

Draft

RIIA SPECIAL MEETING MINUTES

August 12, 2013

All Saints Center on Raft Island

Board Members Present: Charlotte Crain, President, Richard Swenson, VP, Anne Scea, Treasurer, Sarah Brown, Secretary, Trustees: Dave Paly, Jim Cushing, Judd Morris, Mike Hirko, Trish Burnett and John Rosendahl. **Absent:** None

Members Attending: Total members attending and/or proxies, plus voting-by-mail members equal 141. Attendees signed in when they arrived.

The purpose of this Special Meeting is to receive updated information about the Raft Island bridge replacement project, ask questions and VOTE on whether to go forward with Phase III of the project. Phase III is the final phase (construction) and will complete the project.

The meeting was called to order at 7:05 by RIIA President, Charlotte Crain who welcomed all attending. Roger Hansen, Owner Representative for the bridge project and Karl Kirker of Exeltech were introduced.

Bridge Update: Roger spoke about the bid process, the RFP placed in the Daily Journal of Commerce, the numerous meetings with the Dept. of Agriculture (our long-term loan source) which produced the 100% request, the opening of the fixed price bids on July 30th and their eventual recommendation of Quigg Bros, the lowest bidder. Karl related their experience working with Pierce County and other departments for the numerous required permits: all are complete but two - which will be ready by September. Roger talked about getting prices and dealing with the electric company (PLC) re relocating power lines and phone lines which should be done by October 1st.

Q and A Discussion: The lengthy discussion included the following questions:

- Will Quigg pay prevailing wages? Yes, this is similar to union wages, but Quigg is not union and union workers are not a federal requirement.
- Would pre-cast piles be better than steel piles? Steel piles which are later filled with concrete can be made with a smaller diameter and are more flexible.
- Why not longer spans? The optimum is 71' - longer would require heavier

equipment to install and are not the best option.

- Bridge closures? These will be kept to a minimum
- Noise levels? Using vibration methods except for the last 8' will minimize

Financing Update: Jim McReynolds spoke about USDA financing and the exceptional help Bruce Whittle of that department has been throughout the process. He described the 3.2% construction loan with NW Farm Credit Bureau. Anne Scea, Treasurer, responded to questions about the cost to each homeowner and why the estimate of total cost has increased. She said that we have more concrete numbers now including land acquisition and utility relocation costs: we can estimate annual costs at \$1850-\$2200 for each lot-owner, still within our original estimates. Exact monthly payments will be known by the next annual meeting. Roger described how funds from the Farm Credit Bureau to the construction crews will be paid. There will be scheduled steps and goals to be met throughout the construction period.

The Vote: Members were asked to submit their ballots if they hadn't done so. Ballots were collected and counted three times by three volunteers: Ron and Ruth Martin and Trish Burnett. Charlotte announced the results:

- 141 members voting
- 126 voted YES
- 15 voted NO.
- 89.4% approval -- Phase III of the bridge replacement project passed.

Additional Board Votes:

- Anne Scea moved that we approve the additional \$1Million funding request from USDA. Jud Morris seconded the motion and it passed.
- John Rosendahl moved that we approve the additional \$1 Million request from the construction lender, NWFCB, and that we pay the additional loan origination fee of \$13,000, bringing the total fee to \$60,424. Jim Cushing seconded the motion and it passed.
- Jud Morris moved that we select Quigg Bros. Inc. for the construction contractor on the bridge project. Jim Cushing seconded the motion and it passed.

The meeting was adjourned at 8:40.

Respectfully submitted,

Sarah Brown, Secretary