

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

Aldermen Present: Greg Smith, Mark Greening, Roch Buckman, Tyler Wheeler and Gary Thompson

Aldermen Absent: Michael Purol

Others Present: Austin Snow, Jackie Pangborn, Nathan Smith, Rich Enochs, Steve Adams, J.R. Chisham, Donna Secoy, 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 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.

J.R. Chisham asked the Board of Alderman to make the intersection of Second Street and North Capelle Street a four way stop. Currently there is only one stop sign on the south side of this intersection on North Capelle Street. Vehicles travel through this intersection at a high rate of speed. There are many children walking in the street in this area. Mayor Minor said that he will meet with the Chief of Police to discuss this matter. It will be brought up again at a later meeting.

J. R. Chisham said that he lives at 507 Second Street. The owner of the property at 512 First Street has two ponies in their yard. The ponies are supposed to be therapeutic. The owner also has a pool in their yard that is not fenced in; however they do have a no trespassing sign. They are using wood pallets as a fence for the ponies. With the hot weather there is a strong odor coming from this property due to the ponies. The property owner does not live at this location. Attorney Wilcox said that he is going to have to do some research on the issue of whether or not therapeutic ponies receive the same consideration as service dogs. He will report back on this matter at the next meeting.

Steve Adams said that Lake Park Drive and Williams Drive in the Lake Park Subdivision were paved a few years ago. He is concerned that the owner of the undeveloped property in this area is driving on these streets with heavy dump trucks and semis to get to his dirt pile. He has the alternative of driving on Yager Street which is gravel to get to and from his dirt pile. Steve Adams expressed concern that if this continues the paved street will be damaged. Mayor Minor said that he will check into this and discuss this matter with the owner of the dirt pile.

Donna Secoy said that the Monroe City Task Force is requesting authorization to collect money at the 4 way stop after the Fourth of July parade for money to purchase hats and scarves for school children. Alderman Wheeler motioned to grant this authorization; Alderman Greening seconded it, with all in favor.

The Board of Aldermen reviewed the report from Kevin O'Bryan, Director of Public Works.

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

Jackie Pangborn said that there is a problem with manganese coming into the plant. This is causing the turbidity levels to increase. DNR has been notified of this problem. The industrial waste survey was mailed out to each commercial and industrial utility customer. Complaints have been received from some of the small businesses.

Gary Osbourne said that the Board of Aldermen agreed to have BHMGE Engineers come back in July to again present their electric rate study and results so that any changes in the electric rates can be incorporated into the City's 2016-17 budget. Mayor Minor asked that BHMGE be contacted and given the dates of July 7, August 4 or August 18, 2016 to again present their electric rate study and results.

Alderman Greening said that the City purchased a new loader several months ago but very seldom uses it. He expressed concern about the warranty period running out on a piece of equipment that the City is not using. The City has not disposed of the old loader yet. After discussion, Mayor Minor said that he will meet with Kevin O'Bryan to discuss this issue.

The Board of Aldermen reviewed a permit which would allow the Fire Department to discharge fireworks on the Fourth of July in Gateway Subdivision. Alderman Wheeler motioned to authorize the Mayor to sign this permit; Alderman Thompson seconded it, with all in favor.

Rich Enochs said that the Fire Department officers have been trained on operating the Fire Department's boat. A hiring committee has been formed to solicit and hire additional fire fighters.

Austin Snow said that the new computer system has been implemented by the Police Department. The laptops and printers have been installed in the Police cars.

The Board of Aldermen reviewed a request from Dos Primos LLC (d/b/a Dos Primos Mexican Restaurant) to change their managing officer for their liquor license to Daniel C. Placencia. They presented all of the necessary documentation for Daniel C. Placencia. Alderman Greening motioned to grant this request; Alderman Wheeler seconded it, with all in favor.

Gary Osbourne requested the following accounts be written off as uncollectible for accounting purposes only and referred to the City's Collection agency:

<u>Name</u>	<u>Address</u>	<u>Amount</u>
Vincent Breyfogle	210 S. Main St.	\$ 226.46
Stephanie Colliver	309 S. Davis St.	\$1,765.95
Christopher Davis	327 E. Cleveland St.	\$ 458.31
April Johnston	620 S. Monroe St.	\$ 267.38

Alderman Buckman motioned to write off these account as uncollectible for accounting purposes only and to refer them to the City's Collection Agency; Alderman Thompson seconded it, with all in favor.

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

- The City had solicited RFQs from Engineers to do a study of the City Hall/Library Complex's HVAC system. Jackie Pangborn, Alderman Greening and Aldermen Purol reviewed the RFQs from Klingner & Associates, Architechnics and Design Mechanical, Inc. They recommend that Architechnics be retained for this project. After discussion, Alderman Buckman motioned to retain Architechnics for this project; Alderman Wheeler seconded it, with all in favor.
- Thermal Mechanics is recommending that the City retain them to do a complete draining of the cooling tower to do a thoroughly clean and inspection. The cost would be \$3,376.00. Jackie Pangborn recommended that the City retain them to do this work when they come to work on the roof top units. The cost for repairing the roof top units is \$5,800.00. The City has \$12,000.00 budgeted for HVAC repairs. After discussion, Alderman Wheeler motioned to have Thermal Mechanics work on the cooling tower at a cost of \$3,376.00; Alderman Buckman seconded it, with all in favor.
- The City needs to re-negotiate an option to purchase the Maas land east of Aspeq Holdings plant. This option is needed before any marketing of this property for economic development can begin.
- The City needs to have the Maas land east of Aspeq Holdings plant certified for economic development. Molly McGovern can get this land certified for a fee of \$2,500.00. Many site selectors will not take a company to see any property that is not site certified. After discussion, Alderman Thompson motioned to retain Molly McGovern to have this land certified for a fee of \$2,500.00; Alderman Smith seconded it, with all in favor.
- She presented information on the cost for cell phones from U.S. Cellular and Chariton Valley. If the City switched to Chariton Valley there would be approximately \$1,650.00 buyout. However Chariton Valley would give the City credit for the old U.S. Cellular phones. If the City switched to Chariton

Valley the first year cost including buyout and credit for the old phones would be approximately \$5,554.00. If we stay with U.S. Cellular the next year's cost would be approximately \$8,100.00. After discussion, Alderman Wheeler motioned to switch the City's cell phone service from U.S. Cellular to Chariton Valley; Alderman Buckman seconded it, with all in favor.

- The Bel Air Motel has an issue with the west units of their motel. The service line for this section runs from the motel west to approximately 309 Fifth Street. The east side of their units is served by a sewer line that runs under the highway. There is a possibility that this service line was not tapped when the new sewer main was installed. The City has asked K & N Excavating to determine if this sewer line had been tapped and if it has not, to go ahead and tap it. If this is the situation, the Bel Air motel could run a sewer service line through their parking lot to serve the west side. They may ask the City to pay for this service and they repay the City monthly on an installment plan.
- There was a problem with the water fountain in the Library. One of the fountains began to leak. The leaking water foundation will be removed. The lower fountain for the handicapped will remain in service.
- The flocculator at the Water Plant is obsolete and cannot be repaired. The cost for a new one is \$1,899.00. The Board asked that DNR be contacted to see if they would allow the City time to solicit bids or whether this flocculator needs to be installed now. If they will give us time, the City will solicit bids, if not; the City is to buy the flocculator and have it installed as soon as possible.
- In 2020, MoDOT plans to pave highway 24 from Route U to the four way stop and then pick it up again to the three way stop on the east edge of town. They only pave the travel portion of the highway. The City needs to consider doing the parking areas along the highway to avoid a drop off. However if we do this, we will have to bring all crossings and the sidewalks that run parallel with the street into compliance with ADA. The Board agreed to look into this matter.
- The City ordinances require that grass not be allowed to grow more 10" tall. There are areas in town that are in subdivisions in which the owner allows the grass to grow tall enough to bale. There is an owner of a single lot on East Cleveland Street that claims he should be allowed to let his grass grow since the owner of the subdivision is allowed to let his grass grow. Attorney Wilcox said that the owner of the subdivision should be grandfathered in because this land was probably always baled for hay before it was subdivided. He recommended that this person be given a non-conforming use variance and then be grandfathered in.
- The neighbors of the lot the City acquired at 512 West Cleveland Street wants the City to remove the fence and clean up this lot. The neighbors said that they would mow it. After discussion, the Board agreed to put the property up for sale. The City will advertise that they are taking bids for this property. In the interim, the City will continue to mow this property and the neighbors are not to go on this lot.
- The flange on the City gas main near Laddonia is leaking. It is not yet an emergency, but needs to be repaired. In order to do this, the City would have

to bypass the main. The company that does this type of work is not available until August or September. The cost to repair this line is estimated between \$20,000.00 and \$50,000.00. The Board asked that funds be appropriated in the 2016-17 budget for this repair.

- The Chamber of Commerce is requesting the following for the Fourth of July: Macon-Atlanta State Bank parking lot: barricades for entrance, a few trash cans and couple of picnic tables, 1 porta potty and a handwashing station; at St. Jude’s Park: a porta potty and a handwashing station and 8 picnic tables and to close Court Street from 8:00 am to 2:00 pm for vendors. Alderman Buckman motioned to grant these requests; Alderman Thompson seconded it, with all in favor.
- O.C. Latta is running for State Representative of the 5<sup>th</sup> District. He wants to have an ice cream social on July 24, 2016. He is requesting 2 portable potties, a handwashing station, extra picnic tables trash cans and electric service. The Board agreed that they could use the park and that the City will provide the extra picnic tables and trash cans; however they will have to pay for their own portable toilets and handwashing stations.
- There are several items that K & N Excavating needs to repair and or finish. Mark Bross is frustrated that they give him dates to do the work but do not show up. She drafted a letter to K & N Excavating’s bond company advising them of the problems with K & N and stating that if they do not take care of the repairs and complete the work, the City is going to file a claim. The Board asked that the letter be modified by stating that if K & N Excavating does not complete the repairs and other work within 10 days, the City is going to file a claim against their performance bond.
- MoDOT is in the design phase of the airport project. The City’s cost for this phase is \$5,153.00. She presented a proposed ordinance which would authorize and direct the Mayor to execute an agreement by and between the City and MoDOT to design plans, specifications and bidding services for overlaying the runways and turnaround areas at the airport. 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 Greening with all in favor. The second reading of bill # 3 was read and approved on a motion by Alderman Greening, a second by Alderman Buckman, 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	Michael Purol .....	Absent
Mark Greening.....	Yea	Tyler Wheeler.....	Yea
Roch Buckman .....	Yea	Gerry Quinn.....	Yea

Bill # 3 became ordinance # 3-2016.

Jackie Pangborn updated the Board of Aldermen on the Park & Cemetery activities.

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 Buckman seconded it, with the vote as follows:

Greg Smith.....	Yea	Michael Purol .....	Absent
Mark Greening .....	Yea	Tyler Wheeler.....	Yea
Roch Buckman.....	Yea	Gary Thompson .....	Yea

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

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

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Neal Minor, Mayor

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Gary Osbourne, City Clerk