

The Board of Aldermen met in regular session at 6:00 P.M.

The Mayor, Neal Minor, was present and presided.

Aldermen Present: Greg Smith, Mark Greening, Roch Buckman, Jeff Spalding, Tyler Wheeler and Gerry Quinn

Others Present: Kevin O'Bryan, Jackie Pangborn, Darren Freidank, Matt Walker, Mike Hale, Rich Enochs, Jason Taylor, Alan Lukens, Ed Talton, Linda Greening and John Wilcox

Mayor Minor called the meeting to order.

Mayor Minor asked everyone to stand and recite the Pledge of Allegiance.

The Board of Aldermen reviewed the consent agenda. Alderman Buckman motioned to approve the consent agenda; Alderman Greening seconded it, with all in favor.

Mayor Minor opened the floor to the public for open forum.

Mr. Alan Lukens of Klingner and Associates was asked to attend the meeting to review the Council's concerns regarding the engineering proposal for St. Jude's Church and to provide additional information about the Church. Mr. Lukens stated that he did a structural review of the Fire Department and St. Jude's Church. The main issue with St. Jude's is settlement which is causing cracking in the walls and the tuck pointing was not put deep enough; but the walls are 17"-18" thick so it is not a structural concern right now. The entrance to the basement needs to be re-worked. The drain at the top of the bell tower was clogged and needed to be cleaned out; there was about 1' of water in the tower itself. The ladders inside the bell tower are substandard and need to be strengthened.

Mr. Lukens stated that the Thirty-three Thousand Dollars (\$33,000.00) for the engineering services would include a site survey to determine the extent of the settlement. They would do a 3-D scan of the building to get a better view of where the settlement is taking place. This would also include a geotec survey and obtaining two soil borings – if you are going to repair the settling you need to know what type of soil is underneath the building. Klingner's services would also include the development of the bid documents, assisting with the bidding, selecting the contractor, on-site checks during construction to make sure the project is being done correctly and the other items as set out on the proposal.

Mr. Lukens stated that there was much less work to be done at the Fire Department. There is one wall of the Fire Department that needs to be strengthened and ballards placed at the fire truck entrances to protect the wall as there will be major issues if the fire truck were to hit the wall; and there is a portion of the slab floor that needs to

be replaced. Again, Klingner's fee would include the surveys, planning, bid documents, assist in bidding the project and awarding the bid and following through with a punch list in order to close out the project and make sure all was done correctly.

Mr. Lukens stated that they provided these cost estimates for engineering services assuming that they were two independent projects. If both were done concurrently then there could be a significant savings – as much as 15%-20%.

Alderman Quinn asked Mr. Lukens if he had any idea on the cost of the repairs for St. Jude's Church. Mr. Lukens stated that he did not do a cost estimate. He stated that the foundation repairs will not be cheap. He stated that there will have to be a specialized foundation contractor do the work and that they will have to dig piers in the ground about 20' deep and attach them to the walls. Attaching them to limestone walls will also be a challenge. He said that a very rough ballpark figure could be \$200,000 to \$250,000. Jackie Pangborn asked Mr. Lukens if that figure was for all of the work or just the foundation. Mr. Lukens stated that it was just a ballpark – not knowing the full extent of where the settling is taking place they can't give a cost estimate until other work is completed.

Mayor Minor asked Mr. Lukens what the major issues were with St. Jude's Church. Mr. Lukens stated that settlement is the major concern. It is not settling enough for alarm as it is not causing any structural damage because of settlement. The tuck pointing is cracking and coming off; he took a 6" screw driver and it went right through the tuck pointing. He stated that if the wall was 12" thick he would be concerned but it is about 18" thick. With regards to the roof framing, there are a couple of members that are split. Although the Church was re-done about 10-12 years ago; there are some cosmetic issues, but they were not caused from the settling. The roof is a wood frame and is flexible so that if one corner drops a couple of inches there won't be damage to the roof. The main part of building has no nails but the members that are split are probably caused by wind. Snow isn't an issue as the roof being so steep. It is a solid building but the settlement needs to be corrected. Most likely the drought that we experienced a couple of summers ago played a part in this. There were marks on the back wall in a corner of when the crack was there but was flat, now there is about a 1" gap in the crack.

Mayor Minor stated that obviously we can't afford \$200,000 at this time. Mayor Minor questioned Mr. Lukens as to whether or not the project could be divided up into phases. Mr. Lukens stated that the foundation repair needs to be done all at once and it will have to be a specialized contractor. A masonry contractor could take care of the tuck pointing and then the rest of the work would be general construction work. With the visual inspection it is hard to tell where the settlement is taking place. It may be the corner buttresses that are causing the problem. If they pursue a cost estimate Mr. Lukens stated that they would have a foundation contractor there to look at the building as well.

Mayor Minor asked how long the engineering fees would hold. Mr. Lukens stated that if the project were carried out over a 3-5 year period they wouldn't hold. There would be additional trips to the City put in that weren't included in the original proposal. Extending things could be an additional \$3,000 - \$4,000 on the project.

Alderman Quinn stated that we don't have \$280,000 for the project and we will have to apply for grants. Mayor Minor stated that we have a few options. First we could table it and put it on the back burner; hire Klingner and get the project bids and then look at it at budget time; jump in and take it on. Alderman Buckman stated that we need to decide where to pull the money from as this is not a budgeted item.

Mr. Lukens stated that he doesn't see an issue if it the Church sits for a while as it is not critical that it has to be done right a way. It is safe to have people to go in and out. With the Fire Department there is a different degree of structure – it is a step up from everything else.

There being no additional comments regarding the Church, the Mayor and Alderman thanked Mr. Lukens for his time.

Ed Talton stated that he had talked with Mayor Minor about doing something in memory of his Father. Mr. Talton stated that his Father was greatly involved with the Monroe City Food Bank and he would like to collect money at the 4-way stop on Saturday, February 22, 2014 from 10 a.m. to 2 p.m. for the Food Bank. Mr. Talton stated that he has contacted the Food Bank and they have no issues with this. It was questioned if they would take only money or could people bring canned goods as well. Mr. Talton stated that they would take whatever they were given. Alderman Quinn motioned to allow the Talton Children on behalf of the Monroe City Food Bank to take donations at the 4-way stop from 10 a.m. to 2 p.m. on Saturday, February 22, 2014; Alderman Wheeler seconded it with all in favor.

Linda Greening stated that she was attending the meeting on behalf of the Community Task Force and requesting a \$50 donation from the City of Monroe City for their Easter Egg Hunt. Alderman Buckman motioned to donate \$50 to the Monroe City Community Task Force for their annual Easter Egg Hunt; Alderman Spalding seconded it with all in favor.

Alderman Buckman presented the Planning and Zoning Commission's Report. He stated that the Planning & Zoning Commission met earlier in the evening to review a site plan filed by Wilson Granite. They plan to construct a roof and walls around the existing loading pad approximately 26' x 65' so that finished products can be moved from the production area and loaded while protected from the elements. This is at their property located at 208 Stoddard Street. The Commission reviewed the site plan and recommended to the Council to accept the site plan submitted by Wilson Granite. Alderman Buckman motioned to accept the Planning and Zoning

Commissions recommendation to approve the site plan for Wilson Granite; Alderman Greening seconded it with all in favor.

Alderman Greening presented the Public Works report. Alderman Greening stated that the Managers' reports were in the Council's packet of information and that they have been busy with snow and water. Mayor Minor asked Kevin O'Bryan if there had been any flooding issues as far as in houses. Kevin O'Bryan stated that they have been dealing with flooding as far as the streets and blocked culverts, he hasn't heard of any houses dealing with the flooding.

Kevin O'Bryan also stated that all of the salt that was contracted by the City has been delivered and that more sand had to be purchased. He stated that this has been the worst winter in several years with regards to salt usage, equipment break downs, etc. Mayor Minor asked if the melting snow has had an impact on the sewer plant and Kevin O'Bryan said that it had not at this point. Kevin O'Bryan stated that he and Jackie Pangborn ran an advertisement in the Lake Gazette thanking Richard Hagan for snow blowing the sidewalks along Main Street from the Norfolk and Southern Railroad tracks to the 4-way stop. They sincerely appreciated his contribution to the City. Kevin O'Bryan stated that the gas department did get two gas lines installed this week. Meter reading will begin on Friday, February 21, 2014. Jackie Pangborn stated that the unaccounted for water was a bit higher this month which is being contributed to the fact that the water meters were estimated last month due to the extreme cold weather.

Matt Walker stated that Poepping, Stone, Bach and Associates purchased Great River Engineering and Matt now works for PSBA. Mr. Walker also stated that he had been working with Bross regarding the cost of the Oak Street bridge project. It was stated that the reason the price was so high was due to the fact that they had to work in water, had to keep pumps running to keep things dry so they could work, close proximity to the utilities, etc. Mr. Walker stated that he has talked with Kevin O'Bryan regarding the City taking care of removing the structure and hauling in the fill dirt – this would save about \$7,000.00. Alderman Spalding questioned Kevin O'Bryan if the City could do this work for \$7,000.00 and Kevin O'Bryan stated that they could. Mr. Walker stated that he could re-bid the project but that it would probably come back higher as the last several jobs he has quoted have come in higher than he anticipated. Mr. Walker stated that the original bid for the project was \$188,497.00 and the revised bid is \$181,707.00. He suggests that if the City wants to proceed with this that we get a revised bid from Bross and then Bross and the City sign off on it. It was questioned what the tonnage on the bridge would be and Mr. Walker stated that it would be 36 ton which is what he does all of his bridges at since that is the standard MoDOT load. Currently the bridge is narrower than the road approaching it, but this will widen it to 22' which will make the bridge wider than the road approaching it. Alderman Quinn motioned to accept the revised bid from Bross for \$181,707.00 to replace the Oak Street Bridge and to revise the intersections of Oak and Summer and Oak and Winter Streets; Alderman Spalding seconded it with all in favor.

Alderman Wheeler presented the Public Safety report. He stated that he has been talking with Chief Hale and there are concerns with the Hummer. Chief Hale stated that he had a Fire Department from Illinois inquire about the Hummer and came to look at it. However, when we showed the Hummer to them and started it up, it smoked very badly – they are fairly certain that it is a blown head gasket. Therefore Chief Hale had it taken to get prices for repairs. KP's wouldn't touch it, but he was able to get prices from JC's and Turpins – the price difference was \$150. Chief Hale stated that he would like to have a bit more time to obtain estimates before submitting for the Board to approve.

Chief Hale stated that the Fire Department from Illinois did make an offer of \$10,000.00; but Alderman Quinn stated that we should get around \$28,000.00 to \$30,000.00 out of the hummer.

Alderman Spalding didn't feel that additional quotes needed to be obtained. Alderman Smith questioned whether or not it was a diesel as there may be a specialized mechanic for diesel. Northeast Diesel out of Shelbina specializes in diesel vehicles. Chief Hale stated that whoever he gets to fix it he wants them to also look the truck over and see if there are any other issues. Mayor Minor said that Northeast Diesel is a very reputable company. Chief Hale questioned if the estimates were all around this amount could he go on and proceed with getting the hummer repaired. Mayor Minor stated that he has a limit of \$1,500.00. It was also mentioned that the hummer only has 31,000 miles on it and that is part of the problem – it needs to be driven more. Alderman Buckman questioned if we would be able to get more out of it. Alderman Quinn mentioned that it could be listed online and a reserve of \$25,000 be put on it. After additional discussion, Alderman Smith motioned to authorize Chief Hale to fix the Hummer at a cost not to exceed \$1,500.00 at the repair place of his choosing; Alderman Wheeler seconded it with all in favor.

Chief Hale stated that he contacted MoDOT about putting a sign on each side of East Summer Street along Main showing "Fire Department" so that people – both locals and visitors – can see where the Fire Department entrance is as far as when sirens are going off. They will provide and install the signs free of charge. Mayor Minor stated that he would like to know where the signs will be going, he doesn't want them in front of a street light or in front of someone's front door to their business. Chief Hale will investigate this matter further.

Chief Hale stated that he met with Heimer regarding the Fire Department building. They are working on a bid and that will be used to meet with all contractors so that all are bidding apples to apples. Mayor Minor stated that he was with the understanding we were going to reach out to all of the contractors and that we would have a meeting and they would each submit a proposal. Chief Hale stated that they are creating a set of building specifications for all to bid from. Heimer understands that everything will be bid out and that the City is under no obligation to have them

do the building. It is important to Chief Hale that all bidders are bidding the same building and specifications.

Chief Hale also stated that there are three 11' x 12' garage doors that he feels can be salvaged. He stated that he talked with Jackie Pangborn about this. He would also like the iron and steel from the building saved so that we can scrap it out. It was mentioned that many demolition contractors may not want to deal with saving items or they may include keeping those items which will affect their bid. We will have to be up front in the bid specifications for demolition.

Chief Hale stated that this point we are still at a point where we can say what we want to salvage and what we don't. Mayor Minor reiterated that if we want to salvage it we will need to be up front with them.

Chief Hale also stated that there are things that will have to be done to the building to strengthen it before you can add to a partial demolished building. The demolition contractor and construction contractor will have to work together so that we don't lose more than we want to lose. If we have the same contractor do the demolition and the build then they will be able to make sure that everything comes together correctly at the appropriate times to avoid any structural issues.

Alderman Buckman explained that the money will dictate what we can do and Chief Hale stated that he understood that. Mayor Minor suggested that when the project is bid that it be bid demolition, construction and then a combination of demolition and construction. Chief Hale stated that he understands the money situation but he doesn't want to be compromised of a building that could be up for the next 60-70 years with one that we have issues with 5 years down the road which will cost more money. If we want something to be there a long time may sure whoever does it knows what they are doing.

Chief Freidank stated that the two new cars are in and look very good. The Dakota truck was passed on to the Street Department.

Alderman Buckman had Jackie Pangborn present the Director of Administration's report.

- Jackie Pangborn stated that the Hazard Mitigation plan was completed and approved. Therefore a Resolution needed to be adopted. Alderman Wheeler motioned that the Mayor sign the resolution of the City of Monroe City, Missouri, adopting and approving all aspects pertaining to the City of Monroe City, in the Monroe County Multi-Jurisdictional Hazard Mitigation Plan and the effort to become a disaster resistant community; Alderman Smith seconded it with all in favor.
- The Ad-Hoc Committee meeting minutes for February 4, 2014 were attached for the Aldermen to review. Alderman Quinn questioned if they needed to do

anything regarding the minutes. Jackie Pangborn addressed the communication issues with Shirley Arch after the minutes were released.

- The next Chamber of Commerce meeting will be March 7, 2014 at 8 a.m. in the Council Chambers.
- Jackie Pangborn stated she had done additional research regarding the de-commissioning of the St. Jude's Church. She has prepared a letter to Promiseland advising them of the situation. The Aldermen reviewed the letter and had no concerns.
- Jackie Pangborn stated that the bill for the repairs to the HVAC System were \$2,375.00. The cost for the 2 motors that are needed and new fan belts and for TMI to install them is less than \$2,000.00. After discussion regarding the repairs, history of system, preventive maintenance, etc., Alderman Quinn motioned to approve proceeding with the repairs to the system with regards to the motors and fan belts and to not enter into the preventive maintenance contract at this time; Alderman Buckman seconded it with all in favor.
- Two (2) Utility Credit applications have been received – one from Lakeside Castings for \$3,000.00 and one from Continental Castings for \$46,200.00. Jackie Pangborn stated that the backup information was provided and will be kept in the files. It was questioned when this information is due and how it will be paid. Jackie Pangborn stated that for the years 2012 and 2013 there would be a lump sum credit applied. Going forward the application can be submitted to City Hall between October 1st and December 31st and the credit will be applied January 31st of each year. However since this is the first year and we have had challenges getting it implemented, the forms were delivered a couple of weeks ago and the credit will be applied once council approves them. Alderman Greening motioned to apply utility credits for Lakeside in the amount of \$3,000.00 and Continental Castings in the amount of \$46,200.00; Alderman Wheeler seconded it with Aldermen Greening, Smith, Buckman, Wheeler and Spalding in favor and Alderman Quinn abstaining; therefore the motion passed.
- Jackie Pangborn advised the council that Family Dollar has contacted her and they are getting ready to start the asbestos removal and demolition next month and then construction to follow.
- The Missouri Electric Utility Commission requested that the City authorize a Resolution to have a Director and Alternate Director from the City. Therefore Alderman Greening motioned to authorize the Mayor to sign the Resolution for the City of Monroe City appointing Director and Alternate Director to the Missouri Joint Municipal Electric Utility Commission; Alderman Spalding seconded it with all in favor.
- Jackie Pangborn provided the Council with information provided to her from MoDOT regarding their financial forecast.
- She received information on a grant opportunity for Autism tracking devices. She is looking further into this.
- The Sewer Plant has concerns about the existing gear box that is approximately 40 years old and needs repairs made to it. It was also suggested that the City look into getting a new gear box to keep on hand in

case the current one does go down. Should this go down the Sewer Plant will not be able to operate, the sludge could very well become septic and we will be in violation with DNR. Kevin Sullivan has obtained two quotations for repair parts as well as a new gear box. After much discussion on this topic including why a new box is needed, why this wasn't determined as being an issue when the plant was evaluated, etc., the quotations were reviewed.

Applied Industries

Repair Parts - \$5,885.64 New Box - \$9,399.66

Power Torque

Repair Parts - \$8,497.65 New Box - \$10,050.00

After additional discussion, Alderman Spalding motioned to accept the quote from Applied Industries for \$5,885.64 for the repair parts; Aldermen Smith, Greening, Buckman, Spalding and Quinn were in favor and Aldermen Wheeler opposed, motion carried. It was decided to review the need for the new gear box at budget time.

Alderman Smith stated there was nothing to report for the Park Board.

Alderman Quinn presented the Economic Development report. He stated that Mayor Minor was on a committee that met with the Ralls County Commissioners to ask them for a monetary donation to the City of Monroe City for the Moberly Area Economic Development Corporation. They did agree to donate \$5,000 for this year but will pay it to the Monroe County Industrial Development Authority. When this project was started there were a couple of people that hadn't fulfilled their monetary obligation. The \$5,000 that Ralls County will donate will get us back to a community effort and give a buffer in case there are others that don't pay.

Attorney Wilcox had nothing to report.

Mayor Minor stated that he had a couple of things to report. He stated that the information from MoDOT that was in the packets basically stated that their budget was cut from \$1.2 billion to \$325 million and they are wanting to raise a one cent sales tax state wide. Mayor Minor also stated that there are various bills going before our state government and if you want to stay abreast of them you can sign up for the Missouri Municipal League in which you will receive a daily e-mail regarding those items that will have an impact on municipalities.

Mayor Minor stated that Jim Masters and Ryan Watson will be at the next meeting to discuss the bond issue that they have on the ballot for the April election. There are several things covered by this, but one of the major items is the new football/track stadium. They will provide additional information as to how this funding will work. Alderman Spalding stated that he is concerned about the drainage and that we need to be thinking about how we are going to handle this and we need to look at this as

an opportunity to improve the drainage in this area. Under the football field will retain a lot of water but it will have to go somewhere eventually. Kevin O'Bryan will be the point of contact for the City on this project. He will contact Jim Masters to let him know that he will be the point of contact. Mr. Masters advised Neal that he would like someone from the City to review the prints so we can better determine where we will be able to assist.

Mayor Minor stated that the last EPA ruling increases the regulations on wood burning stoves; homeowners will have to pay to have them retro-fitted to meet the current emission standards.

Alderman Smith motioned to adjourn the open session and go into executive session authorized by RSMO 610.021 (3) hiring, firing, disciplining or promoting of particular employees. Alderman Greening seconded it, with the vote as follows:

Greg Smith	Yea	Jeff Spalding	Yea
Mark Greening	Yea	Tyler Wheeler	Yea
Roch Buckman	Yea	Gerry Quinn	Yea

After the adjournment of the executive session, the regular session was reconvened.

Alderman Buckman motioned to ratify the decision made in executive session to give hire Travis Pugh as a full time Police Officer at \$12.50 per hour with 6-month probation; and to give Dallas Gibbons a 2 step increase which is \$.60 per hour. One step is for coming off of probation and one step is for a merit increase effective with the start of the new pay period which is February 24, 2014; Alderman Smith seconded it, with all in favor.

Alderman Buckman motioned to adjourn the meeting; Alderman Smith seconded it, with all in favor.

Neal Minor, Mayor

Gary Osbourne, City Clerk