

City of Odessa, Missouri
Board of Aldermen
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ December 12, 2022 | 7:00 p.m.
Meeting Minutes

[Media Link](#)

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Mayor Stephen Wright called the meeting to order at 7:02 p.m., and led in the pledge of allegiance.

ROLL CALL

Karen Findora, City Clerk called the roll and confirmed a quorum.

Mayor Stephen Wright	Present	Alderman Steve Lockhart	Present
Alderman Mike Stevens	Present	Alderwoman Donna Ehlert	Present
Alderman Bryan Barner	Present	Alderwoman Mickey Starr	Present
Alderman Shawn Cramer	Present		

OTHERS IN ATTENDANCE

Shawna Davis – Interim City Administrator/Finance, Karen Findora – City Clerk, Phillip Salmon – Police Detective, Andrew Lockhart – Police Officer, Darrin Lamb, Streets – Kenny Snider - Wastewater, John Mautino – Lauber Municipal Law, LLC

PUBLIC IN ATTENDANCE

Hannah Spaar – Odessan, Marquis Cannon – Aquila Industries, Derek Campbell – Aquila Industries, Patrick Smith – Incite Design Studio

APPROVAL OF CONSENT AGENDA

Approval of minutes

- November 28, 2022 – Regular Session

Motion was made by Alderman Cramer, seconded by Alderwoman Starr, to approve the November 28, 2022 regular meeting minutes with a minor change to the first page. Others in Attendance: remove Josh Thompson and add Phillip Salmon.

Motion carried 6-0.

MAYOR'S REPORT

Thanked City staff for a fabulous, well attended holiday party. Mayor Wright stated that CarQuest had its grand opening last week, and encouraged the citizens to visit the store. Mayor Wright thanked the Police department for their dedication and service for the Shop with a Cop event on Saturday, December 10th. He went on to wish all a Merry Christmas and Happy Holidays.

SHOP WITH AN ODESSA COP

Detective Phillip Salmon, who spearheaded the Shop with an Odessa Cop event stated that 26 businesses in town donated to help purchase gifts for 15 Odessa children and their families. Each child had a total of \$300.00 to spend. The Oak Grove Walmart also donated a holiday meal to each family. Santa stopped by to visit the children and take photos. THANK YOU to all of the local businesses and volunteers who made this event possible with their generous donations and services.



ALDERMEN REPORTS

- Alderman Barner – Would like staff to review solar panel regulations and requirements.
- Alderman Lockhart – None.
- Alderwoman Ehlert – Thanked staff for a great holiday party. She went on to invite everyone to sign up as a Salvation Army Bell Ringer. A large percentage of the funds stay in the City of Odessa to assist citizens in need.
- Alderman Cramer – None.
- Alderman Stevens – None.
- Alderwoman Starr – Thanked staff for a wonderful holiday party.

PUBLIC HEARING

None.

PUBLIC COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

Bill No. 2022-26 (1st reading) – Replat

Mayor Wright read the proposed Ordinance requesting the approval of Replat Lot 4, Russell's Fourth Addition, Lots 1-7 first reading.

Motion was made by Alderman Cramer, to approve Bill No. 2022-26 first reading, seconded by Alderwoman Ehlert.

Motion carried 6-0.

Bill No. 2022-26 (2nd reading) – Replat

Mayor Wright read the proposed Ordinance requesting the approval of Replat Lot 4, Russell's Fourth Addition, Lots 1-7 second reading.

Motion was made by Alderwoman Ehlert, to approve second reading of Bill No. 2022-26, seconded by Alderman Barner.

Roll call vote as follows:

Alderman Cramer	yes	Alderwoman Ehlert	yes
Alderman Lockhart	yes	Alderman Stevens	yes
Alderwoman Starr	yes	Alderman Barner	yes

Motion carried 6-0.

Bill No. 2022-26 became **Ordinance No. 3085**

Bill No. 2022-27 (1st reading) – Repealing Salary Compensation Schedule

Mayor Wright read the proposed Ordinance repealing Ordinance 3066 of the City of Odessa Employee Pay Schedule for exempt and non-exempt employees. This Bill would add a Wastewater Lab Technician to the category four (4) pay range.

Motion was made by Alderman Barner, to approve Bill No. 2022-27 first reading, seconded by Alderman Cramer.

Motion carried 6-0.

Bill No. 2022-27 (2nd reading) – Repealing Salary Compensation Schedule

Mayor Wright read the proposed Ordinance repealing Ordinance 3066 of the City of Odessa Employee Pay Schedule for exempt and non-exempt employees.

Motion was made by Alderwoman Ehlert, to approve second reading of Bill No. 2022-27, seconded by Alderman Lockhart.

Roll call vote as follows:

Alderman Cramer	yes	Alderwoman Ehlert	yes
Alderman Lockhart	yes	Alderman Stevens	yes

Alderdwoman Starr
Motion carried 6-0.

yes

Alderman Barner

yes

Bill No. 2022-27 became **Ordinance No. 3086**

Discussion: Bid No. 12-22 – Odessa City Hall Renovations & Additions

Mayor Wright stated that the construction budget for the new city hall was distributed to the Board. Mayor Wright apologized that the bid estimate document was not included in the packet, staff just received it the day of the meeting.

Alderdwoman Ehlert questioned the credit for the value engineering of \$50,000.

Patrick Smith, Incite Design Studio stated that on Tuesday, December 6th the City took bids for the construction cost for the new city hall. He stated that the light gray column on the construction budget sheet is the numbers that were presented earlier in the year, and the bold numbers are the actual bid results from Aquila Industries, the company that was chosen during the bid opening. Patrick Smith stated that there was a slight overage, and he has been working with Aquila to get the numbers closer to the budget.

Alderman Cramer stated that he looked at the subtotal base bid of \$288,959.00 as compared to June's total of \$162,500.00. He went on to say that on the upper end it came in \$70,000 under was estimated, and on the lower end Incite Design missed the ball by \$120,000 +/- . He stated that was a pretty major over swing.

Mr. Smith stated that when his company is estimating they are looking at a number of different things, and parts and pieces are coming from different packages. He stated that there may be times when he is off on one item high or low, but really we are looking at the total number here. Mr. Smith stated that if you add the alternate base bid and when he was here this past summer had contingency inflation numbers too, and if you look at that compare the subtotal, they were at \$885,675.00 back then, and now they are at \$842,891.00 right now. Mr. Smith stated that from a bid result stand point they actual went down. Alderman Cramer stated that, that is true, but it still doesn't answer the question he asked. Alderman Cramer stated that the Board was looking at two different projects, one where we completed the project in its entirety, and the other was enough to just get the building useable as is. That number in June was \$162,500. Mr. Smith stated that was correct, that was his estimate. Alderman Cramer stated now the total is \$28,959.00, that's a substantial miss. Alderman Cramer stated that just using the building as is there was a miss of \$100,000.00. Mr. Smith stated he did miss it. Alderman Cramer stated that he is trying to figure out how this was missed that bad. Mr. Smith stated that he may have not had all the square footages calculated correctly, he missed the mark on some of the materials. He stated that sometimes with these small projects it's hard to anticipate staff work load, on where they are going to come from, who has a need from a construction stand point. He stated that yes, he missed the mark on the summer base bid.

Alderdwoman Ehlert asked for an explanation for tier 1, 2 and 3. Mr. Smith stated that was a tool used early on, breaking down 3 different levels of renovations. The lowest cost level being just finished up work, more aesthetics, on the flip end, the higher cost tier gets in to reworking and changing the duct work, adding more offices, updating the mechanical,

electrical, and plumbing systems. Mr. Smith stated that when he was working up the estimate he did it on three different levels. Those numbers have now all been combined. Basically, it's for the bidding process.

Alderwoman Ehlert asked if the soft cost, that includes technology etc., if they did the entire project, if the Board leans to just doing the building as is and get it to where it is usable, and not add the addition, what soft cost are going to apply to just the building without the new addition. Mr. Smith stated that there would be a reduction of about \$40,000 - \$50,000 or so. You could remove the council chamber furniture, you wouldn't need as many security card access. Mr. Smith stated that you could reduce the total cost by roughly \$40,000.

Alderman Cramer asked if the City could sell the building for what they paid for it. Alderman Lockhart stated that he thought they could. Alderman Cramer stated that if there are plans to build a police building down the street, you could build it all in one. Mayor Wright stated that he would disagree, there is not enough room in that location to construct it all.

Alderman Barner stated that when the Board approved the bid for this was with the understanding that the money that was paid for the building \$550,000 would be returned to the general fund. He stated that, that is money that can be used for a lot of different things. He stated that he's not on board with anything that doesn't return funds back into the general fund like what was originally discussed.

Alderwoman Ehlert stated that she has been in the building off and on turning on the holiday music, and she stated that it's a wonderful building. She stated that you could just walk in there and see our City Hall being in that building. Alderwoman Ehlert stated that she is nowhere near the thought of selling the building. There is space to grow in the building. She stated that being a steward of the cities money, she doesn't feel that right now the money should be spent on the new addition, but would love to see city hall move into that building as soon as possible. Alderman Barner agreed with that statement. He stated that he also agrees with Alderman Cramer. He stated that he didn't think it was the right time to add the addition since the Board is going to ask the citizens to help with the build out of a new police / court building, on the north side of the 1912 building. That chamber could be used for the board meetings. Mayor Wright stated that it would need to be used for all of the cities board meetings.

Alderman Cramer stated that he thought the bank building would make a fantastic City Hall, but he is not happy with the numbers presented.

Alderwoman Ehlert stated in the action report if the money was not put back in the general fund the city would still be at 50%. Shawna Davis, Interim City Administrator stated that it would be over 50%. Based on her numbers Fiscal Year ending March 31, 2022, there is a fund balance of 73%. Ms. Davis stated that if the city were not to replenish the \$550,000 taken out plus what was budgeted this fiscal year that would bring it to 58%. If we replenish the \$550,000 then that would raise it 73%.

Alderman Ehlert stated that the city has the spillway and new police building coming up and would like to keep the fund balance at 73%. She stated that even though the numbers missed the mark, compared to the other bids, the total is in the same ball park. Mayor Wright stated that the other bids that came in were much higher than the bid the Board is looking at. Alderman Cramer stated that he was surprised that none of the local construction firms bid on the project. Mayor Wright stated that five companies visited on the initial visit, then two others visited, and the four (4) bids were what was submitted.

Alderman Starr stated that she disliked phases, and would rather see the project completed in its entirety. Alderman Cramer stated that if the city is going to build a new FEMA shelter and court room, then the addition doesn't need to be completed. The Board meetings can be held in the new building.

Alderman Barner stated that in April the Board is going to ask the citizens of Odessa for a bond to fix the spillway. It will cost the average homeowner over \$100 a year probably to get that done. The Board needs to ensure them that more than fixing the spillway will take place, he stated that the city will need a healthy general fund. He stated that if he was asked to vote for a bond to just fix the spillway, he wouldn't vote for it. Mayor Wright stated that, that is not what the city will be asking. Alderman Barner stated thank you I'm happy to hear that. Mayor Wright stated that the Board is trying to combine all of the city projects into one, and they are all separate issues. Ms. Davis added that when you're talking about fund balance you don't want to think about how you can incorporate the fund balance dollars into your operating budget. When you're spending your fund balance it has to be for a one time purchase. Increasing maintenance, or hire an additional person, you would use the operating budget.

Alderman Cramer stated that there is a \$553,000 difference between the two options.

Motion was made by Alderman Cramer, to proceed with the base bid of \$288,959.00 to get the building ready to be used as a City Hall, minus the soft cost until the numbers are revised, and voted on at a later date. Seconded by Alderman Barner with the caveat that \$550,000 would be returned to the general fund. No Roll Call was conducted, motion failed.

Mayor Wright stated that he actually needs a vote to either accept or deny the bid for Aquila Industries as the cities general contractor.

Ms. Davis stated that entire \$550,000 and the money from the sale of the old city hall would be returned to the general fund.

Amended motion was made by Alderman Cramer, to proceed with the bid from Aquila Industries with the base bid of \$288,959.00, with a caveat that the entire \$550,000.00 be returned to the general fund, seconded by Alderman Barner.

Roll call vote as follows:

Alderman Cramer	yes	Alderman Ehlert	yes
Alderman Lockhart	No	Alderman Stevens	yes
Alderman Starr	No	Alderman Barner	yes

Motion carried 4-2.

Ms. Davis stated that the entire \$550,000 and the money from the sale of the old city hall would be returned to the general fund.

Next Scheduled Meeting: The Monday, December 26, 2022 has been canceled. The next meeting is scheduled Monday, January 9, 2023 at 7:00 p.m.

Adjourn to Closed Session

There being no further business to come before the Board of Aldermen in open session, motion was made by Alderman Stevens, seconded by Alderman Barner, to move the meeting into closed session at 7:44 p.m. pursuant to RSMo 610.021 (2) Real Estate Negotiations and pursuant to RSMo 610.021 (3) Personnel.

Vote as follows:

Alderman Cramer	yes	Alderwoman Ehler	yes
Alderman Lockhart	yes	Alderman Stevens	yes
Alderwoman Starr	yes	Alderman Barner	yes

Motion carried 6-0.

Adjourn

There being no further business to come before the Board of Alderman, motion was made by Alderman Stevens, seconded by Alderman Cramer, to adjourn the meeting at 8:25 p.m.

Motion carried 6-0.

Approved:

January 9, 2023

CITY OF ODESSA

Stephen L. Wright, Mayor
Mayor Pro Tem

ATTEST

Karen Findora
Karen Findora, City Clerk