

TOWN COUNCIL WORKSHOP

The Town Council of the Town of Wheatland held a workshop at 6:30 P.M., March 26, 2009 at the Fire Dept. Training Center for the purpose of discussion on the proposed Fire Hall renovations to be paid for with the Capitol Facilities Tax funds.

Town Council members present; Mayor Hensel, Councilwoman Sluss, Councilmen Evans, Shoemaker and Madsen. Also present were Fire District Pres. Don Moede, Fire Chief, Scott Scheller, Town Clerk, Cindy Kahler, Town Building Inspector, Steve Snook Town Engineer, Russ Schamel and Town Attorney, Doug Weaver.

Don Moede presented preliminary specifications and drawings of the proposed building. He stressed that they were “preliminary” plans and needed more work. He stated that they had contacted Centinal Buildings for engineered drawings and they would cost \$4,000.00, however if their building was purchased, they would reduce the price of the building by \$4,000.00.

Russ Schamel stated that he is a Licensed Professional Engineer and he knows nothing about buildings or architectural drawings, however, he does know that the building needs some professional drawings, specifications and some geotechnical work because of the proximity to the irrigation ditch. He stated that the State Statutes are specific about licensed engineers and he did not feel the Council had any “wiggle room” in this case due to the fact that it is a rather controversial project already and it is being paid for totally with tax dollars.

Don Moede stated that they did not want to involve a professional architectural firm as they could cost anywhere from 25 to 40 percent of the cost of the project. They were of the understanding that costs needed to be kept down on the project and they didn't feel that a licensed engineer needed to be hired on a project this size.

Mayor Hensel asked about the condition of the bridge and what would be needed in the ditch for construction so close. Engineer, Russ Schamel stated the bridge in front of the fire hall is one of the better ones in Town and there will have to be a cement wall or culvert in the ditch to avoid it caving in.

Town Attorney, Doug Weaver stated that there are numerous issues that needed to be addressed by a professional engineer, with liability being a primary one. A licensed Professional Engineered set of plans and specifications places liability on the engineer for the ability to build from the plans and specs. He stated that demolition is a concern and a structural engineer can specify how and what needs to be done to keep the standing wall in place, while doing the demolition. He stated that the contracts have to be complete and specific to avoid legal issues during and after the construction.

There was a lengthy discussion concerning the process of obtaining an engineering firm and

Attorney Weaver stated that the firm could be contracted without going through a lengthy bid process and he would check the Statutes regarding exceptions requiring structural engineers.

Councilman Evans stated that it was his understanding from the discussion that the Council should require an engineering firm to complete the plans and specifications on the building.

Don Moede asked what would happen to the plans and the work that has already been done by Derrick Marker and Clerk/Treasurer, Cindy Kahler stated that he would be paid for the preliminary plans and any engineering firm that is hired should work with those plans. Fire Chief, Scott Scheller stated that since the project seems to be controversial, it would certainly help the Fire Dept. to have an outside firm do the final design.

Engineer, Russ Schamel stated that the new building will be encroaching on Wheatland Irrigation District Land and something needs to be worked out with them before any work begins. He stated there needs to be an encroachment agreement or the land purchased to address the issue.

The Council were in agreement that the Fire Dept. move forward with obtaining an engineering firm to develop plans and specifications and Town Attorney, Doug Weaver suggested they contact Mark McGuire as he is associated with a small firm in Colorado and they might be able to do this job.