

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, Roch Buckman, Mark Greening, Tyler Wheeler and Gerry Quinn

Aldermen Absent Jeff Spalding

Others Present: Brandon Osborn, Kevin O'Bryan, Jackie Pangborn, Jerry Potterfield, Michael Purol, John Morthland, Scott Hays, Becky Chinn, Suree Botkins, Adriana Orsini, Kerry Lee, Sheila Kendrick, Debbie Kendrick, Don LaRue, David Pfaff, J.C. Shoemyer, Reta Schachtsiek and Michael Williams

Mayor Minor called the meeting to order.

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

The Board of Aldermen conducted a public hearing on the proposed property tax rates for 2014. The proposed rates per \$100 of assessed valuation are \$.07591 for the General Fund and \$.2000 for the Library. Mayor Minor opened the floor to the public and asked if anyone had any comments on the proposed property tax rates. No comments were received on the proposed property tax rates. Alderman Wheeler motioned to close the hearing; Alderman Buckman seconded it, with all in favor.

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 for open forum. No one asked to speak.

Alderman Buckman updated the Board of Aldermen on the Planning & Zoning meeting held earlier in the evening. The Commission reviewed a site plan filed by Brian Gosney who plans to build a pharmacy at 911 Hwy 24 & 36 East. This site plan met all of the Planning & Zoning criteria and the Commission recommends that this site plan be approved. Alderman Buckman motioned to accept the Commission's recommendation; Alderman Greening seconded it, with all in favor.

Alderman Buckman said that the Planning & Zoning Commission also reviewed a revised site plan filed by Two Mile Pork. In addition to the truck washing station, they plan to build two 90' diameter steel temporary storage bins. The Planning & Zoning Commission agreed that their site plan met the planning & zoning criteria and voted 4 to 3 to recommend that the Board of Aldermen approve it. Mayor Minor asked if anyone wanted to address the Board of Aldermen on this matter.

Becky Chinn said that the residents in the area need to have a voice in what goes in in their area and wants to be sure it does not become an eyesore.

John Morthland, Attorney, said that the truck washing station will not be a commercial car wash. It will be used to wash Two Mile trucks only. The facility that they are proposing was designed by engineers to handle waste from stock trailers. It will be enclosed so that there should be no problems outside with odors. This facility is designed to clean and sanitize their trucks to keep diseases under control. Mayor Minor said that Aspeq sent an email to the City opposing the approval of this site plan. John Morthland said that if they were concerned about this, why are they not present to voice their opposition. Mayor Minor said that the City may not have an issue with the way Two Mile Pork would run this facility; however they are concerned about setting precedents and what would happen if this facility was sold and the new owners were not concerned with the potential odors and other problems that could be associated with this facility.

Gerry Quinn said that he is concerned about this facility being in the industrial park because of the perception that potential business may have about it. The City has made great efforts in the last three years to attract businesses and create jobs in Monroe City. Monroe City is one of two finalists for a new business that plans to build a \$22,000,000 infrastructure and create 250 high paying jobs. He is hesitant to take a chance on losing an opportunity like this because the owners of the business do not want to locate near a facility that has anything to do with hogs. In addition he is concerned about this facility wiping out any chance that he has of getting another business to locate in the industrial park.

David Pfaff said that there was a great deal of controversy when Monroe City Ready Mix built their plant at 622 Hwy 24 & 36 East. There was a perception about the problems that it would cause. However he does not know any problems that the residents in the area have experienced because of their location.

Kerry Lee said that additional restrictions could be imposed on the Two Mike Pork operations which could be recorded so that they would be imposed on future owners.

After a lengthy discussion in which everyone present was allowed to give their input, Alderman Buckman motioned to accept the Planning & Zoning Commission's recommendation and approve the site plan filed by Two Mile Pork with no conditions; Mark Greening seconded it, with Mark Greening and Greg Smith in favor and Roch Buckman, Tyler Wheeler and Gerry Quinn opposed. The motion failed 2 to 3. The Board then discussed at length what could be done to approve the Two Mile Pork site plan and still adequately protect residentially zoned property, or property in residential use, from the adverse effects of a business operation. After further discussion, Alderman Quinn motioned to reverse the motion previously made to approve the site plan filed by Two Mile Pork with no conditions; Alderman Wheeler seconded it, with all in favor. Mayor Minor said that there is a special

meeting scheduled for August 25, 2014. Two Mile Pork’s site plan can be put on this agenda and the City can discuss imposing conditions on this site plan that will satisfy the concerns of the public and allow Two Mile Pork to have their operation at the Industrial Park.

Kevin O’Bryan presented the Director of Public Works’ report to the Board of Aldermen.

The Board of Aldermen reviewed the monthly operating reports from the Public Works managers.

The Board of Aldermen reviewed the following bids for transformers for the Electric Department:

<u>Vendor</u>	<u>Amount</u>	
Cape Electric:		
(6) 25 KVA	\$5,064.00	4-6 weeks
(6) 37.5 KVA	\$6,225.00	4-6 weeks
DSI Inc.:		
(6) 25 KVA	\$4,590.00	3-4 weeks
(6) 37.55 KVA	\$5,940.00	3-4 weeks
Solomon Corporation:		
(6) 25 KVA	\$3,540.00	2-3 weeks
(6) 37.5 KVA	\$5,640.00	2-3 weeks
T & R Electric Supply Co, Inc.:		
(6) 37.5 KVA	\$3,000.00	4 weeks
(6) 25 KVA	\$3,702.00	4 weeks

Kerry Lee recommended that the low bid from T & R Electric be accepted. Alderman Greening motioned to accept Kerry Lee’s recommendation; Alderman Wheeler seconded it, with all in favor.

The Board of Aldermen reviewed bids for repairing the South Lake Spillway. Gary Osbourne said that funds had been appropriated in the current budget for evaluating the spillway at South Lake; however no funds were appropriated for repairs. After discussion; Alderman Quinn motioned to reject all bids; Alderman Wheeler seconded it, with all in favor.

Alderman Wheeler said that Fire Station Project is underway.

Jackie Pangborn presented the Director of Administration’s report to the Board of Aldermen:

- The easement issues with Four D Subdivision have been resolved.

- BNSF and MoDOT have been billed for their share of modifying the Pal Street Intersections with West Summer Street and Winter Street. Alderman Greening said that BNSF is working on their crossings.
- Something needs to be done with the roof at St. Jude’s Church. She is putting \$25,000.00 in the budget to address this matter. Alderman Greening motioned to authorize bid specifications to be prepared and to solicit bids for repairing the roof at St. Jude’s Church; Alderman Wheeler seconded it, with all in favor.
- She called Thermal Mechanics concerning a problem with the air conditioning in the Council Chambers. The compressor in one of the units is out. The technician was able to get the other unit working.
- The City will be closing on the USDA loan at 3:00 pm. on Monday August 25, 2014. There will be a special meeting at 6:00 pm that evening to approve all of the loan documents.
- The Monroe City Middle School has asked the City to donate 25 recycling containers to them for a project. Jackie Pangborn said that she has about 200 of these containers. The Board of Aldermen agreed to loan the Middle School the recycling containers on the condition that when their project is over, they are to be returned.
- The Monroe City Ambulance District has purchased and will install a generator that will provide emergency electricity for the City’s radio building. The Board of Aldermen expressed their appreciation to the Monroe City Ambulance District for this purchase.
- She asked if Gerry Quinn or Neal Minor had completed the documents and talked with the landowners regarding the site certifications. Alderman Quinn said that they have not.
- The Swimming Pool is now closed. There was a party at the pool on the last day that it was opened.

The Board of Aldermen reviewed a proposed ordinance which would set the tax rate for Monroe City for 2014. The proposed ordinance was assigned bill #3. The first reading of bill # 3 was read and approved on a motion by Alderman Wheeler; a second by Alderman Smith, with all in favor. The second reading of bill # 3 was read and approved on a motion by Alderman Buckman, a second by Alderman Wheeler, with all in favor. Alderman Greening motioned to approve the final passage of bill # 3; Alderman Wheeler seconded it, with a vote as follows:

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

Bill # 3 became ordinance # 3-2014.

Alderman Smith motioned to adjourn the open session and go into executive session authorized by RSMO 610.021 (1) legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged

communications between a public governmental body or its representatives and its attorneys, Alderman Buckman seconded it, with the vote as follows:

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

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

Mayor Minor said that no decisions were made in executive session.

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

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Neal Minor, Mayor

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Gary Osbourne, City Clerk