

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

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

Others Present: Jackie Pangborn, Nathan Smith, John Albright, Dawn Fortner, Linda Williams, Rebecca Hurt, Cheryl Elliott, Linda Greening, Adrian Saunders, Mike Schneider, Jon Rogers, Kevin O'Bryan, Debbie Kendrick and Michael Williams

In the absence of Mayor Minor, Mayor Pro-Tem Greening presided and called the meeting to order.

Mayor Pro-Tem Greening 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 Thompson seconded it, with all in favor.

Mayor Pro-Tem Greening opened the floor for open forum.

Debbie Kendrick addressed some issues with the Board of Aldermen concerning Mosswood Estates Subdivision, First Addition. When the City accepted this subdivision, the cul-de-sac was not included because a legal description for it had not been prepared. The legal decision for the cul-de-sac has been prepared and she requested that the City take ownership of it. After discussion on this matter, Alderman Buckman motioned to take the proper steps to transfer ownership of the cul-de-sac to the City; Alderman Smith seconded it, all in favor.

Debbie Kendrick asked the Board of Aldermen to consider taking over the roadway that runs both north and south from the cul-de-sac. If this roadway is not made a public street there are lots in the subdivision that will be landlocked. She said that there is no way that this roadway can become a 60' wide street as stated in the City's street specification ordinance. She asked that it be a 30' wide road way that will dead end on both ends. The Board agreed to review this matter and discuss it at a later meeting.

She presented a map that highlighted Beaver Creek that runs along the east edge of this subdivision. The highlighted areas are in a flood zone. Spalding Interests who owns all of the unsold property in the Mosswood Estates Subdivision, First Addition wants to give the City the portion of the creek that runs through their property plus 10 feet west of the creek. The City could then apply for grants to make a nature trail through this property. The Board agreed to review this matter and discuss it at a later meeting.

Mike Schneider asked what is wrong with the water. Mayor Pro-Tem Greening introduced Jon Rogers who had been recently hired as the Water Plant and Wastewater Plant lead operator. Jon Rogers said that manganese is causing the discoloration of the water. Manganese is in Route J. Reservoir water which is pumped into the Water Treatment Plant. There have been some issues at the plant in the final filtering with removing this manganese; therefore it was pumped into the distribution system. He has been working with DNR, the City's Consultant and the other operators to address this problem. At the Route J. Reservoir, there are two fixed water intake arms. One is a 3' and one is at 8'. With these intake arms being fixed, the City can only pull water from these two depths. If the manganese is at either of these depths, water with manganese will be pumped into the Water Plant. He said that a cost effective solution would be to put a floating intake arm whose depth can be changed in order to avoid water with manganese. Alderman Thompson asked if an aeration system in Route J. Reservoir would help with the problem. Jon Rogers said that an aeration system may help but that it would be more cost effective to install the floating intake arm. Jon Rogers said that water with manganese does leave a residue, but DNR has stated that at the level in the City's water is not harmful to drink. After the water plant is producing water without manganese, the distribution system will be flushed. He anticipates that the current Boil Advisory can be lifted in 5 to 7 days. Linda Williams asked how people who don't read the paper are notified about boil orders. Jackie Pangborn said that she follows the recommended notification procedures from DNR. If she has the email address of the City's water customers, she will send them an email notification.

Cheryl Elliott said that the City's bond closing documents for the USDA loan for the Sewer Rehabilitation Project have been signed and executed by the City's officials. She is going to order the funds necessary to pay the final bills for the contractors and Klingner & Associates. There will be \$22,327.52 remaining for contingencies that will be applied against the principal of the USDA Loan. The interest on this loan as on July 21, 2016 is \$173,775.20 for which the City has remitted a check to USDA. The annual principal & interest is \$193,885 per year for 35 years. She told the Board that the City has to adopt a rate ordinance that will set the rates to generate sufficient revenues to operate the Sewer System, pay the debt service and fund the reserve accounts.

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

The Board of Aldermen reviewed the bid specs for Rock Salt to be purchased by the City during the 2016-17 fiscal year. Jackie Pangborn asked that a statement be added to the bid form in which the vendor certifies that by signing and submitting their bid that the City has the right to cancel one or both shipments of this rock salt. After further review, Alderman Wheeler motioned to approve the bid specification for the rock salt with the amendment and authorize soliciting bids; Alderman Thompson seconded it, with all in favor.

The Board of Aldermen reviewed a proposed ordinance which would establish the water and sewer rates for the City of Monroe City effective October 1, 2016. The proposed ordinance was assigned bill # 4. The first reading of bill # 4 was read and approved on a motion by Alderman Wheeler, a second by Alderman Buckman with all in favor. The second reading of bill # 4 was read and approved on a motion by Alderman Buckman, a second by Alderman Thompson, with all in favor. Alderman Wheeler motioned to approve the final passage of bill # 4; Alderman Smith seconded it, with a vote as follows:

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

Bill # 4 became ordinance # 4-2016.

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>
Bradley Isbell	110 Court Street, Apt. C	\$ 42.15
Tyler, Mohn	706 Gypsy Row # 5	\$375.49

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 Wheeler seconded it, with all in favor.

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

- She presented a proposal from Architechnics to do an evaluation of the HVAC system for the City Hall/Library Complex. The cost for this evaluation is \$7,500.00. After review, Alderman Buckman motioned to authorize Mayor Pro-Tem Greening to sign this proposal on behalf of the City; Alderman Wheeler seconded it, with all in favor.
- The repairs to the City Hall/Library Complex HVAC system are almost complete.
- The owner of the property at 301 South Davis Street was having problems with their sewer. He rented an auger to clean out the sewer. The auger got stuck. He contacted a local contractor to dig it out. It was determined that the sewer lateral for this residence was not hooked up to the City’s new sewer line. There was no one living at the house when the new sewer line was put in and K & N Excavating failed to hook this house onto the new sewer line. The contractor ended up putting a new water line and sewer line in for this property owner. The property owner is requesting that the City reimburse him for the cost of the contractor in the amount of \$1,026.50 and the cost to rent

the auger in the amount of \$353.76 for a total of \$1,380.26. Jackie Pangborn said that she has issues with asking K & N Excavating to pay for a new water line for this property owner. Alderman Thompson said that he was the contractor on this project. When he was asked to dig up the sewer, the water line was in the way. It was easier to tear out the water line and replace it rather than dig around it. He said that the only cost on his bill for the water line was \$47.50 for some couplings. He told the Board that none of this cost would have been incurred if sewer lateral for this residence had been tapped after the new sewer line was installed. After discussion, Alderman Purol motioned to submit these bills to K & N Excavating as presented; Alderman Smith seconded it, with all in favor except Alderman Thompson who abstained.

- She received a copy of the bill from Ralls County Electric Coop for a pole used to install a siren that the City donated to Rensselaer. Jason Clark who has been working on this project was under the understanding that the City was to pay for the pole. Jackie Pangborn researched the City minutes and found that the City only agreed to provide the siren. It was up to Rensselaer to install it. She is going to check with the Board of Directors of the Monroe City Rural Fire Association to see if they agreed to buy the pole. If they have agreed, she wants it in writing that they have agreed to pay for this pole.
- The Chamber of Commerce Golf Tournament will be August 27, 2016. She asked if the City wanted to sponsor a team. The cost is \$200.00. Alderman Buckman motioned to sponsor a team if one can be assembled; Alderman Wheeler seconded it, with all in favor.
- The forestry study for Route J Park has been completed. The objectives are to improve and continue the forest health, provide quality wildlife habitat, preserve water quality and improve recreational opportunities. There is a 3 step plan for this. The first step is to eradicate the multiflora rose with chemicals. She is checking with DNR to see if they had issues using chemicals since Route J Reservoir is a water supply lake.
- She presented a contract change order with Visu-Sewer due to the increased size of manhole 2, additional piping and additional manholes throughout the City. This change order increases the contract amount by \$36,440.19. She also presented a pay request for Visu-Sewer for \$37,181.51, a certificate of Substantial Completion for Visu-Sewer because their part of the project has been completed and another Pay Request from Visu-Sewer in the amount of \$33,785.22, which completes their project Engineer's Certificate of approval for Visu-Sewer and a final pay request from Klingner & Associates for \$29,480.03. After review and discussion, Alderman Smith motioned to authorize Mayor Pro-Tem Greening to sign off on all of these documents; Alderman Purol seconded it, with all in favor.

Jackie Pangborn presented the minutes of the Park Board meeting which was held on July 19, 2016.

Attorney Williams said that new lease agreement for Lakeside Casting has been completed. It now needs to be executed by all parties involved.

Attorney Williams said that he is waiting to get confirmation from David Pfaff on the new legal description for the new easement in 4 D Subdivision. Once he has this the current easement can be replaced with the new easement.

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 Buckman seconded it, with the vote as follows:

Greg Smith	Yea	Michael Purol	Yea
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 ratify the decision made in executive session to grant Austin Snow permanent status and a \$.30 per hour raise effective July 11, 2016 and to grant Jamie Allen a 10% raise retroactive to January 7, 2016; Alderman Thompson seconded it, with all in favor.

Neal Minor, Mayor

Gary Osbourne, City Clerk