

MEMORANDUM

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY
CITY AND BOROUGH OF WRANGELL**

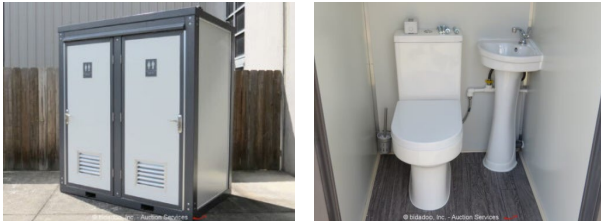
**FROM: JEFF GOOD
BOROUGH MANAGER**

SUBJECT: MANAGER'S REPORT

DATE: January 24, 2023

INFORMATION:

- Provided Ray Matiashowski, our State lobbyist, a tour of the town and our current projects. It was very informative for him to be able to put eyes on and see the projects first hand. We also met with a few Assembly members as well.
- The directors and I had 2 days of management training put on by the Alaska Public Entity Insurance. The training was very thorough and was not only a good review of management practices but also gave a detailed review of federal and state laws and the documentation to ensure we stay in compliance.
- We purchased 2 portable bathrooms off ebay for \$3099 and the shipping quote was \$811. We appreciate Assembly Member Powell for bringing them to our attention. We will be procuring an ADA bathroom as well which are approximately \$9000 new. Once they arrive we will work on the project to get them installed.



- The Gallery would like to use the little theater room at the Nolan Center to create an art gallery featuring locally produced pieces with the purpose of selling to tourists and local residents of the community. The members of the Gallery would donate \$1,000 to get the room ready and commissions to the Nolan Center.
- We receive our updated report from DCCED with our updated population and it dropped from 2096 to 2084.
- We had a meeting with Trident Seafoods and they stated they are going to try and open this year for the Pink Salmon run.
- We continue to work with the Assessors on completing the assessments.

City and Borough of Wrangell Public Works Department January 2023 Directors Report

Streets

- Streets staff put in 87 hours of overtime over the Christmas Holiday weekend plowing snow and sanding icy roads.
- 4 water shut offs with the thawing temperatures after Christmas for service breaks/leaks

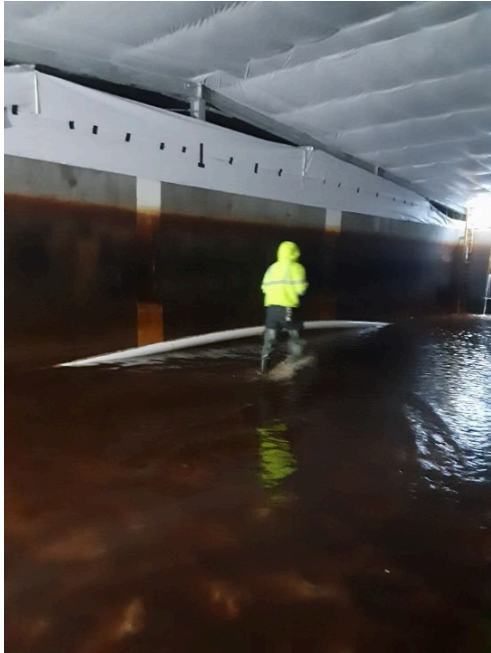


- 1 main break, an air relief valve near shoemaker loop broke.



Water

- The chlorine generator at the WTP froze up and broke during the single digit temperatures. The system was rebuilt and additional heat was directed in its direction to keep it from freezing in the future.
- Water flows have been fluctuating dramatically with the service leaks and main breaks. Within a week after the cold snap was over flows seem to have stabilized.
- A pipe in one of the slow sand filters at the WTP came out of the sand. These pipes are meant to push water into the slow sand filters. Occasionally, the sand liquefies and the pipes are pushed to the surface as the perforated holes are on the bottom of the pipes. There should be straps to hold pipes in place to keep this from happening however the straps appear to have corroded away. A trench was dug by hand inside the filter bay and the pipe was re set.



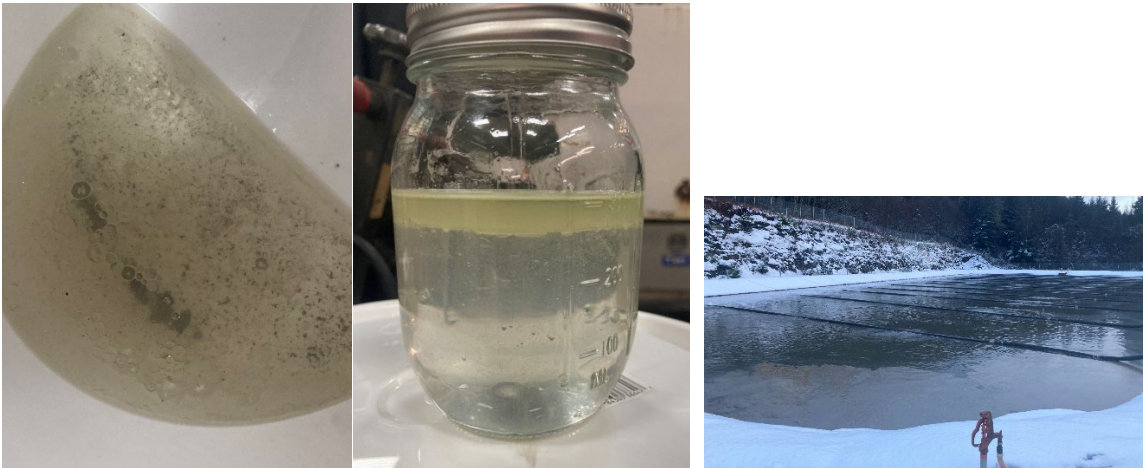
- There was a gasket blowout on piping from one of the booster pumps at the WTP.



Sewer

- There were a number of issues with lift stations 4 and 6 during the December 16th power outage. Both stations went down which resulted in a number of alarms for the pumps. Staff were able to get the generator going for node 4 right away but one of the pumps did not come back on and was in fault. The node 6 generator had a hard time starting and then once it started only 1 pump was able to run. If all 3 pumps were turned on the generator would bog down and shut off even though it should be able to run all 3 pumps. The mechanics arrived on scene shortly after and started by changing all of the filters on the generator. At this time it was observed that there was a considerable amount of water in the fuel. Once City power came back online the mechanics took the generator to the shop to try a filter/change out and filtering the fuel in the tank. Once filters were changed and fuel was filtered the generator ran much better and was able to take the load of all 3 pumps. About 5 hours after the power outage the last pump at node 4 cleared all alarms and a new pump was not needed.

- Weirs and diffusers froze up during the cold weather which required additional time from staff to be checking periodically and breaking ice to keep the ponds from overflowing. Diffusers that were frozen were removed and replaced.
- A petroleum based contaminant was identified in the collection system. Upon investigation it appeared to be diesel fuel. This was causing instrumentation and sensors in lift stations to malfunction. Staff were able to track the infiltration to a location of about 5-6 homes near the corner of Mckinnon and Church St. Staff worked with Petro Marine and homeowners to try and identify possible sources of contamination from old underground tanks. Staff were able to narrow down the source and we have worked with the homeowner to get the tank emptied to stop the contaminants making their way into the collection system. Lift stations had to be pumped out, absorbent pads and absorbent booms were placed in lift stations as well as in the aeration pond at the wastewater plant. We believe we were able to capture a significant percentage of what got into the system before it was discharged into Zimovia St. This incident was reported to the EPA, ADEC and the USCG.



- 1 assist was needed from WMLP for a lift station that was in alarm. Initially it was thought to be an issue with the breaker on the station itself. It was found to be a blown lag on a transformer that needed to be repaired by WMLP.

Garage

- The garage assisted with a retrieval of 1 City owned vehicle during the Christmas ice storm.

Wrangell Parks and Recreation Pool Maintenance Project
Director, Kate Thomas
January 25th, 2023

Wrangell Parks and Recreation's Swimming Pool will be closed for maintenance until further notice. We suspect that pool operations will be returned in March. We apologize for the ongoing delay; however, we are committed to ensuring the pool repair is performed to the best standards possible.

Further explanation on the project is outlined below.

Late in the summer of 2022, Parks & Recreation maintenance personnel noticed an upward trend in water loss. Through some investigation we determined that there was a small crack in the concrete foundation, causing approximately 3,000 gallons of water loss a day. It is critical to resolve issues of this nature to prevent further deterioration and harm to the facility. The department had a similar issue in late 2014 which was resolved in early 2015 through a plug and patch repair approach at the surface of the concrete.

To ensure we do not face the same problem seven years down the road we are seeking a more comprehensive repair that is common in aging aquatics facilities nationwide. PND engineers reviewed the existing condition, the 2015 pool repairs method and materials, the original construction plans, and they developed a modified repair design. The proposed plan includes removing tile, mortar and a portion of concrete in the affected area to install a water stop. Water stops are embedded in concrete, across and/or along the joint, to prevent the passage of liquid through the joint. Concrete will be poured over the water stop, rebuilding the subfloor for tile installation.

The Borough, on two separate occasions, issued RFP solicitations for the repair work and received no response to either solicitation. To further this repair project, staff have recommended a different approach based on feedback from a couple of the local contractors, who have suggested the work be performed on a Time and Expense (T&M) basis. While working through the way we will select a contractor for construction of the repairs, staff are ordering the materials since they will require approximately several weeks to acquire.

Making good use of down time, maintenance personnel, Lane Fitzjarrald (P&R) and Duke Mitchell (Capital Facilities) are addressing all the maintenance duties that require the pool to be drained in addition to other priorities. Staff have completed the following maintenance tasks; heat exchanger annual maintenance; cleaning sand filters, replacing media and laterals and plumbing repairs; float switch replacement; pump maintenance; valve replacement; cleaning the sump and surge tanks; and regrouting the entire pool basin (thousands of sq ft). Staff are moving towards pool deck tile repairs, grouting and other miscellaneous items that will improve the aesthetics of the pool natatorium.

Thanks to the Capital Facilities Director, Amber Al-Haddad for scoping the construction for the concrete repair and procuring labor and materials. We appreciate the Public Works staff Jeff Rooney, Lorne Cook, Jeffry Davidson, Tom Gillen for assisting with valve replacement. Along with Brian Christian and Andrew Scambler who assisted with pump maintenance and permit confined entry.

Huge thanks to Lane Fitzjarrald for digging in and doing the deep and labor-intensive work it takes to ensure a quality job, while maintaining good standards and safety practices. And to Duke Mitchell, who is stepping in to help at every opportunity he can. And lastly, to the community for their patience while we work to return the pool to operations.

