

September 8, 2016

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

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

Aldermen Absent: Roch Buckman

Others Present: Jackie Pangborn, John Albright, Nathan Smith, Hazel Smith, Damon Vuch, Nathan Blackwood, Connie Painter, Marcia Watson, Terry Gibbs, Todd Moore and Rich Enochs

Mayor Minor called the meeting to order.

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

The minutes of the regular meeting held August 18, 2016 were reviewed and approved on a motion by Alderman Purol; a second by Alderman Thompson, with all in favor. Jackie Pangborn said that she will email the bills payable to the board members.

Mayor Minor opened the floor for open forum.

Todd Moore, President of Architechnics, said that his firm was retained to do a study of the City Hall/Library HVAC system. He presented his report which provides information on the existing system, existing conditions and observed problems, alternatives for corrections with cost estimates and equipment brands and recommendations. The current overall system operates as a standard boiler/tower water source heat pump system. The general concerns with this system include the lack of close temperature control in certain areas, equipment deterioration due to age, temperature control computer/software being out dated and replacement parts for equipment being difficult to find. He said that the Imeco cooling towers are no longer manufactured which makes replacements parts difficult to find and expensive. He listed 14 specific areas of concern. Based on the condition of the system, general repair and maintenance would be an ongoing issue due to the age of the equipment, lack of replacement parts and various design related issues.

He presented three alternatives for addressing the problem. The first alternative would be to correct the minor issues that exist and replace equipment on an "as needed" basis. This would take care of minor issues but would not address the overall problem of equipment deterioration and inherent system issues. The estimated cost for this option is \$36,300.00. The second alternative is to replace the current HVAC system with a similar system. This alternative includes all the items listed in Alternative 1 and the direct replacement of equipment and accessories. The City would still have the cooling towers and will be "water" cooled. The cost estimate for this option is \$367,290.00. The third alternative is to replace the current HVAC system with a variable refrigerant flow (VRF) system. This option would eliminate the cooling towers and water in the system. The water would be replaced a refrigerant. Todd Moore

recommended option 3 which is the VRF system as the best overall solution to the HVAC problem. He said that the key to VRF is installation. Qualified installers are the most important aspect of any successful VRF system coupled with a good manufacturer of the equipment. Both Alternative No. 2 and Alternative No. 3 are energy efficient systems, however due to the lower initial cost and lower maintenance cost, alternative no 3 is the better solution.

Todd Moore said that it would take four weeks to design the system, 3 weeks to solicit bids, construction would take 8 weeks, and start up would take another 2 weeks for a total of 17 weeks from start to finish. The old system could be used until the new system is installed. There would be some inconvenience, but operations could continue as normal. The life of the VRF system is 20 to 25 years. After further discussion, the board asked Todd Moore to present an agreement between the City and Architechnics to design Alternative # 3 and have it ready for the board to consider at their September 22, 2016 meeting.

Nathan Blackford said that he is a life scout with troop 179. In order to earn a merit badge for Eagle Scouts, he wants to build a picnic shelter at Route J. Reservoir. The shelter would be 12' X 12' with a metal roof. The shelter would go over an existing picnic table at the reservoir. Nathan Blackford said that he would provide the labor and materials to build this shelter. Damon Vuch said that once the shelter is built, there should be very little maintenance except for staining it every few years. After further discussion, Alderman Wheeler motioned to grant Nathan Blackford permission to build this shelter; Alderman Purol seconded it, with all in favor.

The Board of Aldermen reviewed the report from Kevin O'Bryan, Director of Public Works. Alderman Greening said that the Water Plant is now producing water that meets DNR requirements for turbidity. The fire hydrants are being flushed to purge out the water with the high turbidity so that it can be replaced with the good water. When the turbidity levels at the fire hydrants are .3 or lower turbidity and all tests come back compliant, DNR will lift the boil order.

The Board of Aldermen reviewed a draft of the electric rate ordinance prepared by BHMG. The ordinance calls for a rate increase of 4.00% per year for residential customers and a rate increase of 3.00% per year for commercial customers for 3 years. There is no increase for industrial customers. Mayor Minor said that the electric rate study prepared by BHMG revealed that the industrial customers have been subsidizing the residential customers; therefore the industrial customers were not given a rate increase. Mayor Minor asked the Board members to review this ordinance and be prepared to adopt it at the September 22, 2016 meeting.

Rich Enochs said that the Fire Department is going to have their open house on October 8, 2016. He said that the Fire Department wants to have a bon fire and hay ride at South Lake again this year after the open house. He asked for authorization for the Fire Department to have the bon fire and hay ride at South Lake. Alderman

Greening motioned to grant this authorization as requested; Alderman Wheeler seconded it, with all in favor.

Alderman Purol said that County Line Road has a lot of traffic. Gordon Hill Park which is at Lawn Street and County Line Road is the only City Park with playground equipment that is not protected with 4-way stops. There are no shoulders on County Line Roads. He asked the Board to consider some traffic control in this area.

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

- TMI was on site Wednesday afternoon. They were able to make temporary repairs to get the HVAC system working. They will come back on Friday to work on the system again.
- The Monroe City Area Chamber of Commerce is planning to replace the billboard on the east end of town. They presented the Board with their new design. They are requesting approval from the Board of Aldermen to install this new billboard. After review and discussion, Alderman Purol motioned to approve the new bill board design and authorize its installation; Alderman Wheeler seconded it, with all in favor.
- The Elementary School will be hosting a "Big Truck Night" on September 29, 2016. They have requested that Fourth Street be closed from Washington Street to the west end of the school's parking lot. They would like the City to provide the barricades and bring some equipment and trucks to this event. Alderman Greening motioned to close Fourth Street as requested; Alderman Thompson seconded it, with all in favor.
- The Marching Band Competition will be on October 1, 2016. The parade route has been approved by the Police Department. The band will start at the High School, go west on the highway to the 4-way stop, go south on Main Street to Second street and back east to the school.
- CDH Awareness has requested authorization to use St. Jude's Park on March 31 and or April 1, 2017. They will have some booths. The Board agreed to allow them to use the park as requested.
- She was asked if the City could donate anything for the Mudd Benefit. The Board agreed that they could not donate anything for an individual.

The Board reviewed the minutes of the Administration Committee meeting held September 6, 2016. Mayor Minor said that the committee reviewed the preliminary 2016-17 budget, in particular the capital expenditures and the staffing requirements. Some changes were made to the capital expenditures requested by the Department managers. The Administration Committee will meet again on September 12, 2016 at 6:00 pm to again review the preliminary 2016-17 budget.

Mayor Minor updated the Board of Aldermen on the Park Board meeting held recently. The Sales Tax Fund is generating funds in excess of the amount necessary to pay for the debt service on the Swimming Pool. The Park Board wants to get the spillway at

South Lake repaired so that a bridge over this spillway can be built. The bridge is part of a grant project. If the City does not get the grant, the bridge will not be installed. They want the shelter at South Park repaired and other items at this park addressed. The Park Board would like to see a trail developed that would go the grocery store. The trail would go along Beaver Creek to Lakeside Casting. The property within 30 feet of Beaver Creek is in a flood zone and no structures can be built in this area. Existing structures are grandfathered in. The first thing that would need to be done is to get a survey on Beaver Creek from South Main Street to Lakeside Casting.

Jackie Pangborn said that DNR conducted an unannounced inspection of the Sewer Plant. The City will be receiving a report about their inspection.

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 Thompson seconded it, with the vote as follows:

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

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

Alderman Purol motioned to ratify the decision made in executive session to hire Kevin Sullivan for the Water Plant & Sewer Plant position at a starting salary of \$15.70 per hour and for him to receive a \$.30 per hour increase when he successfully completes his probationary period; Alderman Wheeler seconded it, with all in favor.

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

Neal Minor, Mayor

Gary Osbourne, City Clerk