

Minutes Approved February 26, 2019

MINUTES OF A REGULAR MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF MOUNT VERNON, MISSOURI ON TUESDAY, FEBRUARY 12, 2019.

The Board of Aldermen of the City of Mount Vernon, Missouri met in a regularly scheduled meeting, at the regular place of meeting, City Hall, on Tuesday, February 12, 2019 at 7:00 p.m. The meeting was called to order by Mayor David W. Eden with the following roll call recorded: J.N. Greene, Deanna McElveen, Jason Haymes, Lowell Phillips, Sherie Thrasher, Steve Fairchild, Sandy Martin and Sue Lee. The following city personnel was also in attendance: City Administrator Max Springer, Counselor William Petrus, Jr., Treasurer Shari Weldy, Director of Public Works Joe Kelley, Code Enforcement Officer Terry Moore, Chief of Police David Hubert and City Clerk Shannon K. Neely.

Guests registering their attendance are listed on the sign-in sheet attached to and made a part of the minutes.

Approval of Agenda.

Mayor Eden presented the agenda to the Board for approval. Alderman Fairchild made a motion, seconded by Alderman Phillips to approve the agenda with the following addition:

- Director of Public Works Report – Add: UV Maintenance Contract for WWTF

With all present members voting in favor, Mayor Eden declared the motion approved.

Presentation of Minutes.

Mayor Eden presented the minutes from the City Council meeting held on Tuesday, January 22, 2019 to the Board for approval. Alderwoman Lee made a motion, seconded by Alderwoman Martin to approve the minutes with the following correction:

- Old Business. Change to read “Alderwoman Lee asked”.

The following voice vote was recorded:

AYES: McElveen, Haymes, Phillips, Thrasher, Fairchild, Martin, Lee

NOES: None

ABSTAIN: Greene

ABSENT: None

With all present members voting in favor, Mayor Eden declared the motion approved.

Citizen Participation.

Mayor Eden announced this portion of the meeting is set aside to receive input from those in attendance and requested any discussion. None brought forth.

Ordinances.

Bill No. 2019-01 re: An ordinance authorizing execution of two agreements by and between the City of Mount Vernon, Missouri and the Missouri Highways and Transportation Commission to include a Transportation Alternatives Funds Program and a Sidewalks Improvements Agreement was read twice, by title only, with the following roll call vote recorded:

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First Reading:

AYES: Greene, McElveen, Haymes, Phillips, Thrasher, Fairchild, Martin, Lee

NOES: None

ABSTAIN: None

ABSENT: None

Second Reading:

AYES: Greene, McElveen, Haymes, Phillips, Thrasher, Fairchild, Martin, Lee

NOES: None

ABSTAIN: None

ABSENT: None

Bill No. 2019-01 was declared passed and sent to the Mayor for signature. Bill No. 2019-01 thus became Ordinance Number 14.301.

Bill No. 2019-02 re: An ordinance amending the Mount Vernon Municipal Code at Chapter 405 Attachment 1, Table of Permitted Uses, regarding Warehouses, Residential Storage was read twice, by title only, with the following roll call vote recorded:

First Reading:

AYES: Greene, McElveen, Haymes, Phillips, Thrasher, Fairchild, Martin, Lee

NOES: None

ABSTAIN: None

ABSENT: None

Second Reading:

AYES: Greene, McElveen, Haymes, Phillips, Thrasher, Fairchild, Martin, Lee

NOES: None

ABSTAIN: None

ABSENT: None

Bill No. 2019-02 was declared passed and sent to the Mayor for signature. Bill No. 2019-02 thus became Ordinance Number 2.192.

Department Reports.

City Administrator.

Springer held discussion on the following items:

- Sales Tax. Springer presented the sales tax revenue report and held discussion.
- Progress Report 109 N. Hickory Street. Springer held discussion on the following issues that have been addressed:
 1. Front Canopy was shortened from original proposed dimensions due to location of existing power lines and required clearance.
 2. Original soffit overhang on the north side was determined by structural engineers to be inadequate to support the one-foot eight-inch overhang with lighting. Springer noted the soffit has been shortened so as to protrude from the brick wall by six-inches instead of the original proposed dimensions.

3. Springer noted some tiling will remain but carpet will be installed in the area behind the counter. Springer noted similar or complimentary tile could not be found for replacement of tile that was removed.

Springer gave a rough estimate of a timeline for completion of the project with an estimated completion date of April 15, 2019. Discussion was held.

- Community Garden. Springer reported the community garden will be located at 608 Seneker Avenue and will include the corner lot adjacent to it. Springer noted city crews will install a frost-free hydrant at the corner between the two lots. Discussion was held.
- Empire Fiber Attachment Agreement. Springer reported the city had previously approved a pole-attachment agreement with Empire Fiber for a total of six poles for a cost of \$8.46 per pole, annually. Springer noted Empire Fiber recently notified the city of plans for a fiber route which would utilize seventy-seven poles, including the original six poles. Springer noted fifty-six of the seventy-seven poles are out of code compliance and we must devise a plan to bring them into compliance. Springer noted an estimated cost of \$6,000.00 to \$10,000.00 per pole to replace. Discussion was held. Alderman Greene made a motion, seconded by Alderman Haymes to proceed with utilizing Toth Associates to evaluate, assess and process poles to bring into compliance. Discussion was held. Alderman Haymes made a motion to amend the motion, seconded by Alderwoman Lee to include the original motion and a spending cap up to \$15,000.00. With all present members voting in favor, Mayor Eden declared the motion approved.
- Chamber of Commerce Annual Banquet. Springer reported the Chamber of Commerce annual banquet is scheduled for Saturday, February 16, 2019 at 5:30 p.m.

Treasurer.

Weldy held discussion on the following items:

- Bills. Weldy presented the Bills Paid report and requested any discussion. None brought forth.
- Bills Over \$5,000. Weldy presented bills over \$5,000.00 and requested authorization to pay. Alderman Fairchild made a motion, seconded by Alderwoman Lee to proceed with payment of bills over \$5,000.00 as presented. With all present members voting in favor, Mayor Eden declared the motion approved.
- Transportation Grant Public Hearing. Weldy reported a public hearing is scheduled for Tuesday, February 26, 2019 at 7:00 p.m. to receive input from citizens regarding grant funds for operation of city taxi system. Discussion was held.

Public Works.

Kelley held discussion on the following items:

- Golf Course. Kelley presented a request to purchase herbicide/chemicals for the Golf Course. Discussion was held. Alderwoman Lee made a motion, seconded by Alderman Fairchild to proceed with purchase of requested chemicals for Golf Course for a cost of \$9,1585.60. With all present members voting in favor, Mayor Eden declared the motion approved.
- WWTP – Request to repair headworks crane. Kelley reported the headworks crane was found to be leaking last month by the plant operator. Kelley received a quote to rebuild the crane for \$7,973.73 and noted this was not a budgeted item. Discussion was held. Alderman Phillips made a motion, seconded by Alderman Greene to proceed with rebuild

of headworks crane for \$7,973.73. With all present members voting in favor, Mayor Eden declared the motion approved.

- Seasonal Employment. Kelley requested permission to proceed with advertisement for 2019 seasonal employees for Public Works, Parks and Golf Departments. Discussion was held. Alderwoman Lee made a motion, seconded by Alderwoman Martin to proceed with advertisement for seasonal employees as requested. With all present members voting in favor, Mayor Eden declared the motion approved.
- UV Maintenance Agreement. Kelley presented a proposed maintenance agreement for UV lights at the Wastewater Treatment Facility. Discussion was held. Alderman Haymes made a motion, seconded by Alderwoman Lee to proceed with contract with WEDECO for one year for \$6,800.00 for maintenance of UV lights at WWTF. With all present members voting in favor, Mayor Eden declared the motion approved.

Code Enforcement.

Moore held discussion on the following items:

- Statistical Report. Moore presented the January Statistical Report and requested any discussion. None brought forth.
- Planning and Zoning Report. Moore presented the following recommendation from the Commission:
 - Moore reported the Planning and Zoning Commission received a request from Living Water Fellowship for de-annexation of approximately two acres located on Lawrence 1112, Parcel Number 8602400000032001. Moore noted reason for request is the building would cost above the building budget due to city code requirements. Discussion was held. Alderman Greene made a motion, seconded by Alderwoman Lee to proceed with deannexation request by Living Water Fellowship as recommended by the Planning and Zoning Commission. With all present members voting in favor, Mayor Eden declared the motion approved.
 - Moore reported the commission received a request from Mark Duffy for a lot-split for a parcel of property which currently has three houses. Moore noted the address for the one parcel is 317 and 321 South Market Street and 105 West Pleasant Street. Moore noted if the lot-split is approved, it will not cause any changes to utilities or the street. Discussion was held. Alderman Greene made a motion, seconded by Alderwoman McElveen to accept recommendation from Planning and Zoning Commission to proceed with lot-split and deeming locations as non-conforming waivers. With all present members voting in favor, Mayor Eden declared the motion approved.
 - Moore reported the Commission recommended the Board approve adoption of the following:
 - Current Code 2006 update to 2018: International Building Codes as follows: International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel and Gas Code, International Energy Conservation Code, International Swimming Pool and Spa Code.
 - Current Code 2006 update to 2017 International Electric Code

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- Request contractors to be licensed. Moore recommended this provision not be effective until January 1, 2020, so as to allow staff time to update codes and licensing. Discussion was held. Alderman Phillips made a motion, seconded by Alderwoman Lee to accept recommendations as presented. With all present members voting in favor, Mayor Eden declared the motion approved.

Police.

Hubert held discussion on the following items:

- January Statistical Report. Hubert presented the January Statistical Report and requested any discussion. None brought forth.

Old Business.

Mayor Eden requested any old business to be brought to the floor for discussion. None brought forth.

New Business.

Mayor Eden requested any new business to be brought to the floor for discussion. None brought forth.

Closed Session.

Alderman Phillips made a motion, seconded by Alderwoman Lee to adjourn to close a portion of the meeting pursuant to RSMo, Section 610.021(2) Leasing, purchase or sale of real estate. The following roll call vote was recorded:

AYES: Greene, McElveen, Haymes, Phillips, Thrasher, Fairchild, Martin, Lee

NOES: None

ABSTAIN: None

ABSENT: None

Motion approved. Meeting adjourned for closed session at 7:40 p.m.

Reconvene.

Meeting reconvened at 8:08 p.m. Mayor Eden determined all Aldermen that were present for closed session adjournment had returned to the meeting. Mayor Eden requested any other business to be brought to the floor for discussion. None brought forth.

Adjournment.

Mayor Eden announced there being no further business listed on the agenda to come before the Board, the meeting was adjourned. Meeting adjourned at 8:08 p.m.

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David W. Eden, Mayor

Date

Shannon K. Neely, City Clerk

Date