

**MINUTES
OF A SPECIAL MEETING
OF THE CITY COUNCIL OF THE
CITY OF POPLAR BLUFF, MISSOURI
MONDAY, MAY 16, 2016**

The City Council of the City of Poplar Bluff, Missouri, convened in a regular meeting on Monday, May 16, 2016.

Notice of this regular meeting of the City Council was given in the Daily American Republic, a newspaper of general circulation located in the City of Poplar Bluff. A copy of the agenda of this meeting was posted on a bulletin board located in the City Municipal building at 101 Oak Street in the City of Poplar Bluff, twenty-four hours prior to this meeting.

The meeting was called to order by Mayor Ed DeGaris at 6:30 p.m.

A roll call was as follows: Present: McVey, Horton, Tinsley, Johnson, Fox, Crocker, DeGaris; Absent: None.

Also present were City Manager Mark Massingham, City Attorney Mark L. Richardson and City Clerk Pamela Kearbey who performed the duties of their respective offices. Feasibility Committee members present were Stricker, Whiteley, Crook, Million, Stanard and Kearbey; absent: Lampe, Libla, Halter, Morse and Githens.

DISCLOSURE OF INTEREST

Each member of the City Council was given the opportunity to disclose any possible conflict of interest dealing either with any item on the printed agenda or with any matter discussed at a previous meeting.

No conflicts of interest were disclosed.

ITEM FOR DISCUSSION

The City Council and the Feasibility Committee discussed possibilities for City Hall and the Police Station.

Options for City Hall

Mr. Brett Dille, addressed the Council and stated there were different options on what to do relative to his facility. He stated the Feasibility Committee had discussed whether City Hall stays at this location and also if the Police Department and City Hall stay together. He stated he feels we are at a point where they need some clarification from the Council on what they want and a cost.

Mayor DeGaris stated he wanted to have this meeting due to us having three new Councilpersons who were not privy to all of this discussion. There was some discussion as to remodeling this building.

Mr. Dille stated they had looked at this building and if there were a way to save the whole building they would but they just don't see that as an option. He stated a portion of this building could be saved possibly, referring to the two metal buildings..

Mayor Pro Tem Crocker stated he felt like we had to come up with something to get employees out of this building before October 1.

There was some discussion as to the size of the current City hall and whether this building was seismically sound. Mr. Dille stated in order to make that determination

it would take a structural analysis to look at this building and the parking lot across the street. He stated it was the opinion overall of the committee that City Hall stays downtown but that the Police Department did not need to.

Councilman Tinsley stated he feels this building is too much for City Hall and PD even. He stated we could remodel this and make it fit the Butler County Justice Center and the Library but we still need to decide where the PD is going.

Councilwoman Fox stated her No. 1 priority is getting the employees out of this building and somewhere safer.

Mr. Stanard stated there were 12 members on this feasibility committee including himself but their last meeting was November. He is not sure why this committee is here because they are not participating in this discussion and half the people speaking are not using the microphones and they can't hear the discussion. He stated the committee took a formal vote, based on the Chief's recommendation, that the PD needs to go on the 67 corridor.

Councilwoman Fox stated she had asked if the feasibility committee could participate in this meeting because she is one of the new Council members and was not here when the committee was discussing all of this. She wants to know what their recommendation was and would like to hear from the committee.

Councilwoman McVey stated she has all of the minutes and studies but the committee had done so much legwork and she wanted to hear the committee's recommendation before the Council decides what they are going to do.

Mr. Stanard stated the last proposal from the architect was about \$8 million and the City only had \$6 so they didn't know where to go from there.

Mr. Dille stated they have to have a defined budget before they can go forward and a direction on whether or not the PD and City Hall stay together.

There was discussion as to the budget for these facilities. Mr. Massingham stated he had provided the Council with a spreadsheet that shows us borrowing about \$6 million over a 20 year period at 4% interest and the payment would be about \$450,000. He stated if we wanted to spread that over a longer period we could borrow a little more.

Mr. Stricker asked if the City had an evacuation plan for the employees.

Mayor Pro Tem Crocker stated that is his number one concern and he wanted come up with a date to get them out of here. He stated if we get the employees out then we could get started on renovating or finding them a new home.

Judge Dean Million stated due to SB 5, the State wants to micromanage how big the courts have to be. He stated the committee did address this and Dille and Traxel had come up with some plans to accommodate this. He stated they are in compliance with every item except for their being room for every defendant. He stated he has to certify this every year to the Secretary of State.

City Manager Massingham asked if there is a difference in a temporary fix and a permanent fix in remodeling.

Mr. Dille stated yes there would be somewhat of a difference. He stated if we were

going to do remodel or provide a temporary fix we would only want to do it one time and make sure it is done right.

There was some discussion as to what the final budget would be. We could borrow \$6 million and we still have the \$1 million from our loan at Southern Bank.

Councilwoman McVey asked if the committee had talked about relocating City Hall like the Police Department had done. She just wanted to know if they had a recommendation. She thinks the employees need to be out of this building, and especially during remodeling.

Mr. Aaron Duncan stated they had talked about Doctors hospital but it has it's own problems. He stated the roof on this building would need to be fixed and you would need an analysis of the structure of this building as to whether or not it is safe.. He stated the two metal building would have to be retrofitted with a new roof and structurally sound. He stated it would probably be a year to get the two metal buildings fixed and then there would have to be an addition built on. He said that takes about 6 months for the plans and bids and then a solid year of construction.

Mr. Dille stated they talked to all of the employees to get their wish list for their offices. He stated of course that came in about \$8 million. He said they then went back and had everyone down size to what they could function with.

Councilwoman Fox stated it sounds like renovating the current building is the most cost effective.

Mr. Aaron Duncan stated that was the jest at the last meeting from all of the evidence that has been presented and now the City needs to decide how to proceed.

Councilman Tinsley asked if we are in agreement that we remodel here for City Hall and located the PD at the college. He stated to partner with the college for the police department would bring a lot of opportunities for grants and training.

City Manager Massingham stated this building, if done right, could look like a brand new building.

Mr. Dille stated absolutely. He stated they would make sure that would happen and also tie into the other design features that ties into the Library and other buildings down to make it feel all encompassing. He stated he thinks we need to look harder at what we can salvage here, the footage requirements and the back and forth on the budget for a balance that works both ways. He stated going back to the PD they are not wanting to be on this site and he doesn't know if there is a consensus on that.

Councilwoman McVey stated it has been talked about round town but this group has not discussed that yet.

Mr. Dille stated that kind of ties their hands a bit.

Councilwoman McVey stated she wants to see the current employees at City Hall relocated somewhere else. She stated she doesn't have a location but thought the committee might have a recommendation.

Mr. Duncan stated the committee never went into a potential site to rent.

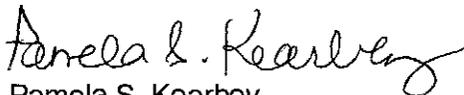
Mr. Massingham stated he feels if we are going to remodel this building and if the Council wants to direct to start looking for a temporary location he will do that.

There was some discussion to possibly look at renting Northwest Medical Center or possibly in Cripple Creek. The City owns the property where City Hall is currently and so you wouldn't have to acquire property. The Council concluded they would like two options, one to see if there would be harm to employees if they stayed in this building while renovation was being done and another option to see what it would cost to put us in another facility. They would ask the City Manager to look at these options and research and get back with the Council.

There being no further business to come before this special meeting of the City Council, motion was made by Councilman Johnson, seconded by Mayor Pro Tem Crocker and carried that this regular meeting be adjourned.

Mayor DeGaris declared the meeting adjourned at 7:32 p.m.

Respectfully submitted,


Pamela S. Kearbey
City Clerk

APPROVED BY THE CITY COUNCIL

OF THE CITY OF POPLAR BLUFF,

MISSOURI, THIS 20th DAY

OF June, 2016.