

**INFORMATIONAL MEETING  
FREE BUILDING PERMIT PROGRAM**

**April 3, 2009**

There was an informational meeting in regard to the Free Building Permit Program held April 3, 2009 at 11:30 A.M. at Kearney City Hall with Mayor Dane presiding. Staff members present were David Pavlich, Jim Eldridge and Shirley Zimmerman.

**ATTENDEES:**

Brian Allen and Mike Nelson	Nelson Land Surveying
Kirk Laderach	Laderach Homes LLC
Cecil Lovett	Reece & Nichols Realtors
Jim D.Robertson	Robertson Properties
Jim R. Robertson	Robertson Construction LLC
Chris Riley	Chris Lawn Care & Landscaping LLC
Chuck Shipley	Chris Shipley Excavating
Lynn Davis	Tryst Foundations
Brad Brown	Re/Max Advantage
Chip Glennon	Coldwell Banker
Jim Hedrick	Hedrick Construction Co.
Larry Hampton	Hampton Plumbing Inc.
Sandy Kluter	Missouri Secured Title
Scott Hulen	R & S Home Building Inc.
Junior King	C. King, Jr. Homes

Mayor Dane welcomed everyone to the meeting and said he had just finished an interview with KMBC Channel 9 news. He said they would be doing a story at 6:00 P.M. on Kearney. They will be talking about the lay off at Variform, free building permits, etc.

Mayor Dane said the purpose of the meeting today is to discuss the twenty five free permits the City of Kearney is offering. He said we have compiled a list of subcontractors and other related local businesses located within or owned by people within the City limits an opportunity to bid on work created by the program. He said if you fall under categories we don't have listed for you or know of someone who should be on the list contact David Pavlich by Monday.

Mayor Dane said all applications need to be given to David Pavlich, Community Development Director and you can only pull two permits at a time. If after thirty days, you have begun construction on the first two permits and met the time frame for construction you may apply for two more permits.

Mayor Dane said the builder must secure bids from each category on the list and consider accepting such bid if the bid is the lowest and best. He said David Pavlich will be checking with local contractors and suppliers to be sure they are getting a chance to bid on the permit.

Mayor Dane said we are giving away tax dollars so we feel we have to give the local people every opportunity to be used. If the local contractor or supplier isn't the lowest bid then you can use someone else.

Kirk Laderach, Laderach Homes, asked how builders will know who is on the list and how you determine the lowest and best bid.

Mayor Dane said R & S Homes is in the process of working on two permits. They sent a certified letter to each person on the list. He said the list will change from time to time but each builder will be given a current list when he applies for his permit and those are the people he is committed to getting the bids from.

Kirk Laderach asked if this list is comprised of only Kearney residents or do Holt residents count also. Mayor Dane said the guide line at the present is anyone who pays taxes in the City limits. He said we had left one contractor off but when he pointed out he pays taxes and sales taxes to Kearney we added him to the list.

Mayor Dane said we will post on the City web site when a builder applies for a permit and we will post a list on the window of the drive thru so you don't have to come inside or can check at night or week-ends.

Chip Glennon, Coldwell Banker, said maybe we should consider allowing anyone to be on the list who resides in the Kearney R-1 School District.

Scott Hulen, R & S Homes, said he sent out certified letters to each person on the list but he can't wait for ever for them to respond to him. Mayor Dane said the main purpose of this is for the common good of the community.

Jim Robertson said we should determine some type of time limit on how long a builder has to wait to receive bids. Jim Hedrick said five days would be fine with him. After some discussion it was decided that five days to hear from a contractor or supplier was sufficient.

Mayor Dane said the contractors need to be going out and contacting the builders. Everyone has to help themselves with this process. He said anything that is slowing down the process needs to be reported to the City.

Mayor Dane said the Feds are working on lowering the mortgage rates to as low as four percent. There is also an \$8,000 stimulus for anyone who hasn't bought a house in the last five years.

Lynn Davis, Tryst Foundations, asked if they can accept a bid if it is the best bid but maybe not the lowest bid. Mayor Dane said that is correct but it would seem strange for a builder not to want to take the lowest bid as long as the craftsmanship of the contractor is good.

Junior King, C King, Jr. Homes, said he knows that all his contractors, etc. have the proper insurance but how does he know that those on the list have workmen's comp insurance, etc.

Mayor Dane said they won't be on the list if they didn't have workmen's comp insurance and they wouldn't be the best bid if they were uninsured.

Jim Robertson, Robertson Properties, said other cities have issued building permits in steps. He said to help speed up the process some you would approve the foundation portion of the permit, allowing you to be pouring foundations while you are securing the rest of the bids. If for some reason you didn't meet the requirements then you would just have to pay for the permit. Mayor Dane said that is something we can consider. Mr. Robertson said the \$8,000 stimulus will expire December 31<sup>st</sup> so to have a home qualify for that you need to be getting it started real soon.

Chip Glennon said he wanted to know why the banks aren't on this list. He said banks and title companies should have a chance to be a part of this process. Mayor Dane said we can consider this at a later time.

Jim Robertson, Robertson Construction, said they own their own foundation and plumbing companies so would they have to get bids from these two categories. Mayor Dane said that is something to consider in the process.

Cecil Lovett, Reece & Nichols Real Estate, asked if this only applies to single family permits. Mayor Dane said that is correct but we might look at multi family at a later time. City Staff said we don't have any duplex lots available at this time.

Chris Riley, Chris Lawn Care and Landscape, said email is a good means of communication in today's world. He suggested that everyone give David Pavlich their email address and then builders can contact contractors by email. Emails would be time and date sensitive.

Mayor Dane said we aren't mandating that you have to take the lowest and best bid but we certainly want you to consider local businesses.

Jim Robertson, Robertson Construction, said he builds sixty houses a year and is used to pulling several permits at a time. He asked if you pull two permits each thirty days do you have to completely redo the bid process each time. Mayor Dane said we will consider that.

Kirk Laderach asked if he chooses someone who does better workmanship but isn't the lowest bid can he stay with his choice. Mayor Dane said just document the reason for choosing them to David Pavlich.

Mayor Dane said in closing he just wants to stress the point that the purpose of this is to promote single family construction in Kearney and give the local contractors and suppliers a chance to do the jobs.

Jim Robertson, Robertson Properties, said he wants to commend the City of Kearney for at least trying to do something to help the economy. He said that is much more than a lot of cities are doing.