

The Board of Aldermen met in regular session at 6:00 p.m.

Aldermen Present: Connie Painter, Marvin Vioria, Jason Osbourne, Rusty Rothweiler, Ralph Lemongelli

Alderman Absent: Jeff Botkins,

Others Present: Mayor Jerry Potterfield, Dennis Spalding, Marcia Watson, Jim Dowell, Rhonda Peer, Robby Ellison, Gary McElroy, Mandi Kindhart, Tyler Wheeler, Kevin O'Bryan, Kaylee Buckman, Darin Kendrick, Neal Minor, Brad Pfanner, Michael Purol, Devyn Timbrook, Gerry Quinn, Debbie Kendrick, Becky Chinn, Mike Wear, Olivia Earlywine, Dorothy Mudd, Dawn Walters, Brian Walters, Zach James

Mayor Potterfield asked that all stand and recite the Pledge of Allegiance. The meeting was then called to order.

The Board of Aldermen reviewed the consent agenda which included minutes from the March 4, 2021 meeting and bills payable. Alderman Lemongelli motioned to approve the minutes from March 4, 2021; Alderman Rothweiler seconded with all in favor. Alderman Rothweiler made a motion to approve the bills payable; Alderman Painter seconded with all in favor.

Mayor Potterfield opened the floor to open forum:

### **Open Forum**

- Kaylee Buckman addressed the Council regarding Fishing for Freedom Warriors Weekend. This will happen the weekend of June 4-6, 2021 with the parade of fisherman going through town on June 6<sup>th</sup>. She is requesting the banner hung at the 4-way stop, traffic stopped as they go through town and flags put out along Main Street and Business 36. Alderman Rothweiler made a motion to approve Mrs. Buckman's request and any costs associated with it, Alderman Painter seconded with all in favor.
- Debbie Kendrick from See Real Estate was present with several items to be discussed:
  - Plat adjustment for the lot added at Mosswood. A private drive was included in the original plat and it should not have been, will need new signatures on the updated plat sheet.
  - She addressed the Council regarding several offers she has for people wanting to purchase land owned by the City. She reminded the Council that the City is lacking in housing available for purchase and there is also a shortage of land available for purchase to build homes.
    - 209 First Street – this is an empty lot owned by the City. She has a cash offer of \$1,500 which will net the city roughly \$1,275 and can close immediately. Mayor Potterfield reminded Ms. Kendrick that when she made the offer via email, he told her that the Council had voted to sell the City's residential surplus property via online

- auction. Alderman Rothweiler made a motion to reject the offer for \$1,500; Alderman Lemongelli seconded with Aldermen Painter, Osbourne, Rothweiler, and Lemongelli in favor; Alderman Vilorio opposed. Motion passes.
- She stated she has two more unsolicited offers, but this is for commercial property and not land that would be subject to auction. She asked that anyone in the Council that has any interest in purchasing this land to recuse themselves before the offer is brought to the table.
    - Mike Wear, a developer, has made an offer to purchase every lot owned by the City in the Industrial Park (4 lots) totaling 31.074 acres. He has made a cash offer of \$93,223 with a closing date of April 30, 2021. Ms. Kendrick stated today alone she has had two buyers wanting to purchase properties with buildings on them. Alderman Rothweiler stated he would like the Council to have time to look into this offer to ensure that they are doing things right. This council is a little gun shy and would like to review with the City Attorney. This offer will be discussed at the April 8, 2021 meeting.
    - Mr. Wear has also made an offer to purchase the 31.8 acres on the west side of Mosswood. He knows that he cannot touch the property for two years as it is being used by the Sewer Department for sludge. He would be keeping the front commercial and the remainder would be residential. He has offered \$120,000 for this acreage, will pay for the survey and will close on April 30, 2021. This offer will also be postponed until the April 8, 2021 meeting.
  - Becky Chinn asked if the City would be doing the City Wide Clean up this year. This will be discussed at the next Council meeting.
  - Dennis Spalding stated a couple of meetings ago the airport was discussed. He asked that the Council not consider getting rid of it. Mayor Potterfield reminded everyone that with the grants the City has received for paving and the upcoming grant for airport lighting, it states the City must keep the airport for the next twenty years so there is no chance that the City would be selling the airport.

## **Presentations**

- None

## **Mayor's Report**

- Stated there were lots of rumors that he had sold his house, this is not true.
- Jeremy Wilson has marked the logs that will need to be cut. Bid specs for logging will be ready at the next meeting.
- Transformers – Solomon has offered to buy the two large transformers for \$27,000 and will pay for rigging/trucking, etc. to have them hauled off. They do not foresee having to cut power off to anyone either. Alderman Rothweiler made a motion to allow Solomon to purchase these transformers for \$27,000; Alderman Lemongelli seconded with all in favor.
- Kerry Lee said he has about 40-50 small transformers that are only worth scrap prices and will be selling them.

- Surplus auction will be held sometime in May and will include 2-3 residential lots, fire boat, and other items.
- Electrical Building – will allow the Fire Department to use the east end of the building for excess equipment. The concrete pads will need to be repaired and the Fire Department will need to put in a furnace if they want heat in the building. It will probably need an overhead door installed as well.
- Clarence Cannon Water – met with Heath Hall from Cannon Water and discussed the water survey. This will be reviewed again late April/May.
- The City received the bill from MPUA for the Electric. Due to the cold stretch in February and the increased demand, the price of electric skyrocketed. MPUA gave us a relief amount of \$321,676.43 on the bill which will have to be paid back over time. City Clerk Chris Ellison stated the gas bill is the same way and the City has been given a relief of over \$855,000. These numbers are not exact as they are still looking into this, with possible litigation.

### **Planning & Zoning**

- No report.

### **Public Works**

- Alderman Vioria stated it is in the packet what the departments have been doing.
- Kevin O'Bryan has requested to hire at least two people for Summer Help for the Public Works department. Alderman Vioria motion to advertise for Summer Help for Public Works; Alderman Rothweiler seconded with all in favor.
- Alderman Lemongelli thanked the Street Department for their assistance in fixing the drainage issue at the Baptist Church on Locust Street.
- Bid specs are ready for a Zero Turn mower for the Street Department. Alderman Rothweiler made a motion to solicit bids for a Zero Turn mower; Alderman Painter seconded with all in favor.
- Bid specs are also ready for a 8' Box Blade for the Street Department. Alderman Painter made a motion to solicit bids for a box blade; Alderman Vioria seconded with all in favor.
- Alderman Rothweiler made a motion to solicit bids for concrete for the upcoming year; Alderman Lemongelli seconded with all in favor.
- Alderman Lemongelli made a motion to solicit bids for Portable Toilet rental for the upcoming year; Alderman Rothweiler seconded with all in favor.
- Alderman Painter made a motion to solicit bids for Hot Mix/Cold Patch for the upcoming year; Alderman Rothweiler seconded with all in favor.

### **Public Safety/Nuisance**

- Chief Tyler Wheeler stated the PD received \$29,956.61 in CARES Act funds and would like to use this money to upgrade equipment. Alderman Painter made a motion to allow this money to stay in the police fund and be used for equipment upgrades; Alderman Vioria seconded with all in favor. He stated they also received a donation of \$1,500 for the sale of calendars.
- Chief Wheeler also gave a nuisance update.

- The sidewalk in front of the Police Department needs major repair. The Street Department will take care of this.

**Administration committee**

- An “Ordinance Authorizing and Directing the Mayor of the City of Monroe City, Missouri to enter into an Airport Aid Agreement with the Missouri Highways and Transportation Commission for Grant Funds to be used for Runway Lighting at the Captain Ben Smith Airfield in the City of Monroe City, Missouri” was presented. The proposed ordinance was assigned bill #4.
  - The first reading of bill #4 was read and approved on a motion by Alderman Rothweiler; a second by Alderman Vioria, with all in favor.
  - The second reading of bill #4 was read and approved on a motion by Alderman Painter, a second by Alderman Osbourne seconded, with all in favor.
  - A roll call vote as follows:

Connie Painter.....	Yes	Jeff Botkins.....	Absent
Marvin Vioria.....	Yes	Rusty Rothweiler .....	Yes
Jason Osbourne .....	Yes	Ralph Lemongelli .....	Yes

Bill # 4 became ordinance # 4-2021.

- Ms. Ellison stated she is still receiving quotes for updating the ordinance book and the website.
- Since the last auditor that was hired, Gray Hunter Stenn LLP has stated they can do our audit for approximately \$15,000. Alderman Rothweiler made a motion to hire Gray Hunter Stenn LLP to do the City’s financial audit pending a letter of engagement; Alderman Lemongelli seconded with all in favor.
- Ms. Ellison stated that the utility bills were discussed earlier in the meeting, but a decision needs to be made on how long the City wants to take to pay back the relief amounts that were given. Alderman Lemongelli made a motion to extend the payment of relief funds to 36 months; Alderman Osbourne seconded with all in favor.

**Park Board**

- Currently there is one slide broken at South Park. It has been temporarily fixed but a new slide may need to be ordered.

**Economic Development**

- Alderman Rothweiler stated we are still moving forward with commissioners from Ralls/Marion/Monroe counties to get the project with County Line Road added to their list of projects. It was asked if this would fix the flooding issue and that is an unknown at the moment.

**City Attorney Report**

- No report

Alderman Rothweiler made a motion for executive session authorized by RSMO 610.021 (3) hiring, firing, discipling or promoting of particular employees; Alderman Lemongelli seconded with roll call as follows:

Connie Painter .....	Yes	Jeff Botkins .....	Absent
Marvin Vloria .....	Yes	Rusty Rothweiler .....	Yes
Jason Osbourne.....	Yes	Ralph Lemongelli .....	Yes

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

There being no more business to discuss; Alderman Rothweiler made a motion to adjourn; Alderman Osbourne seconded with all in favor. The meeting ended at 8:00 p.m.

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MAYOR JERRY POTTERFIELD

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CHRISTINE ELLISON, City Clerk