

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: Connie Painter, Jason Osbourne, Linda Greening, Matthew Greening, Brad Watson, Christine Watson, Mandi Kindhart, Jacques Reynolds, Ronald Krigbaum, Sally White, Ewell Lawson, Kevin O'Bryan, John Wilcox and Jackie Pangborn

Mayor Minor called the meeting to order.

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

The consent agenda was reviewed. Alderman Purol motioned to approve the consent agenda; Alderman Greening seconded it with all in favor.

Ewell Lawson of MPUA addressed the Board of Aldermen on a solution to ease the City's compliance with FERC (Federal Energy Regulatory Commission). Some local customers or independent power generators, known as Qualifying Facilities (QF's) could force the City to buy excess power from them under PURPA (Public Utilities Regulatory Policy Act). Local implementation of these regulations could be burdensome to the City. MJMEUC, as the MoPEP wholesale provider, can request an exemption from these requirements for Monroe City. This means that if a QF approaches the City, MJMEUC/MoPEP would be the responsible party under PURPA, rather than the City. FERC rules require each participating pool member to pass an ordinance authorizing MJMEUC to request the waiver for the City and subsequently the power pool as a whole. The Board of Aldermen agreed to consider adopting this enabling ordinance at the March 23, 2017 meeting. Ewell Lawson asked if the City has a net meter electric rate ordinance in effect. This deals with customers who may generate more power than they need at a particular time with the excess going back into the City's grid system. Jackie Pangborn said that the City does not have an ordinance to this effect at this time. Ewell Lawson said that he will send her a draft of a sample ordinance to consider.

Jacques Reynolds of Architechnics said that he has checked the references for Watkins Roofing and Bales Construction/Precision Heating & Cooling who submitted the low bids for repairing the roof on the City Hall/Library Complex and installing a new HVAC system. Both contractors received satisfactory references. Precision Heating and Cooling provided their certificate of training for installing a Daikin VRV System. Jacques Reynolds said that Architechnics is recommending that the City accept the bid from Watkins Roofing in the amount of \$56,476.00 and to add the 30 year warranty option for an additional \$3,934.00 for a total of \$60,410.00. Architechnics also recommends that the City accept the bid from Bales Construction/Precision Heating & Cooling in the amount of \$290,500.00 making the grand total project to be \$350,910.00. After discussion, Alderman Purol motioned to

accept the recommendation from Architechnics and award the bid for the roofing to Watkins Roofing in the total amount of \$60,410.00 and the bid for installation of the HVAC system to Bales Construction/Precision Heating & Cooling in the amount of \$290,500.00 for a total project cost of \$350,910.00; Alderman Thompson seconded it, with all in favor. Jacques Reynolds said that he will send the contractors their notice of award. The substantial completion date for both projects is June 30, 2017.

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

Alderman Greening said that the City extended the due date for the sale of two old trucks and boat, motor & trailer. Only one bid was received from Jimmy Ray Hardwick who bid \$250.00 for the 1989 Dodge truck which was the minimum bid, \$300.00 for the 1996 Dodge truck, which was the minimum bid and \$50.00 for the boat motor and trailer, for which the minimum bid was \$150.00. Alderman Greening motioned to accept the bid from Jimmy Ray Hardwick in the amount of \$250.00 for the 1989 Dodge truck; Alderman Wheeler seconded it, with all in favor. Kevin O'Bryan said that the bid for \$300.00 for the 1996 Dodge truck was too low even though it was the minimum bid. After discussion, Alderman Buckman motioned to accept the bid from Jimmy Ray Hardwick in the amount of \$300.00 for the 1996 Dodge truck; Alderman Thompson seconded it, with all in favor. Alderman Greening motioned to reject the bid in the amount of \$50.00 for the boat, motor & trailer; Alderman Wheeler seconded it, with all in favor.

Alderman Wheeler updated the Board of Aldermen on the Nuisance Review Board held on February 28, 2017. The purpose of the meeting was to address appeals that were submitted by Roger Lipp and Jim Erickson for nuisance abatement notices that they had received. Roger Lipp said that the cable company has cables in the way of moving the vehicles from his property that constitute the nuisance. The Committee gave Roger Lipp an additional 10 days to abate the nuisance. They asked Jackie Pangborn to contact the cable company to address the issue of cables lying on the ground which she did and the project was completed earlier this week. Jim Erickson was not present at this meeting. Alderman Wheeler said that the City needs to get better organized on its nuisance abatement program. The City Clerk shall take the minutes of these meetings. The Nuisance Review Board cannot hear an appeal on a nuisance abatement notice after the Police Department has issued a summons to appear in court for the nuisance. Alderman Wheeler said that he will meet with Attorney Wilcox and Chief Albright about the Nuisance Abatement procedures. Jackie Pangborn presented the results of the 2017 drive around and the nuisances that needed to be addressed as of 3/7/17.

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

- The City has accumulated a great deal of surplus computer property. She asked how the City wanted to dispose of it. Mayor Minor said that the old

hard drives probably have private information on them and the City would have to take measures to insure that this information was not available to the public. The Board agreed that the old computers have no value and it would not be worth the expense of trying to sell them.

- The Sewer Plant has some major issues with the clarifier that need to be addressed. Jon Rogers and Mark Bross are working on a grant for an engineer to assist in evaluating the Sewer Plant, its current situation, the restrictions/requirements that will be coming in the near future with the new permit, and our options to meet these requirements;. The estimated cost of engineering to make this determinant is \$26,000.00. The grant is 80/20 or 90/10. At most our portion would be \$5,200.00. She requested permission to proceed with the grant application. Alderman Purol motioned to approve applying for this grant; Alderman Wheeler seconded it, with all in favor.
- The second lime machine at the Water Plant is not working. The City has budgeted \$14,000.00 for a second lime machine in the current budget. The cost for a new lime machine from Sidener Environmental Services and installation is \$13,969.00. This would be a sole source purchase so that both lime machines would be identical and from the same vendor. Alderman Wheeler motioned to approve purchasing the second lime machine from Sidener Environmental Services and have it installed for \$13,969.00; Alderman Buckman seconded it, with all in favor.
- The oven at the Sewer Plant is not working. This oven is used several times per week. The cost for the oven from Heratherm is \$1,755.45. The cost from USA Blue Book is \$1,849.95; however USA Blue Book stated that they would match the low price. She requested authorization to order the oven from USA Blue book for \$1,755.45 including shipping and handling. Alderman Smith motioned to grant this authorization; Alderman Wheeler seconded it, with all in favor.
- The warranty walk-through on the Sewer project was completed recently.
- She has been working on getting the court program from ITI. However she found out that there are a couple of areas that their program would not in compliance with in the new rules/regulations. The State has a program called JIS which is free. The ITI program that the police department has would interface with the City's JIS program. The cost for this interface would be \$1,600.00 per year. She is going to be looking into the JIS program to see what else is required.
- She presented information on a City wide clean up. A dumpster would be made available for regular trash, tires, hazardous materials and white goods. The estimated cost for the dumpsters is \$4,000.00. The Board expressed concern about these dumpsters not being monitored and that waste from outside the City could be put into these dumpsters. The Board agreed to discuss this matter further at a later meeting.
- She asked if the City was interested in adopting an ordinance to require dog/cat owners to pick up their pet's feces when in public places. She presented a sample ordinance from the City of Palmyra. The Board

expressed concern on how this ordinance would be enforced. The Board took no action on this matter.

- The engineers estimate for the project paving at the airport is \$516,000.00. A bid was received from Chester Bross Construction Company for \$381,000.00. Once the engineer reviews the bid and make sure it meets all requirements, a notice to proceed will be issued.

Alderman Smith motioned to go into executive session authorized by RSMO 610.021(3) hiring, firing, disciplining or promoting of particular employees; also authorized 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 Purol seconded it 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 Wheeler motioned to ratify the decision made in executive to pay 1/3 of the cost for a traffic study for a break in access from Mark Twain Shopping Center to Highway 24/Route Z; Alderman Buckman seconded it, with all favor.

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

Neal Minor, Mayor

Gary Osbourne, City Clerk