

CITY OF SIGOURNEY, IOWA
MINUTES OF SPECIAL CITY COUNCIL MEETING ON
TUESDAY, AUGUST 23, 2022

The Sigourney City Council met in special session in the Council Chambers at City Hall on Tuesday, August 23, 2022, with Mayor Morlan presiding and the following Council members answering roll call: Lentz, Tish, Clark, Conrad, McLaughlin and Iosbaker. Others present were: Rodger Aller; Becca Stockton, Rod Grooms and Kevin Corwin, R.G. Construction; Casey Jarmes, Sigourney News Review; John Wehr, City Attorney; and Angie Alderson, City Clerk.

The meeting was called to order at 7:03 p.m. Council member McLaughlin moved, seconded by Council member Conrad, to approve the tentative agenda. Upon the roll being called, the following voted Ayes: Lentz, Tish, Clark, Conrad, McLaughlin and Iosbaker. Nays: None. Motion approved.

Council member Clark moved, seconded by Council member Tish, to approve Council Claims in the amount of \$24,337.47. Upon the roll being called, the following voted Ayes: Lentz, Tish, Clark, Conrad, McLaughlin and Iosbaker. Nays: None. Motion approved.

Mayor Morlan stated the City received two bids for Sigourney Upper-Level Apartments at 103 South Jefferson Street – Sigourney, Iowa project. Alternates were listed and there will not be any alternates because it came out right at budget with the base bid. Mayor Morlan stated the City wanted to add three items to the contract (*between the City and the contractor*) and were told officially the City could not add anything to it. Mayor Morlan then addressed Rod Grooms of R.G. Construction and stated he would like Mr. Grooms' verbal agreement to the following three items. Number one the Council will hire an observer, Rodger Aller, knowledgeable in the building trade. The role of the observer will be to review the progress and quality of work. The role will be entirely passive, observations will be documented and reported to the City on a regular basis. Mr. Grooms asked if there would be a fee to R.G. Construction for the service and Mayor Morlan responded no. Mayor Morlan also stated that this could not be added to the grant and is an expense the City is taking on. It has nothing to do with the contract or Mr. Grooms' part of the contract or the grant. Mr. Grooms stated that he had no problem. He added that he was not sure what Rod Curtis' contract looked like with the City, but a lot of times the architect oversees the project as well, checks in on it, maintains progress meetings and those sorts of things. Mayor Morlan responded that the situation with the architect is that he is scheduled for one visit a month and so this would be somebody that would be on the premises at any time. Mayor Morlan continued with item number two which is change orders. He asked that when they are required, they will be submitted to the City Council in a timely manner and must be approved and signed off before they are implemented. Mr. Grooms stated that they agreed with that. Mayor Morlan proceeded with item number three stating that a completion date of May 1st, 2023 will be needed to be met to allow the Council time to approve all the invoice and allow the Grant Administrator to submit all the paperwork to the state by May 31st, 2023 and the apartment must be rented out to a qualified person to fulfill the grant by July 20th, 2023. The City needs from May 1st to get all the paperwork taken care of, get it all approved and then get a renter in there. If not, there are financial situations that we do not want to get into. The grant could be nullified. Mr. Grooms agreed with the May 1st completion date.

Mayor Morlan introduced the contract with the contractor for the 103 South Jefferson Street Upper Story Project. He asked the City Council if they had any questions. City Clerk Alderson stated the City Council has not really seen the contract as it is in draft form. She added it was on the agenda, but until a few hours ago she was not sure it was ready to be approved. John Wehr, City Attorney, has reviewed the contract. City Clerk Alderson stated that the contract, if approved, would not be ready to sign as it is in draft mode, and she was not sure if Mr. Grooms had seen the contract. The problem is if the Council waits until the next Council meeting to approve, that will delay the project another two weeks. Council member Clark asked about the completion and if verbal consent was binding. City Attorney Wehr stated that the date in the contract is May 1st. Mayor Morlan asked Mr. Grooms, Ms. Stockton and Mr. Corwin if they had any questions for the Council. Mr. Grooms stated that if the Council signs off this evening they will facilitate their part tomorrow. He and Ms. Stockton will look through the contract tomorrow and get back to the City, so we are not losing a couple of weeks. City Attorney Wehr stated that this is a fairly standard contract and reviewed some of the items in the contract. Mayor Morlan stated the City has been told there will not be any extensions on this. City Attorney Wehr reminded everyone that communication is to be in writing. Work orders (*change orders*) are to be in writing and approved. The owner (*the City*) has the right to stop the work if the contractor is not doing it properly. Mr. Grooms stated that Kevin Corwin will be one running the project and he is very knowledgeable. Mayor Morlan stated he is a hard worker. Council member Conrad moved, seconded by Council member Lentz, to approve the contract with the contractor for the 103 South

Jefferson Street Upper Story Project. Upon the roll being called, the following voted Ayes: Lentz, Tish, Clark, Conrad, McLaughlin and Iosbaker. Nays: None. Motion approved.

Council member Conrad moved, seconded by Council member McLaughlin, to approve Resolution No. 2022-08-04 re: Bid Award for the Sigourney Upper-Level Apartments to the 103 South Jefferson Street – Sigourney, Iowa. Upon the roll being called, the following voted Ayes: Lentz, Tish, Clark, Conrad, McLaughlin and Iosbaker. Nays: None. Motion approved.

Public Input: Casey Jarmes, Sigourney News Review, asked what the amount of the contract was, and Mayor Morlan responded with \$289,500 and that does not include a new roof. That was alternate number one and there is not enough money to do the roof at this time. Rodger Aller asked Mr. Grooms if he knew how many people will be on this project. Mr. Grooms responded that it would vary from time to time depending on what stage of the project they are in. Once he (*Kevin*) gets started he will have ample help – whatever he needs. As subs come, they will bring in their contractors/employees. Mr. Aller asked if R.G. Construction would be furnishing the electricity for this project. Mr. Grooms stated he would have to review the drawings as usually the architect calls that out in the specifications. Mr. Grooms could not remember if he was to provide power or if the owner would. Mr. Aller stated there are extension cords running everywhere. Mr. Grooms stated that generally speaking the electrician will get a temporary panel set up to pull power out of. Mr. Grooms stated that if this is his responsibility, it will be taken care of. City Attorney Wehr asked Mr. Grooms if he had signed with any subs yet and Mr. Grooms responded that they do not sign any contracts until they have a contract first. Mr. Grooms stated that the electrical will be O'Brien Electric, HVAC will be Winger Companies and Plumbing will be Little Daddy's Plumbing and Trenching. He stated they are very familiar with all of these subs and use them often. He has a good relationship with these contractors, and they all have a lot of experience. R.G. Construction does the general construction and carpentry. His brother will be providing the dry wall and painting. Kevin will be doing demolition, studs and framing, and finishes.

The meeting was adjourned by acclamation at 7:19 p.m.

Jimmy Morlan, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk