

The Board of Aldermen met in regular session at 6 pm.

Aldermen Present: Connie Painter, Marvin Vilorio, Jason Osbourne, Jeremy Moss, Dane Foster and Melissa Hays

Others Present: Mayor John Long, Kevin O'Bryan, Jerry Potterfield, Bill Beall, Jackie Pangborn, Mandi Kindhart, Brian Walters, Zach James, George Hausdorf, Michael Williams, Chris Hays, Al Dimmit, Terry Tesson, Diane Grossenheider (Black & Veatch) and Forrest Gossett

Mayor John Long called the meeting to order at 6 p.m. and asked that all stand and recite the Pledge of Allegiance.

Mayor Long stated that Dane Foster was resigning from the Board of Aldermen and took a moment to recognize Alderman Foster for his service to the City. Alderman Foster left the table.

Consent Agenda

- The minutes of the November 7, 2019 meeting and the bills payable were reviewed. Alderman Painter motioned to approve the November 7, 2019 meeting minutes and the bills payable; Alderman Moss seconded it with all in favor.

Open Forum

- Bill Beall – Mr. Beall thanked the Council for their time and allowing him to speak. He stated that his Mother has lived on South Oak Street and now that she is in the nursing home, he is taking care of the house. He was there frequently mowing the yard and taking care of things. However, when he received the September 30th utility bill the water usage was quite high. He contacted the City and the meter was read and it was discovered that there was water pouring out of the house and therefore the water was turned off by the City. He found that the leak was from the pipe that goes to the toilet. He stated that many homeowner's insurance policies do not cover broken pipes and he found that out the hard way. Mayor Long asked Ms. Pangborn to review the situation and she did so. She stated that the bill had been adjusted to 20,000 gallons for water and sewer per policy and that Mr. Beall was here to ask that the Council reduce the sewer to his average usage since the water did not go into the sanitary sewer. Alderman Painter questioned the policy as it says that it is done once in a 12-month period and wanted to see if we would revise the policy to allow for this. Ms. Pangborn stated that the current policy does allow one adjustment in a 12-month period; the water and sewer are reduced to 20,000 gallons in case of a leak; if the homeowner/resident shows that the water did not go into the sanitary sewer and they want the sewer charges reduced to their average usage, they must come to the Council and request it. Alderman Moss motioned to reduce Mr. Beall's sewer usage to his average usage, which is less than 1,000 gallons, so it

will be reduced to the minimum charge of \$9.00; Alderman Hays seconded it with all in favor.

- Al Dimmitt of Arcadia Metalcraft – Mr. Dimmitt was at the meeting to ask the Council to consider a change in the policy with regards to industrial users as they are behind on their bill a couple of months. The General Motors strike has created a very tough situation for them. He is requesting that they be allowed to make weekly payments on the bill; they are looking at about half of their normal usage which is around \$60,000 as compared to \$130,000. They've been reading the meters to keep an eye on their usage to try to determine a reasonable bill. He stated that for the next couple of months it will be tough, but they have set up an idea of what they can do, and he is asking that the policy be temporarily changed. He further stated that it won't clear up overnight and that they have a couple of new jobs that are starting now and those will pick up in the next few months. He stated that one of their major customers isn't buying right now and since the strike, they have a lot of inventory on hand and a lot of outstanding account receivables.

Alderman Hays asked Mr. Dimmitt how many employees that they currently had. He stated that they have between 30 and 35 employees now, they are down from 90. All their operations are in the Monroe City facility – they have no operations in Palmyra currently. He stated that they have skeleton crews in each building of the Monroe City property.

Alderman Vilorio questioned their request for the demand to be reduced and that the City would still be paying for the full amount and Arcadia would be paying only a portion. He further stated that when they ramp up production in a few months there could be a new demand higher than it is now. Ms. Pangborn stated that the demand is usually set in the summer months and that the current rate will be utilized until the next demand is set. Mr. Dimmitt stated that they weren't going to pursue that anymore. He stated that those above him thought that they were being overcharged for the demand and that he had requested copies of the bills for the past few months. Once they reviewed those billings, they realized that the demand fees were very comparable. Mr. Dimmitt stated that they want the opportunity to make payments to get back caught up.

Alderman Hays stated that she hoped that the City would try to work with Arcadia; if the City shuts off the utilities than that will shut their doors and then the City will receive no money at all.

Alderman Moss stated that were there other variables involved in the 60-day forecast. He stated that if the 60-forecast is optimistic and it isn't met then the City takes on additional debt and it will feel that the bills won't be caught up at that point. He stated that the hole is deep and that each time they get out of the hole a little bit, it gets a little deeper with new bills. Alderman Moss stated that this is a very uncomfortable place for the City and Arcadia. Mr. Dimmitt stated that there are a lot of receivables outstanding and they are trying to get those

collected but it is not easy with the strike – everything is backed up 60-90-120 days.

Jerry Potterfield stated that this is a very unfortunate situation that Arcadia is in. He stated that he feels that they should secure a line of credit with a financial institution and not ask the City for extensions and plans. He stated that it may be hoped to have money 30-60-90 days down the road but then that could quickly turn into 6 months. Mr. Dimmitt stated that they do have a line of credit.

Alderman Hays motioned to go with a payment plan with Arcadia so that they can get caught up on their utility bills. Alderman Moss stated that if this passes, there is a risk that if it is being accepted by the City, it will be an absolute risk if things don't work out as anticipated and the City will carry that – he further stated that he meant no disrespect to Mr. Dimmitt or Arcadia. Mayor Long stated that there has been a lot of risk with all that has been done and Alderman Painter stated that the City is trying to quit that. Mayor Long stated that those that have started a business have taken a risk. Mr. Potterfield requested to speak but Mayor Long advised that the Board was in the middle of discussions. Attorney Williams stated to keep in mind that they will be going against policy if this passes. Alderman Hays stated that there are extenuating circumstances. Mayor Long felt that we could re-evaluate this after one month to see where things are at. Mr. Dimmitt stated that it is in their best interest to clear things up as fast as possible as a 5% penalty on their utility bill is costly. Alderman Hays questioned who will advise Mr. Dimmitt as to what will happen at this point. It was stated that Arcadia has until Monday, November 25, 2019 to pay the \$236,000+/- . Alderman Hays stated that she felt that the City should work with them. Alderman Moss stated that if this passed a precedent would be set and asked if the Council was willing to do this with all businesses and Alderman Hays stated that it would depend on the circumstances. Attorney Williams stated that there will always be special circumstances if a business is coming to the Council to request a payment plan.

Ms. Pangborn questioned if the plan could be approved with the understanding that the Council would review the utility policy and set up and devise a separate policy for the industrial users prior to the end of December 2019; and then it be implemented and Arcadia's plan may be revised according to the new plan. Attorney Williams stated that the City had the ability to revise policies, but he didn't think it was a good idea to do something and then change it based on something that hasn't been approved by the Council.

Alderman Vioria expressed concern that the numbers on the plans presented weren't the same and questioned the utility bills charges. Ms. Pangborn explained that the plan set up the estimated billings at the end of each month with payments being made every Friday. Mayor Long stated that in trueness, we must do something for the industry in Monroe City. He also stated that he wasn't making excuses for Arcadia and maybe they should have looked at something different. He stated that there are around 40 employees and we need to make

sure that there is some sort of industry in this town. He stated that there is a motion on the table and asked if anyone would like to second it. The motion died due to the lack of a second. Mr. Dimmitt stated that he felt that it sounds the lights will be out and he left the meeting.

- Chris Hays – Mr. Hays stated that he has a safety concern on Benton drive. He stated that in about May of this year the lot across the street from him was purchased and the owner started to dig a basement for a house. He stated that there is a hole dug but nothing has happened since late July. He stated that there are a lot of kids in the neighborhood and is concerned that one of the kids could fall into the hole and get hurt. It was stated that the Nuisance Committee and the Police Department are aware of this situation and that Chief Wheeler is handling this personally and is currently awaiting a response from the owner. Alderman Hays will contact Mr. Wheeler about the status of this as well. Ms. Pangborn stated that Building Inspector Miller is also aware of this has stated that work must be stopped for approximately 180 days before he can do anything, and Attorney Williams confirmed this

Planning & Zoning Report– Alderman Vioria stated that there was nothing to report.

Public Works Report

- Alderman Vioria stated that the information is in their packed of what the departments are doing.
- Ms. Pangborn made the Council aware of Panhandle Pipeline’s attempt to increase rates for the transportation of the gas. At this point, our rate could go from around \$.40 per dekatherm to around \$2.00 per dekatherm which would have a major impact on the City’s bill as well as the customers. She stated that a conference call was held today regarding the status of things and that the group is setting aside \$50,000 for legal/consultant/professional service fees. She will keep the Council updated with information regarding this.
- Bids for wire for the MCR-1 School project were received. There were three bids as follows:
 - Springfield Electric - \$2.92 per foot with a 10 to 14-day lead time
 - Fletcher Reinhardt - \$2.689 per foot with at 2 to 3-week lead time
 - Arkansas Electric - \$2.20 per foot with a 1-week lead timeAlderman Moss motioned to award the bid for wire to Arkansas Electric for \$2.20 per foot with a 1-week lead time; Alderman Painter seconded it with all in favor.
- Ms. Pangborn stated that a tentative schedule for the Sewer Plant project has been developed and is in the packet. Basically, design should be completed in May of 2020 and the initiation of operations should begin on August 1, 2022.

Public Safety Report

- Alderman Painter stated that she had nothing from the Fire Department to report; however, she did have a paper from the Police Chief. Officer Walters stated that he will go to training for two weeks in Dallas, Texas. He stated that the dog “Raven” has been utilized in schools for the SRO and has helped children with

mental issues and has somewhat been used as a therapy dog. He stated that the he wrote a letter stating his need for a dog and Monroe City was hand-picked for one of 5 dogs that were available. He stated that Raven is a two-year-old yellow Labrador and will sniff narcotics, guns and tracking – but is not bite trained and they work in schools to get familiar with the kids. Raven will be able to assist our community as well as surrounding communities. The total cost of the dog is \$40,000 but we were able to acquire her at no charge. The tracking vest has arrived, food is being donated by Orschelns, training is being done through Sector 9 which also trains the ATC and narcotics dogs. There are a lot of autistic children in our school district and she will be a great asset.

- Officer James stated that there were some issues with the vehicles that were proposed and approved to be purchased in the budget. He stated that another agency went with the vendor that we were going to work with, but there have been major issues and safety concerns. An alternate vendor is being looked at and it has been mentioned that financing may be able to be attained directly through Ford at a much lower percentage rate. The Council be kept up to date on the status of this.
- Alderman Painter stated that the next meeting is December 5th and the Christmas parade is on December 7th. She requested that the Council decide what type of float they are going to put in the parade and let her know.

Administration Report

- Ms. Pangborn provided the Council with the following information:
 - The property at 105 North Main Street has been sold.
 - With regards to the Mill Street project, they have completed the initial survey and are working on the preliminary plan.
 - There will be a Monroe County IDA meeting with the date and time yet to be determined.
 - MoDOT is working on the agreement for the airport lighting project. We should have the agreement ready for signature within the next 2 to 4 weeks.
 - A copy of the updated MoPEP agreement was provided to the Aldermen.
- The utility write-offs for November were presented which consisted of Larry Funk in the amount of \$531.87. Alderman Moss motioned to write off \$531.87 for accounting purposes only; Alderman Viloría seconded it with Aldermen Moss and Viloría in favor and Aldermen Painter, Osbourne and Hays opposed; the motion did not pass. Mr. Funk's bill will not be written off for accounting purposes only.
- Health Insurance Brokers – Ms. Pangborn stated that she along with Aldermen Viloría and Painter and Ms. Ellison met with 5 brokers that had submitted Requests for Qualifications. Those companies were HIC, First State Insurance Agency, One Digital, Scott Agency and Ecchic Group. It was stated that after the interviews, Ms. Pangborn and Ms. Ellison felt that HIC or One Digital would be the broker of choice. After reviewing the information, Alderman Painter motioned to proceed with HIC as the health insurance/benefit broker; Alderman Moss seconded it with all in favor.

- Ms. Pangborn stated that early in the sewer plant project it was noticed that the actual legal description for the sewer plant was west of where the existing sewer plant is located. She further stated that she had contacted Monroe County and they suggested that a Scrivener's Affidavit be done to rectify the issue. Attorney Williams stated that he has completed the Scrivener's Affidavit and if the Council approves this, the recording fee will be \$27 which will correct the situation. Alderman Moss motioned to allow Attorney Williams to sign the Scrivener's Affidavit and the City to pay the \$27 recording fee; Alderman Painter seconded it with all in favor.
- Ms. Pangborn informed the Council of a concern regarding cars parked at the end of cul-de-sacs which creates a real issue for snowplows and emergency vehicles. Ms. Pangborn presented two ordinances that could be modified to address this situation. She will prepare amendments to the ordinances and have Attorney Williams approve them prior to the next meeting.
- Safety Supply Bids – Ms. Pangborn stated that there were three companies that submitted bids for safety supplies. A listing of items that we ordered in the past 12 months was provided to them and they submitted their prices on the sheets and listed any additional service charges. The three companies were United First Aid, Getz Fire and First Aid and Cintas First Aid. Most of the items from United First Aid were substantially less than the other vendors. Alderman Moss motioned to proceed with United First Aid for the safety supply vendor; Alderman Hays seconded it with all in favor.

Alderman Moss asked George Hausdorf of PeopleService how the trial was going. Mr. Hausdorf state that they are waiting for equipment and should be live by the second week of December.

Nuisance Committee Report

- Alderman Hays stated that she had nothing to report. However, she would like to schedule a meeting to keep acting on the properties. The meeting is scheduled for December 5, 2019 at 5:30 p.m.

Park Report – Alderman Painter stated there was nothing to report.

Economic Development Report

- Alderman Moss stated that we needed to set a meeting to review the information that was provided by the economic development consultants. A meeting was set for Wednesday, December 4, 2019 at 5:30 pm to review the Economic Development Consultant qualifications, the covenants for the Industrial park, the proposal from Mosswood as well as the proposal from DTMC.

City Attorney's Report

- Attorney Williams stated that a citizen approached him, has had a survey on his property which reflects that a portion of the sidewalk in front of his house is outside of the City's right-of-way. He stated that it is Terry Tesson's property on Third Street. Attorney Williams met with Mr. Tesson at his house and stated that

there is about 4" to 6" that is on the City's right-of-way and the remainder of the sidewalk is not. Mr. Tesson has mentioned about that the City could put in a new sidewalk in the right-of-way. Attorney Williams recommended that the Council look at the property to see where it lies and then discuss a remedy to this issue.

Mayor's report

- Mayor Long stated that the training for the census committee will be on Tuesday, November 26, 2019 at 1 p.m. at City hall. Alderman Painter stated that she would like to get 10 to 15 people and that she is awaiting on return calls. She stated that she will get the listing of members to Ms. Ellison and Ms. Pangborn. She stated that they plan to get information out to the public at the Street Stroll, basketball tournaments, C &R, etc.

There being no additional information to discuss, Alderman Moss motioned to adjourn the meeting, Alderman Hays seconded it with all in favor. The meeting adjourned at 7:06 pm.

John Long, Mayor

Christine Ellison, City Clerk