

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: Rich Enochs, Brandon Osborn, Kevin O'Bryan, Jackie Pangborn, Jerry Potterfield, Pam Potterfield, Michael Purol, Mike Hale, Becky Chinn, Trevor Lewis, Kerry Lee 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 reviewed the consent agenda. Alderman Buckman motioned to approve the consent agenda; Alderman Quinn seconded it; with all in favor.

Mayor Minor opened the floor for open forum.

Becky Chinn asked about the protocol for getting a dilapidated house on East Cleveland Street tore down. Mayor Minor said that this is going to be discussed in executive session later this evening.

Jerry Potterfield presented information on why he is objecting to Two Mile Pork's plan to build a truck washing station in the Ralls County Industrial Park. Jerry Potterfield said that there is going to be odor and files associated with this operation. It would be a violation of the City's nuisance ordinance to allow anyone to cause harm, injury, annoyance, inconvenience or damage to public property. He expressed concern about the impact of this operation on the surrounding property values. He asked about the protocol of this operation and who would monitor it and what would happen if the protocol was not followed. There also may be potential problems with DNR and EPA. Jerry Potterfield said that this is a new type of operation and he questioned whether or not it could be put in I-1 Industrial Zoning. He concluded by saying that the City should not allow anything that would impact the quality of life of the citizens of Monroe City.

Alderman Greening updated the Board of Aldermen on the Planning & Zoning Commission meeting held earlier in the evening. The Commission reviewed a site plan filed by Two Mile Pork for a truck washing station to be built in the Ralls County Industrial Park. The Commission tabled this site plan until their next meeting which will be at 5:30 pm, August 21, 2014, in order to do more research on this type of operation and gather more information. The Commission also reviewed a site plan

prepared by Heimer Construction for a new addition to the Fire Station located at 135 East Summer Street. The site plan met all of the Planning & Zoning requirements and therefore the Commission recommends that this site plan be approved. Alderman Greening motioned to accept the Commission's recommendation; Alderman Wheeler seconded it, with all in favor.

The Board of Aldermen reviewed the follow bids received for rock salt to be used during the coming winter:

<u>Vendor</u>	<u>Amount</u>		
Ren Potterfield Trucking	\$92.00	Per ton	<b>LY - \$61.00</b>
North American Salt Company	\$104.91	Per ton	<b>LY - \$55.36</b>

Alderman Greening said that the substantial increase in price was due to depletion of supplies last winter which required mining more rock salt. After review and discussion, Alderman Greening motion to accept the low bid from Ren Potterfield Trucking in the amount of \$92.00 per ton; Alderman Quinn seconded it, with all in favor.

The Board of Aldermen reviewed bid specifications for two transformers for the Electric Department. Funds have been appropriated in the current budget for their purchase. Alderman Greening motioned to approve the bid specifications and authorize soliciting bids; Alderman Buckman seconded it, with all in favor.

The Board of Aldermen reviewed the final pay request from Chester Bross Construction Company in the amount of \$2,500.00 for the Oak Street Bridge and Intersections project. Jackie Pangborn said that Kevin O'Bryan has signed off on this pay request for the City. Alderman Greening motioned to approve this pay request; Alderman Quinn seconded it, with all in favor.

The Board of Aldermen discussed how to proceed with addressing the problems discovered on private sewer lines that were revealed by the Smoke Testing Program. At the last meeting the Board had discussed providing assistance to the home owners in the way of loans to make the needed repairs. Gary Osbourne said that the City has paid Klingner and Associates \$173,830 in engineering fees for the Sewer Collection project. These fees will be included in the loan from USDA, therefore USDA will refunding them back to the City. The City can use these funds however they want. Gary Osbourne recommended that these funds be placed in a reserve account for loans to homeowners to repair their private sewers. The Board discussed how they would implement this program. After a lengthy discussion, Alderman Quinn motioned to approve the following program for loaning funds for this project:

- Repairs must be over \$200.00
- Loans will be for owner/occupants only

- Loans will be for a maximum of \$1,000.00 to be paid back on their monthly utility bill for a period not longer than one year.
- Payments will be made to the contractor
- Failure to make the repairs and or pay the utility bill will result in termination of water service; regardless of who lives there.
- Must be completed within six months after notification. If additional time is needed for a legitimate reason, the owner can apply for an extension.
- If water is turned off for failure to fix a designated sewer problem, water will not be turned back on for anyone until the problem is fixed.
- All work must be approved by the Gas Water Sewer Manager
- All City fees for this project will be waived.

Alderman Wheeler seconded it, with all in favor.

Kevin O'Bryan presented the Director of Public Works' report to the Board of Aldermen. Kevin Sullivan has resigned. This issue will be addressed in executive session. Grossman Masonry has started tuck-pointing the mausoleum.

The Board of Alderman discussed the house number project. After a lengthy discussion, the Board agreed to accept any situation in which the house numbers are clearly visible from the street and clearly indicates which building they refer to. Jackie Pangborn said that she and Darren Freidank will go house to house to see who is not in compliance under this new standard.

Gary Osbourne said that the cost for increasing the Firefighters' death benefits for covered incidents from \$100,000 to \$150,000 is \$895.00 per year. This matter was referred to the budget discussions. Alderman Wheeler asked about death benefits for Police Officers. This matter was also referred to the budget discussions.

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

- Alliance Water Resources will be hosting their annual hospitality event in St. Charles, Missouri on September 15, 2014 from 4:00 pm to 7:00 pm.
- The Landing picked up one of the City's old sirens.
- She has given the managers a list of their vehicles and related expenses.
- The owner of the Catamaran on Route J has asked for an additional gas service. They have provided an easement for the gas line to the City. Michael Williams has approved this easement. She requested authorization for the Mayor to sign this easement. Alderman Smith motioned to authorize Mayor Minor to sign this easement; Alderman Quinn seconded it, with all in favor.
- The Chamber of Commerce Golf Tournament will be held on September 6, 2014. The cost to sponsor a team is \$200.00. She asked the Board if they

wanted to sponsor a City team. Alderman Greening motioned to sponsor one City team; Alderman Quinn seconded it, with all in favor.

- USDA wants to have the loan closing for the Sewer Project on August 25, 2014. The closing will be at 3:00 pm on that day. The Board of Aldermen will have to have a special meeting at 6:00 pm that evening to approve several documents and agreements. Mayor Minor called a special meeting for 6:00 pm, August 25, 2014 for this purpose.
- The Community Betterment Fall Festival will be held on October 4, 2014. She requested 2 portable toilets, 1 hand washing station, electric hookups, extra picnic tables and trash containers for this event and for the streets around St. Jude’s Park to be blocked off that day. Alderman Wheeler motioned to grant this request; Alderman Greening seconded it, with all in favor.
- The Swimming Pool is closed during the week beginning August 4, 2014. It will be open on August 9 & 10 from noon until 7:00 pm and on August 16 & 17 from noon until 7:00 pm. The reason for the early closure is because an insufficient number of life guards are available. Most have gone to college or are involved in high school sports. Jackie Pangborn said that she is aware of the complaints however she does not want to open the pool unless it can be properly staffed to provide a safe environment for the patrons and staff. The End of the Season Pool Bash will be held August 17, 2014 from 4:00 pm to 7:00 pm.

Jackie Pangborn updated the Board of Aldermen on the Park Board meeting held July 29, 2014. Mayor Minor said that the Park Board needs to come up with a plan to utilize the funds generated by the Park Sales tax in excess of the debt service for the Swimming Pool.

Mayor Minor said that the Monroe City Area Steak Fry is tonight. He said that the Board members are welcome to stop in after the meeting to visit with them.

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 and 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 Greening 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.

Alderman Wheeler motioned to ratify the decisions made in executive session which was:

August 7, 2014

- Solicit applications for an employee for the Water and Wastewater Plants
- Authorize Gary Osbourne to attend the Monroe County tax sale on August 25, 2014 and bid on the properties located at 602 East Cleveland Street and 512 West Cleveland Street
- Offer an incentive package to a prospective business

Alderman Smith seconded it, with all in favor.

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

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Neal Minor, Mayor

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Gary Osbourne, City Clerk