

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

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

Aldermen Absent: Michael Purol

Others Present: Jackie Pangborn, Kevin O'Bryan, Rich Enochs, Travis Pugh, Francis Leisure, Nathan Smith, 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 conducted a public hearing on a request from Phillip & Bridget Potterfield to rezone their property at 17 Gateway Square Drive from C-1 Commercial to I-1 Industrial. Mayor Minor opened the floor to the public for comments. No comments were received from the public. The hearing was adjourned.

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

Mayor Minor opened the floor for open forum.

Mark Greening said that he wanted to speak to the Board as a citizen and a landlord concerning the City's policy on water leaks. The policy states that one time per year, the City will adjust the water and sewer bill for a customer that has a leak and repairs that leak down to 20,000 gallons for water and 20,000 gallons for sewer. The City charges for the sewer service even though the water did not go down the City sewer. He said that the City should consider a modification of their policy in that if it can be verified that the leaked water did not go down the sewer, the City will charge them for the average usage for sewer instead of 20,000 gallons. The Board asked Jackie Pangborn to draft a policy addressing this situation. Attorney Wilcox recommended that these types of situations be handled on a case by case basis by the Board of Aldermen. The Board agreed to this approach.

Alderman Buckman said that he was approached by the Airport Advisory Committee that who suggested that discussions be initiated for construction of a landing pad at the airport for the Life Flight helicopter. They would need a 50' X 50' pad. Alderman Buckman said that more information on their requirements would need to be gathered.

Francis Leisure of Thermal Mechanics, Inc. said that his company has been working with the City for about one year to address the problems with their HVAC system.

He said that about 90% of the issues have been addressed. The main concern at this time is the roof top units on the roof above the council chambers. He recommend that these units be abandoned and replaced with a Daikin multi split system. He had previously given the City an estimate for this, but later determined that it will be less than originally estimated. The Daikin units would not be on the roof, which will improve safety by not having to have employees working on equipment on the roof. The advantage of the Daikin system is that they are modular and additional units can be added to provide heating and cooling to other parts of the building if desired. He said that the cooling tower is in bad shape and needs to be maintained better. If the City would use the Daikin system to heat and cool the entire building, the cooling tower could be eliminated. The City would also not have to hire a company to treat the water in the cooling system. After a lengthy discussion, the Board asked Francis Leisure to provide them with a revised quote to provide the Daikin units for the Council Chambers, a separate quote to replace the entire HVAC system in the building with a Daikin system and an annual maintenance contract.

Alderman Greening said that the Planning & Zoning Commission conducted a public hearing earlier in the evening on a request from Phillip & Bridget Potterfield to rezone their property at 17 Gateway Square Drive from C-1 Commercial to I-1 Industrial. The Commission recommends that the Board of Alderman rezone this property as requested. Alderman Greening motioned to accept the Commission's recommendation; Alderman Quinn seconded it, with all in favor, except Alderman Buckman who abstained.

Kevin O'Bryan presented the Director of Public Works report to the Board of Aldermen. The Department is busy hauling dirt for the sewer rehabilitation project. The median on Vine Street on both sides of the Burlington Northern Railroad has been installed. Kevin O'Bryan said that the culvert along Mill Street to increase Holy Rosary's parking would be very expensive and would not directly benefit the City. Representatives of Holy Rosary would have to address the Board of Aldermen about this matter.

Alderman Wheeler said that Rich Enochs' probation period for the position of Fire Chief ended on November 1, 2015.

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

- MoDOT has presented the City with three separate agreements. The first agreement is to relinquish for old Route 36 on the west end of town by the golf course. The second agreement is to relinquish for old Route Z/North County Line Road located on the east end of Monroe City. The third agreement is for the maintenance of Route 36 from North Oak Street to Washington Street, U.S. Highway 24 from N & S Railway, approximately 1,100 feet north of South Border Street to Business Highway 36 being a total

distance of .76 miles. These agreements require separate ordinances to approve. The proposed ordinance approving agreement # 1 for old Highway 36 was assigned bill # 9. The first reading of bill # 9 was read and approved on a motion by Alderman Wheeler, a second by Alderman Greening, with all in favor. The second reading of bill # 9 was read and approved on a motion by Alderman Greening, a second by Alderman Wheeler, with all in favor. Alderman Greening motioned to approve the final passage of bill # 9; Alderman Smith seconded it, with a vote as follows:

Greg Smith	Yea	Michael Purol	Absent
Mark Greening.....	Yea	Tyler Wheeler.....	Yea
Roch Buckman	Yea	Gerry Quinn.....	Yea

Bill # 9 became ordinance # 9-2015.

- The proposed ordinance approving agreement # 2 for old Route Z/North County Line Road was assigned bill # 10. The first reading of bill # 10 was read and approved on a motion by Alderman Buckman, a second by Alderman Greening, with all in favor. The second reading of bill # 10 was read and approved on a motion by Alderman Greening, a second by Alderman Wheeler, with all in favor. Alderman Smith motioned to approve the final passage of bill # 10; Alderman Wheeler seconded it, with a vote as follows:

Greg Smith	Yea	Michael Purol	Absent
Mark Greening.....	Yea	Tyler Wheeler.....	Yea
Roch Buckman	Yea	Gerry Quinn.....	Yea

Bill # 10 became ordinance # 10-2015.

- The proposed ordinance approving agreement # 3, for maintenance, was assigned bill # 11. The first reading of bill # 11 was read and approved on a motion by Alderman Smith, a second by Alderman Wheeler, with all in favor. The second reading of bill # 10 was read and approved on a motion by Alderman Greening, a second by Alderman Buckman, with all in favor. Alderman Wheeler motioned to approve the final passage of bill # 11; Alderman Greening seconded it, with a vote as follows:

Greg Smith	Yea	Michael Purol	Absent
Mark Greening.....	Yea	Tyler Wheeler.....	Yea
Roch Buckman	Yea	Gerry Quinn.....	Yea

Bill # 11 became ordinance # 11-2015.

- She contacted the neighbor at 512 West Cleveland Street about purchasing this property. The neighbor said that he was not interested. She presented

bid specifications for demolishing and removing this house. Alderman Smith motioned to approve the bid specifications and authorize soliciting bids; Alderman Wheeler seconded it, with all in favor.

- She is going to coordinate with Kerry Lee before initiating litigation on John Zekind concerning his property at 602 East Cleveland Street.
- She presented a quote from Hach for the software needed to operate the Water Plant’s turbidity meter for \$2,810.00. She requested authorization to sole source this item and purchase this software from Hach for \$2,810.00. Alderman Greening motioned to grant this authorization; Alderman Smith seconded it, with all in favor.
- The City’s Thanksgiving meal will be on November 13, 2015. The Christmas Dinner will be on December 11, 2015. Both will be from 12:00 noon until 1:30 pm. She requested authorization to close City Hall and all other City facilities from 12:00 noon until 1:30 pm on those days. Alderman Buckman motioned to grant this authorization; Alderman Wheeler seconded it, with all in favor. John Wilcox will be providing the meat for the Christmas Dinner.
- Kevin O’Bryan was approached by the owner of the Opera House Antiques requesting that the City put angle parking in the East Summer Street Parking lot. They also requested that the City put direction signs for this parking lot and a sign in front of the Opera House Antiques that says parking in the rear. The Board agreed to wait until the parking lot is paved in the future before establishing angle parking. They agreed that the “Parking in the Rear” sign would be the responsibility of the Opera House Antiques.

Alderman Wheeler 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 Smith seconded it, with the vote as follows:

Greg Smith.....	Yea	Michael Purol	Absent
Mark Greening	Yea	Tyler Wheeler.....	Yea
Roch Buckman.....	Yea	Gerry Quinn	Yea

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

Alderman Greening motioned to ratify the decision made in executive session to grant the year-end bonuses to the full time City employees; Alderman Greening seconded it with all in favor.

Alderman Smith motioned to ratify the decision made in executive session to grant a 2.00% cost of living increase to the full time City employees effective with the next pay period which is November 16, 2015; Alderman Wheeler seconded it, with all in favor.

Alderman Wheeler motioned to ratify the decision made in executive session to grant Jamie Allen an increase in pay to \$16.50 per hour and grant him the cost of living increase effective with the next pay period and to give him an additional \$1.00 per hour increase once he receives his certification; Alderman Smith seconded it, with all in favor.

Alderman Smith motioned to ratify the decision made in executive session to increase the City's contribution to the 401(A) pension plan from 4.00% to 5.00% effective January 1, 2016, Alderman Greening seconded it, with all in favor except Alderman Buckman.

Alderman Wheeler motioned to ratify the decision made in executive session to renew the City's health care insurance with United Health Care; Alderman Smith seconded it, with all in favor.

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

Neal Minor, Mayor

Gary Osbourne, City Clerk