

North Powder City Council Special Meeting
August 25, 2022
6PM New City Hall

Attendance: Mayor John Frieboes, Councilors Logan McCrae, Vicki Townsend and Joyce Lawyer. City Recorder Beth Wendt

Councilors Mike Morse, Justin Wright and Jeff Grende were absent.

Mayor John Frieboes called to order. Bids for the City Hall heating and air conditioning project were opened. We received two bids, one from Grende Heating and Air LLC and one from Tri-County, Inc.

Tri-County, Inc. submitted 5 options. Option # 1 was a BlueRidge Mini Split unit, 18,000 BTU, +5 degree on heat for \$3667. Option #2 was a BlueRidge 24,000 BTU unit, +5 on heat for \$4134. Option #3 was for a BlueRidge 24,000 BTU unit, good to -22 degrees on heating for \$4769. Option #4 was a BlueRidge 24,000 BTU unit good to -31 degrees on heating for \$5068. Option #5 was a BlueRidge 36,000 BTU unit good to -22 degrees for \$7838. All units come with a 5 year warranty on parts, 7 years on compressor, and 1 year on labor. Terms were Tri-County, Inc will provide mechanical permit and City will provide the electrician. Payment terms: 70% down and 30% upon completion. Tri-County, Inc. didn't recommend the 1st option.

Grende Heating and Air LLC submitted 2 options. Both for 18,000 BTU mini split units. Option #1 was for a Senville unit with heating to 5 degrees for \$3500. Option #2 was for a Mitsubishi unit with heating to -18 degrees for \$6400. Permits and inspection costs were included. Electrician to be provided by the City. Payment terms: 50% down and 50% at final.

Vicki wondered how much money we budgeted to work on the building. Beth thought we had a total of \$70,000 which included the bathroom, misc. furnishings, and anything else we do to the building. Joyce wondered if we could use ARPA for this project. Beth thought it was probably okay but the council needs to make that decision. Logan thought Mitsubishi was the "Cadillac" of models and they stand behind their products. He was concerned that we asked for a specific unit and wondered if we should consider other options. Joyce thought we should think about cold weather. Logan didn't think we needed the 36,000 BTU unit. Vicki was concerned about the availability of parts. John preferred Option 3 from Tri-County. It was more BTUs than we requested but it heats to -22 degrees instead of +5 and it was almost \$2000 less than the Mitsubishi. It has a 5 year warranty on parts and 7 years on the compressor. Logan didn't think the BlueRidge was a reliable brand, but they are supported. He struggled with the fact that we asked for a specific unit and felt maybe we should only consider those options. If we want to consider other options, we should re-bid the project. We discussed going with a more expensive unit that went to -21 degrees, but he thought the council wanted to go with a cheaper unit and use another heat source. He agreed that it made sense to go with a lower temperature unit. Joyce felt the Council didn't understand but reiterated that we should consider cold weather. Logan still didn't think a 24,000 BTU unit was necessary, but the bids were from professionals. Joyce didn't want to go too small and have to do it again. She liked having a choice and the idea of heating to a lower temperature. Logan reiterated that we put out a request for a specific option and we should either pick one of them or re-bid the project. John felt we got a bids from each company for what we asked for but we got other recommended options. Joyce added that as long as we have back up heat we might be okay with 5 degrees, but if we get a unit that will heat more, we only have to worry about one heat source. She didn't think Tri-County Inc would use the BlueRidge brand if they didn't have confidence in its reliability. Logan felt it would be tough to go with the Mitsubishi just because of the brand. It cost almost \$2000 more. John reiterated that he would suggest Tri-County Option #3. It is a bigger unit than we asked for but it heats to -22 and it has a 5 year warranty on parts and 7 years on the compressor. Joyce made a motion to accept Option #3 from Tri-County, Inc. Logan seconded. All were in favor.

Logan added that he thought we should spend ARPA funds for the project. He thought it was defensible in the big scheme of things. He made a motion to do so. Joyce seconded. All were in favor.

Meeting adjourned at 6:57PM

Respectfully submitted,

Attest:

Beth Wendt
City Recorder