

**IDA GROVE  
City Council  
Special Meeting  
12:00 Noon, Monday June 12, 2017  
City Hall**

Mayor Whiteing called the meeting to order with the following Council Members present: Scott Tomlinson, Doug Clough, Gregor Ernst, Devlun Whiteing, Ryan Goodman, Paul Cates. Also in attendance: City Attorney Peter Goldsmith, City Administrator Marc Dennison

Motion by Council Member Clough to approve the agenda as presented, second by Council Member Goodman. On a unanimous vote, motion carried.

Discussion of the King Theater and the City's ownership of the theater. Discussion of Marlo Schoer's memo regarding city council members on the King Theater Board. Council Member Clough talking about how he wants to do things right and follow the letter of the law. He wants to protect the tax deductibility of those who donated money. A 501 c (3) status takes time to get. If it turns into an LLC, taxes must be paid. A conversation regarding the baseball fields, rec center and trail as examples. Talk of meeting with Kiwanis to get their expertise and experience in an area like this. Attorney Goldsmith discussing the City of Ida Grove Foundation and perhaps pursuing this issue and finding out if the foundation exists. Discussion of the King Theater and getting bids for work. The volunteer group is buying materials and needs to have the floor put on. Attorney Goldsmith talking about the bidding issue as well as projects, sales tax, income tax and charitable foundations. Debate over hiring a developer for the project. Discussion of bidding and costs of the project. Debating the issues of compelling reason, contractors and a cost plus contract. Talking about bidding out to a general contractor. Discussion of an itemized cost spreadsheet. Talking about the management of the construction of the King Theater. Discussion of the liability on the General Contractor.

Motion by Council Member Goodman to put out a Request for Bid (RFB) on a cost plus contract basis for a general contractor for the King Theater, second by Council Member Clough. On a unanimous vote, motion carried.

Motion by Council Member Clough to adjourn, second by Council Member Tomlinson. On unanimous vote, motion carried.

Meeting adjourned at 12:46pm.

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Marc Dennison, City Administrator

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Devlun Whiteing, Mayor