturer. The City Attorney responded that he will be pursuing legal action.

John Morrissey, resident suggested that the quote process include multiple options for unforeseen problems and the bid contain future maintenance costs and any additional costs associated with the project. Mr. Morrissey stated that during his review of the bid, the language could be ambiguous because it does not follow through into the scope of work.

ADJOURNMENT:

Councilmember Trader made a motion for adjournment. Councilmember DeLoughy seconded the motion. Mayor Eskridge declared the meeting adjourned at 6:06 p.m.

Respectfully submitted,


Darlene M. Roellig, City Clerk



City of St. Marys, Georgia
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

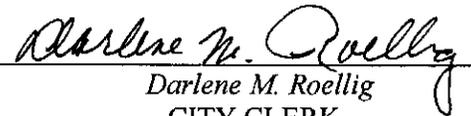
NOTICE OF SPECIAL CITY COUNCIL MEETING WITH CERTIFICATE OF SERVICE ATTACHED, AND THE WAIVER OF NOTICE AND CONSENT TO THE SPECIAL MEETING, AS SIGNED BY THE COUNCILMEMBERS OF SAID CITY, WERE READ AND ORDERED SPREAD UPON THE MINUTES OF THIS MEETING FILED FOR OFFICIAL RECORD.

TO: *Councilmember Greg Bird*
Councilmember Williams DeLoughy
Councilmember Deborah Hase
Councilmember Larry Johnson
Councilmember Chuck Trader
Councilmember Gull Weaver

You are hereby notified that the Council of the City of St. Marys, Georgia is hereby called to a Special City Council Session on *Monday, November 30, 2009* at *5:30 p.m.* in the Council Chamber at City Hall in St. Marys, Georgia, for the following purpose:

BY: 

Rowland T. Eskridge, Sr.
MAYOR

ATTEST: 

Darlene M. Roellig
CITY CLERK

DATE: *November 30, 2009*

CERTIFICATION AS TO SERVICE OF SPECIAL COUNCIL MEETING

I, *Darlene M. Roellig*, the duly appointed Deputy Clerk of Council for the City of St. Marys, Georgia, do hereby certify that on *Monday, November 30, 2009*, I served in the manner prescribed by law upon each of the Councilmember's named in the foregoing Notice of Special Council Meeting.



Darlene M. Roellig City Clerk

WAIVER OF NOTICE AND CONSENT OF SPECIAL COUNCIL MEETING

We, the undersigned Council members of the City of St. Marys, Georgia, do hereby accept service of the foregoing Notice of Special City Council Meeting and do hereby consent and agree that the Council of the City of St. Marys, Georgia shall meet at the time and place named in the said Notice of Special City Council Meeting and for the purpose(s) stated therein.

Councilmember Greg Bird

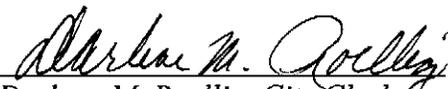

Councilmember William Deloughy

Councilmember Deborah Hase


Councilmember Larry Johnson

Councilmember Chuck Trader


Councilmember Gull Weaver

ATTEST: 
Darlene M. Roellig, City Clerk

DATE: *November 30, 2009*