



# City of Ozark Missouri

P.O. Box 295  
Ozark, Missouri 65721

Fax 417-581-0575  
Phone 417-581-2407

**September 10, 2009**  
5:30 p.m.

Ozark Land Clearance for Redevelopment Authority (LCRA) Commission met in Regular Session at the City Hall in Ozark, Missouri. Commissioners present with Chairperson Crickett Giles presiding: Commissioner Brad Jackson, Commissioner Eric Griessel and Commissioner Ken Chapman. City Attorney David Collignon, City Administrator Steve Childers and Assistant City Clerk Chandra Hodges were also in attendance.

## **ROLL CALL VOTE:**

Chairperson Crickett Giles- Here  
Commissioner Brad Jackson- Here  
Commissioner Eric Griessel- Here  
Commissioner Ken Chapman - Here

## **LCRA Minutes August 13, 2009 approval-**

Motion was made by Commissioner Eric Griessel, seconded by Commissioner Brad Jackson to approve the August 13, 2009 LCRA Minutes as written with an amendment made by Chairperson Crickett Giles. Amendment: pg 2, paragraph four (4) after semi-colon: *not* receive. Motion carried unanimously with the amendment.

## **Staff Update-**

Public Works Director Larry Martin updated the Commission on the rubble/debris clean-up. Larry stated that the rubble and debris has been removed from the Redevelopment Area. Darrell Mrotek, the contractor who was awarded the bid for the clean-up, hauled the debris to a County project. The County paid Darrell Mrotek for hauling the debris. The City's specifications requested for the removal of the concrete rubble, and or crushing of the material from the Redevelopment Area. The area looks much more presentable. Top soil was hauled in to fill in some of the areas that were seeded and strawed, vegetation is present due to our recent rains. There were several areas that were seeded. Additional top soil was not purchased at this time. We were able to slope the back side of the parking lot to try to make the area safer until we can determine if funds will be available.

Public Works Director Larry Martin discussed the demolition bids that the City received for demolition project of the three (3) homes in the Redevelopment Area that were purchased last by the LCRA. Larry stated no bids were received the first time the City requested demolition bids. We received five (5) bids the second time bids were requested. The bids the City received ranged from \$32,700 with the contractor providing the dumpster and removal of all three (3) homes to the lowest bid received from Darrell Mrotek, his bid was \$6,310 for removal of all three homes with the City providing the dumpster.

Public Works Director Larry Martin stated the bids received were very informal. The topic of the presence of asbestos in the homes has recently become an issue. Larry has spoken with Robin Melton with Environmental Works about conducting an environmental study to determine if there is asbestos present in the homes. The cost of this study will cost \$700 per home. The homes located on Hall Street are the only homes suspected to have asbestos.

Public Works Director Larry Martin recommended the Commission to accept the bids submitted, and authorize staff to negotiate the notice to award after the asbestos reports are received by the City.

Administrator Steve Childers stated the cost of the dumpsters is \$5,000. That amount will have to be added to the cost.

Commissioner Brad Jackson asked if Darrell Mrotek would have to honor his bid as submitted with it being so much cheaper than the other submitted bids.

Public Works Director Larry Martin stated the City has four (4) additional bids that were within the expected price range. The City should have the asbestos reports by the first of the week.

Commissioner Brad Jackson questioned if asbestos is present if a special dumpster will be required.

Public Works Director Larry Martin stated yes a special dumpster will be required.

Motion was made by Commissioner Brad Jackson, seconded by Commissioner Ken Chapman to accept the bids as submitted and authorize staff time to negotiate with the contractors while the asbestos study is being conducted. And to call a Special LCRA Meeting in a week to award the bid. Motion carried unanimously.

Commissioner Brad Jackson stated he does not want this project to wait for action to be taken next month.

Motion was seconded by Commissioner Ken Chapman. Motion carried unanimously.

A Special meeting will be held on Thursday, September 17, 2009 at 5:30 p.m.

### **Approval to Pay Invoice Submitted by Yates, Mauck, Bohrer, Elliff and Fels, PC for Legal Expenses. Re: Finley River/PlazaCorp.**

City Administrator Steve Childers stated the City recently received the Invoice for legal fees. Steve stated he would like to postpone making payment for these services until he can determine all the charges were for the Redevelopment Area legal services. He would like to bring the authority to pay the invoice back during the September 17, 2009 LCRA Special Meeting.

City Administrator Steve Childers stated when the LCRA Debt was refinanced, money was set aside for demolition, engineering fees and planning services. PlazaCorp has not officially withdrawn from the Project but Steve does not expect to see an amendment to the Developer's Agreement. The Agreement will automatically terminate on September 30, 2009. At that time, the Project will go back to staff to determine the next course of action. Steve informed the Commission that earlier in the day he met with another interested developer.

Commissioner Ken Chapman questioned why the parking lot was not included in the rubble removal bid.

City Administrator Steve Childers stated that it would have cost the City an additional \$15,000, because of the stem wall on the back side.

Motion was made by Commissioner Eric Griessel, seconded by Commissioner Brad Jackson to adjourn. Motion carried unanimously.

The Meeting adjourned at 6:05 p.m.

Minutes Written By:

---

Chandra Hodges, Assistant City Clerk

Written as to Form:

---