

**Pocahontas City Council
Special Called Meeting 3-16-17**

Mayor Kary Story called the special meeting to order. City Clerk/Treasurer Suzanne Hawkins conducted roll call. Councilpersons present were: Rainer DeClerk, Verna Dudley, Keith Futrell, Wayne Broadway, Ben Pond, & Rob Olvey. City Attorney Alex Bigger was present. The media was represented by KPOC radio and the Star Herald newspaper.

Story asked the Depot Subcommittee to address the entire council. This subcommittee consists of Rainer DeClerk, Verna Dudley, & Ben Pond. Dudley explained that the Subcommittee would like to act as the project manager for the completion of the Train Depot Museum. Olvey asked if they were still going to put the project out for bids. DeClerk explained that a contractor typically adds additional costs to cover the contractor and contingency amounts which inflates the costs by 10-20%. He stated if the subcommittee acts as the project manager they should be able to keep the costs down. Pond added that bidding the entire project out to a contractor would add time to the starting of the project. Olvey didn't agree that bidding it out would cause the time to be extended. Olvey stated he still felt the project should be bid out to make sure we get the best use of taxpayer's money. Pond asked Bigger if it is legal to "piece meal" the project. Bigger read ACA§22-9-203 which discusses that a project with a contractor over \$20,000 must be bid out. Bigger stated that the city Ordinance 15-03 authorizes the city to make purchases up to \$20,000 with bidding. He stated if the committee acts as the project manager they will do the research for the mayor and bring the estimates to the mayor for purchases to be made. Story stated he cannot approve any purchase \$10,000 or more. Story suggested they should contact at least three electricians, three plumbers, three flooring contractors, etc. to get a written estimate for each phase of the project. Olvey stated he would like to see the estimates. Broadway stated he doesn't have any problem with the committee acting as the project manager and he felt it was the simple way to go.

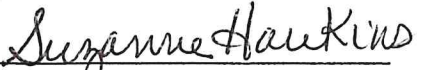
Pond stated he would like the committee to be authorized by council to act as the project manager. Olvey said he didn't think that was necessary. Bigger stated he felt it would be a best practice to formally motion for the committee authorization by council. Futrell stated he would like to see the bid price vs. individual costs. Olvey said each contractor would have to be asked if they have workers comp insurance. DeClerk guaranteed it would cost more to bid the total job out. Broadway stated he would like to see future projects handled in this manner with the committee being the project manager.

Dudley stated this project has taken too long to complete. She said they all want to use the city's money in the best way. She just wants to get going with the project and stop dragging it out. Bigger noted that Ord 16-04 authorized preference to businesses inside the city limits. Pond motioned to authorize the Depot Subcommittee to be the project manager for the completion of the museum which includes obtaining estimates from individual contractors for each phase of the project and submitting recommendations to the Mayor. Dudley seconded. All voted to approve the motion.


Futrell asked that the Mayor to contact the AHTD to get the solid white line repainted at the intersection of Hwy 67 and Broadway.

Olvey motioned to adjourn. Pond seconded. All voted to adjourn.

Minutes submitted by:



Suzanne Hawkins
City Clerk/Treasurer



Kary Story
Mayor