

**MINUTES OF THE SPECIAL COUNCIL MEETING
OF THE CITY OF PAOLA, KANSAS
5:30 O’CLOCK P.M.**

July 1, 2008

**HELD AT THE PAOLA PUBLIC WORKS BUILDING
29370 Old KC Road in Paola**

The Governing Body of the City of Paola, Kansas, met with Mayor Stuteville presiding.

Councilmembers present: Mayor Stuteville, Council Members Pritchard, Dial, Rowlett, and Bell.

Council Members absent: None

Also present: Manager Wieland, Clerk Droste, Police Chief Smail, Brian McCauley with the Miami County Republic, and others.

Agenda Item 1 - CALL TO ORDER: The special council meeting was called to order by Mayor Stuteville.

Agenda Item 2 - ROLL CALL: Mayor Stuteville and Council Members Pritchard, Dial, Rowlett, and Bell were all present.

Agenda Item 3 - Consider approval of a contract with Legacy Construction, LLC for the renovation / remodeling of the Paola Community Center.

Manager Wieland reported that more than four years ago, the Paola Community Center Building Committee began the process of evaluating the structural condition of the building and establishing priorities for the future renovation of the facility.

In November of 2005, the voters of Paola approved the levying of a ½ cent retailers’ sales tax for the improvement of public facilities and residential streets. A total of \$9 million dollars was committed to the construction of a new police station, the remodeling of city hall, the public library, and the community center. A total of \$1.35 million or 15% of the \$9 million was allocated to “renovate and repair the community center.” Shortly after the commencement of the sales tax initiative, the Community Center Building Committee began working with Doug Loyd of Loyd Architectural on the plans for the remodeling and repairs of the facility.

On May 15, 2008, the City opened bids for the Community Center project. A total of seven bids were received. They ranged from a high bid of \$1,327,650 to a low bid of \$900,600. All of the bids were well above the architect’s estimate for the project and even the low bidder’s base bid was above the amount of funds that were designated for the project.

After evaluating the bids the Building Committee decided to review the low bidder's submittal and discuss possible ways to accomplish the most work with the funds that were available. Through a number of meetings between the contractor, city staff, and the building committee a bid price of \$812,050 was negotiated. This amount was the result of plan revisions by the architect, structural engineer, mechanical engineer, and the contractor.

The contractor, Legacy Contractors, L.L.C. is ready to get started on the demolition portion of the project and would like to move forward with allowing his subcontractors to order material and equipment for the project.

The City has established a budget of approximately \$885,000 for this project. The negotiated bid of \$812,050 will allow for a project contingency of \$72,950 or 9%. In addition, the current contract price will possibly allow for additional work such as the repainting of the first floor and the remodeling of two offices on the second floor.

After discussing the issue, Councilmember Dial made a motion to approve a contract with Legacy Contractors, L.L.C. in the amount of \$812,050 for the renovation of the Paola Community Center conditional upon the final approval of form A-201 by the City Attorney and that the City Council authorize the Mayor, City Clerk, and City Manager to execute the contract documents. The motion was seconded by Councilmember Rowlett and all voted aye. The motion passed 4 to 0.

Agenda Item 4 – ADJOURNMENT.

With no additional business to come before the Council, Councilmember Dial made a motion to adjourn to a work study meeting. Councilmember Pritchard seconded the motion and all voted aye. The motion passed 4 to 0.

Artie Stuteville, Mayor

ATTEST: (seal)

Daniel G. Droste, City Clerk