

AGENDA
CITY OF CENTRALIA, MISSOURI
Board of Aldermen
Regular Meeting
December 16, 2013
7:00 P.M.
City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. CONSENT AGENDA (Approved as a group unless separated by request of one or more Aldermen)
 - A. Minutes of Prior Meetings
 - B. Minutes of Public Works and Public Utilities Committee Meeting
 - C. Minutes of General Government Committee Meetings
 - D. Minutes of Planning and Zoning Commission Meetings
 - E. Reports
 - 1. Treasurer's & Collector's Reports
 - 2. Activity Reports
- IV. ACCOUNTS PAYABLE OVER \$1,250
- V. COMMENTS FROM CITIZENS
- VI. ECONOMIC DEVELOPMENT REPORT BY CHAMBER OF COMMERCE REPRESENTATIVE
- VII. PUBLIC HEARINGS – None Scheduled
- VIII. ACTION AGENDA
 - A. Finance – None Scheduled
 - B. Permits and Licenses – None Scheduled
 - C. Legal –
 - 1. Amending City Code to Set Standards Pertaining to Excavations in Public Rights-of-Way and Requiring Permit for Such Excavations – Ordinance
Bill No. _____ Ordinance No. _____
 - 2. Amending City Code to Increase Rates for Electricity Provided by the City – Ordinance
Bill No. _____ Resolution No. _____
 - 3. Calling for April Municipal Election–Ordinance
Bill No. _____ Ordinance No. _____
 - 4. Amending City Code to Lower Speed Limit on Remington Drive–Ordinance
Bill No. _____ Ordinance No. _____
 - D. Purchasing –
- IX. OLD BUSINESS
- X. NEW BUSINESS
 - A. Mayor
 - 1. Appointments
 - B. Aldermen
 - C. City Administrator
 - 1. Administrator Recruitment Process
 - D. City Attorney
 - E. City Clerk
- XI. AS MAY ARISE
- XII. ADJOURN

Mayor Grenke called the regular meeting to order at 7:00 p.m.

Roll Call: Aldermen Don Bormann, James Lee, Landon Magley, Catherine Simmons and David Wilkins answered roll call.

Absent: Alderman Jon Angell

Also present were City Administrator Lynn P. Behrns, City Attorney Merritt Beck, and Police Chief Larry Dudgeon

Others present: James Smith with the Centralia Fireside Guard, Centralia High School softball team, Elizabeth Bostick, Jill Angell, several parents of the softball team players, Michael Rodgers CREDI President.

Pledge of Allegiance:

Mayor Grenke led everyone in the pledge of allegiance.

As May Arise

Mayor Grenke requested to move the As May Arise section of the meeting to the beginning of the meeting in order to read a proclamation recognizing the Centralia High School Softball team for their third straight state championship during the 2013 softball season. Hearing no objections, Grenke read the proclamation and presented it to Coach Jill Angell, the assistant coaches and CHS Senior softball players.

The seniors introduced themselves: Sydney Creel, daughter of Brad and Carla Creel, said she had signed an agreement to play softball for Central Methodist in Fayette, Missouri. Beth Jennings, daughter of Sam & Ann Jennings, said she is still undecided as to where she will attend college. Bailey Douglass, daughter of Lynn and Misty Douglass, said she had signed an agreement to play softball at Southern Illinois University.

Grenke announced that MODot has come up with a plan to be able to list all three softball state championship years on the City limit signs. The cost will be \$180 per sign and five are needed.

Jon Angell entered the meeting at 7:07 p.m.

The softball players, coaches and parents left the meeting at 7:08 p.m.

CONSENT AGENDA:

Mayor Grenke asked for approval of the Consent Agenda in its entirety or any items to be pulled for comment or correction.

CONSENT AGENDA:

- A. Minutes of Prior Meetings
- B. Minutes of Public Works and Public Utilities Committee Meeting
- C. Minutes of General Government Committee Meeting
- D. Reports
 - 1. Treasurer's & Collector's Reports
 - 2. Activity Reports

Motion was made by Alderman Wilkins to accept the consent agenda in its entirety. Alderman Simmons seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Accounts Payable over \$1250 was presented in the amount of \$483,604.23 as follows:

ACCOUNTS PAYABLE OVER \$1250	
NOVEMBER 18, 2013	
Ameren Energy Marketing (Wholesale Electric)	\$ 109,536.73

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Ameren (Transmission)	\$	13,546.29
Angell & Co (Commercial Property Insurance)	\$	27,616.00
Armor Equipment (25 Poly Carts)	\$	1,700.00
Cannon General Contractors, Inc. (Switzler St Progress Payment)	\$	220,560.12
Central Concrete (Christian Church Concrete)	\$	2,484.00
CenturyLink (October Phone)	\$	1,270.26
City of Columbia (Landfill charges)	\$	8,329.22
HD Power Solutions (Elec Dept Supplies)	\$	1,355.02
MJMEUC (Prairie State Charges)	\$	53,697.72
Pitney Bowes (Postage)	\$	2,500.00
Records Management Solutions (Annual Software/Service Coverage)	\$	1,345.00
S & D Auto (Parts & Repairs PD Vehicles)	\$	1,986.47
Water & Sewer Supply (Council Approved \$ 3641.19)	\$	4,882.72
Wilkerson Bros Quarry, Inc. (Rock for stock)	\$	5,304.80
TOTAL	\$	456,207.79
ADDED AFTER GGFC MEETING		
MFA Oil (Fuel)	\$	7,475.34
MISO	\$	3,024.67
UMB Bank (MAMU)	\$	13,184.87
S D Myers (Substation Oil Testing)	\$	1,280.00
Hardesty Construction (Final 2013 Cemetery Mowing Chgs)	\$	2,525.00
TOTAL	\$	27,489.88
GRAND TOTAL		\$483,604.23

Alderman Simmons made the motion to approve the Accounts Payable over \$1250 in the amount of \$483,604.23. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

COMMENTS FROM CITIZENS:

The Comments from Citizens portion of the meeting was opened at 7:09 p.m. by Mayor Grenke.

Hearing no comments, the Comments from Citizens portion of the meeting was closed at 7:09 p.m. by Mayor Grenke.

ECONOMIC DEVELOPMENT REPORT BY CHAMBER OF COMMERCE REPRESENTATIVE:

The minutes from the Chamber of Commerce Board of Director's meeting was provided in writing.

Behrns mentioned that the theme for the Christmas parade this year would be "Christmas Carols". The parade is scheduled for Saturday, December 7, 2013.

The Tractor Parade will be on Friday, December 20, 2013.

PUBLIC HEARING: None Scheduled

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ACTION AGENDA:

Finance: None Scheduled

Permits and Licenses: None Scheduled

Legal:

ORDINANCE: Approving Final Plat of Southwest Country Estates Plat 3

Alderman Wilkins presented a bill marked and designated as bill no. 2678 to create an ordinance entitled "AN ORDINANCE APPROVING THE FINAL PLAT OF ASOUTHWEST COUNTRY ESTATES, PLAT 3 SUBDIVISION, A SUBDIVISION OF A PORTION OF BLOCK M OF J. C. HITT'S SUBDIVISION, IN SECTION SIXTEEN, TOWNSHIP FIFTY-ONE NORTH, RANGE ELEVEN WEST, IN THE CITY OF CENTRALIA, BOONE COUNTY, MISSOURI, AND ACCEPTING DEDICATION TO THE CITY OF CENTRALIA, MISSOURI, OF THE UTILITY EASEMENTS AND STREET RIGHT-OF-WAY IN SAID PLAT AS THE PUBLIC PROPERTY OF THE CITY OF CENTRALIA, MISSOURI." Alderman Wilkins moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Simmons and motion carried unanimously. The bill was then read by title only. Alderman Wilkins moved the bill be placed on its second reading. Motion was seconded by Alderman Simmons and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Wilkins moved the final passage of the bill. Alderman Simmons seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Angell, Lee, Magley, Simmons, and Wilkins. Voting AGAINST: None. Alderman Bormann abstained from voting. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 2744.

RESOLUTION: Authorizing City Administrator to Sign Letter of Intent Concerning Economic Development Proposal

Alderman Simmons presented a bill marked and designated as bill no. 2679 to create a resolution entitled "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ONE OR MORE LETTERS OF INTENT ON BEHALF OF THE CITY OF CENTRALIA IN SUPPORT OF A PROPOSED ECONOMIC DEVELOPMENT PROJECT." Alderman Simmons moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Simmons moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the resolution passed with the following vote. Aldermen voting FOR: Angell, Bormann, Lee, Magley, Simmons and Wilkins. Voting AGAINST: None. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Resolution was designated as Resolution R-13-05.

PURCHASING:

Street Barn Roof Repair –

A proposal in the amount of \$5,430 was presented from DMB Construction for repairs to be made to the roof at the Street Barn. Alderman Bormann made a motion to accept the proposal from DMB Construction in the amount of \$5,420. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Backhoe Sale –

Behrns stated that he had talked to Mr. Chrisman, who had been authorized to offer a lesser amount, he went back to his board and they said that he could go to the \$18,500 that was the City's benchmark. Alderman Wilkins made a motion to sell the backhoe in the amount of \$18,500 to the Centralia Special Road District. Alderman Simmons seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

OLD BUSINESS:

Wilkins asked if there was any news whether or not the speed limit changes have made a difference on Remington. Dudgeon stated that he has not received any negative feedback, and has not heard any news. Behrns noted that to make the change permanent, the Board would need to pass an ordinance.

NEW BUSINESS:

Mayor:

Appointments:

Mayor Grenke re-appointed Denny Rusch to Board of Adjustment for a term of 5 years. Alderman Simmons made a motion to accept the Mayor's appointment of Denny Rusch to Board of Adjustment for a term of 5 years. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Mayor Grenke re-appointed Glenn Brown to the Board of Commissioners to the Enhanced Enterprise Zone for a term of 5 years. Alderman Bormann made a motion to accept the Mayor's appointment of Glenn Brown to the Board of Commissioners to the Enhanced Enterprise Zone for a term of 5 years. Alderman Simmons seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Aldermen:

City Administrator:

Behrns discussed the process and some considerations to be thinking about for hiring a new City Administrator prior to his retirement. He questioned if the Board would like to hire a consultant or handle the recruitment in house. Grenke said that the people he had spoken to would like to handle it in-house.

There was some discussion regarding forming an advisory committee to handle the recruitment and interviewing for the new administrator. The committee would help develop a job description, decide where to advertise the position and ultimately make a recommendation to the Board of Aldermen.

The decision was to create an advisory committee comprised of the six aldermen, the Mayor, and three citizen members. The Board of Aldermen would vote on whom to hire in the position. Behrns suggested recessing the Board of Aldermen meeting until December 2, 2013 to discuss the advisory committee further.

City Attorney:

City Clerk:

As May Arise:

There being no further business to discuss, Alderman Wilkins made the motion to recess the meeting to December 2nd. Alderman Simmons seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Meeting adjourned at 7:47 p.m.



Heather Lockett, City Clerk

Mayor Pro Tem Lee called the recessed meeting to order at 8 p.m.

Roll Call: Aldermen Jon Angell, Don Bormann, James Lee, Landon Magley, Catherine Simmons.

Mayor Grenke participated by telephone, but did not cast any votes.

Absent: Alderman David Wilkins

Also present were City Administrator Lynn P. Behrns, James Smith with the Centralia Fireside Guard.

City Administrator Succession Planning

Behrns presented a draft of short and long versions of an advertisement for the City Administrator position.

The first page was a basic ad for use as a display ad in one or more newspapers. It listed short descriptions of the job, the community, basic requirements, and the application procedure. Several items were bracketed as tentative suggestions or place-holders. Among them were degree and experience requirements, salary range, number of references, and whether to require writing samples.

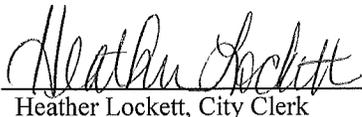
The second page was a more fleshed-out description of Centralia and its government. Behrns noted that to some extent the City is selling itself to attract quality applicants. Behrns is still working on this section. Because it will be used as part of an electronic link on listings with the International City/County Management Association and the Missouri Municipal League, the text can be lengthy.

The last page contains specific information about the position as it exists in Centralia, particularly in the City Code. Most importantly, it lists projects and challenges that the next administrator will face soon after being hired. Those on the draft are suggestions by Behrns, but he emphasized that this section needed much input by the governing body.

These pages will be discussed again at the coming General Government Committee meeting in a week.

There being no further business to discuss, Alderman Simmons made the motion to adjourn the meeting. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Meeting adjourned at 8:20 p.m.



Heather Lockett, City Clerk

Minutes of the Public Works and Public Utilities Committee for Monday, December 2, 2013.

The meeting was called to order by Alderman Bormann at 7:00 p.m. Present were Aldermen Magley, Simmons, Lee, and Angell. Also attending were Lynn Behrns, Phil Hoffman, Mark Mustain, Mike Forsee, and James Smith. Mayor Grenke participated by phone, but did not cast any votes.

Those in attendance recited the Pledge of Allegiance.

Comments from Citizens

None.

Street and Sanitation Department

Committee reviewed the activity report and future work schedule for the Street and Sanitation Department. Lee inquired whether the cleanup on Switzler Street was complete. Hoffman said that most of it was. A few small punch list items remained—less than a day's worth. It will be spring before replacement grass can take hold. The yard drain at Chief Dudgeon's house had been moved north so as to be more effective. Bormann said the final product drives very smoothly. Behrns said that Hubbell/Chance had conveyed no complaints.

Behrns presented a new draft of an ordinance which sets forth standards and requires a permit for persons and firms performing excavations within the City's street and alley rights-of-way. The latest draft would require a final surface of eight inches of concrete on any paved street, whether concrete or asphalt. Committee members were satisfied with this version. Behrns will place the ordinance on the agenda for the next regular Board meeting.

Behrns told Smith he would check records and give Smith an estimate of the total cost for Switzler Street.

Electric Department

Committee reviewed the activity report and future work schedule for the Electric Department. Smith asked for more information on item dealing with street light repairs. Mustain said that several lights along Highway 22 were caused by failure of a photo-eye switch. This work was done quickly, since the City had a spare part on hand. The other lights were out because of bulb problems, and also corrected quickly.

Behrns presented a draft ordinance that would increase electric rates by 8%. Behrns based the need on budget projections that he presented latter in the meeting. The new rates are effective for the base charge, the unit charge per kilowatt hour, and each class of dusk-to-dawn lights. This will be the first increase in five years. The increases would take effect on January 1, so customers will first see them on the bills mailed around the first of February. The need for the increase comes from the higher distribution charges implemented by Ameren Missouri and a drop in revenues of more than \$170,000 brought about by very mild spring and summer temperatures. The City cannot plan on that loss being balanced by more extreme temperatures in the future.

Several aldermen thanked Mustain for information he had put in the agenda packet concerning the strength of radio signals from remote read utility meters. The material did not indicate any worry of health affects from the radios' electromagnetic radiation.

Water and Sewer Department

Committee reviewed the activity report and future work schedule for the Water and Sewer Department. Forsee gave details about several recent leaks in water mains and service lines.

Behrns reported that actual expense just for the materials needed for new water taps now exceeds the charge of the tap fee. (Sewer tap fees cover no materials, only the time for inspections.) The present cost of water tap and meter materials exceed \$400. Behrns said he will recommend a new water tap fee of \$500.00 to cover materials and also labor and equipment use. This is still low compared to many other Cities. This new fee would be included in a more general update of the Public Utilities chapter of the City Code. Behrns expects to present the changes about March of next year.

As May Arise

Behrns present draft summaries of the budgets for the various utilities.

The drafts represent maintenance of existing levels of staffing and effort. In addition, the water fund would again transfer \$30,000 to the General Fund. The department would purchase a hand-held, hardened meter reading recorder, since the present recorder is near the end of its useful life. There are carryover funds for replacement or repair on one water well, if necessary, and additions to the reserves for the other two wells. Funds would be appropriated for several valve and main projects. In particular, \$12,800 is shown for the insert installation of a 12" valve near Hubbell's East Street facilities. This valve cannot be put in by staff and service should not be interrupted. It would be desirable to repair the aerator at the water plant, to prevent corrosion. Finally, the repair/replacement of the pump and sled at the lime ponds is postponed from this year to the next budget.

For the sewer fund, \$45,000 is shown for another sliplining project, although it is more likely that it will be held in reserve and used for a large (and more economical) project in 2015. A new transfer switch is needed for the lift station at the Northwest Sewer Lagoons. The old switch is functionally obsolete. The City will also have up to \$42,800 for reserves to cover repair or replacement of the effluent irrigation system to the farmers.

The electric fund would transfer only \$60,000 to the General Fund, since the proposed rate increase would carry an corresponding increase in the gross receipt tax. The largest special expenditures are the debt service payments on electric substation and money to cover some repairs to City Hall (the Water & Light Building). The budget also includes the replacement of a pole trailer and possible installation of buried casings and conduit under the railroad tracks for future circuit connections to the Wilson Street Substation. The replacement/depreciation reserve is increased by \$50,000. No draws on those reserves are expected for several years.

The requirements for post closure reserve have declined slightly, so that reserve balance is lowered. The replacement of the damaged trash truck because of fire was handled by insurance proceeds and fund balance. Therefore, the pattern of building up fund reserves for eventual replacement of the primary trash truck is reset. The nest truck should be in daily use until the 2019-20 fiscal year.

Behrns believes that no changes in water, sewer, or trash rates are needed for the coming year.

The budgets will be further updated and presented to the Board at meeting in January and February.

The Committee adjourned at about 8:00 p.m.

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Minutes of the General Government and Public Safety Committee meeting of Monday, December 9, 2013.

The meeting was called to order by Alderman Wilkins at 7:00 p.m. Present were Mayor Grenke, Aldermen Magley, Bormann, and Lee. Also attending were Lynn Behrns, Police Chief Larry Dudgeon, Mike Rodgers, and James Smith.

Those present participated in the Pledge of Allegiance.

Comments from Citizens

No comments.

City Prosecutor

No report. There will be no Municipal Court in December

Police Department

Police Chief Dudgeon presented an Police Department activity report for November. Committee members noted the amount of activity. Dudgeon mentioned the recent need for repairs for several police vehicles.

Dudgeon reported that the residents along Remington Drive seemed happy with the 15 mile-per-hour speed limit. He believes that the new limit should be made permanent. Behrns will prepare an ordinance to add the lower limit to the appropriate section of the City Code. It should be available to include on the next regular Board agenda.

Behrns noted a recent article in the Wall Street Journal concerning the use of very tall plastic figures that inflate and wiggle because of electric blowers. They are normally used for advertizing purposes (such as occasionally seen in front of the Extreme Mart). The article said that the figures had proven effective in discouraging birds around vineyards in California. Behrns suggested that they might work in the northeast neighborhoods. The cost is reported at \$325, so this would not be an expensive experiment. Magley suggested that the City try to rent a figure before actually buying one.

Fire Department

In the absence of Fire Chief Rusch, Behrns presented a report of November activities of the Fire Department. Committee members had no questions.

Emergency Management

Behrns had nothing to report.

Protective Inspection

Behrns noted completion of the last of the houses demolished under the City's incentive program. He also reported that he had issued another building permit for a house in Cobblestone Lake Estates, bringing the total to 21 new units for 2013.

Economic Development

Rodgers presented the minutes of the last CREDI meeting. Now that he has taken the position of director for the group, he is making contacts with REDI and other economic development agencies

which may be of help to our own efforts. He will soon be working on a CREDI budget for the new year and meeting with a regional committee which is trying to strengthen employee training opportunities.

CREDI is preparing for a "State of the City" meeting, but was not yet able to provide Mayor Grenke with a specific date.

Park Department

The Park Board minutes for the November meeting were in the Committee agenda packet.

Cemetery Advisory Committee

No formal report. Behrns said that Robertson is almost finished with surveying mapping of the Northeast section of the City Cemetery. This is good because only about 20-30 spaces remain in the Northwest section. Phyllis Brown is working to have Robertson's files integrated into the GIS system.

Tree Board

No report.

Library Board

Minutes and agenda for the Library Board were included in the agenda packet.

Mayor Grenke said that he is still in need of someone to appoint to the Library Board to fill a vacancy created when a current member moved out of the district.

Finance

Financial statements for November were in the agenda packet. Committee had no questions.

Bills over \$1,250

Committee received a preliminary list of bills over \$1,250. They had no immediate questions. Behrns said that there will be further additions to the list before the Board meeting, such as the annual bill for liability insurance coverage from MOPERM.

Other

Behrns reported that he had reviewed proposals for employee health insurance from Anthem, Coventry, and United Health Care. The new plans are compliant with the Affordable Care Act (ObamaCare), but none were full Point-of-Service insurance programs. All plans were, instead, of the Preferred Provider format. Fortunately, for small groups all three of the insurers would count Boone Hospital, Dr. Bradley, and Centralia Family Practice within their networks. For our employees, there should be little diminishment of coverage. The rates for Coventry plans did not seem affordable, compared to our current plans. Those of Anthem and nine of the United plans were less than the current rates. Behrns consulted with the employee union and representatives of the Police Department. He learned that the employee like the coverage of the current plan. One of the Anthem choices was almost the same, except for being a PPO. The alternatives had varying coverage's—some traded lower deductibles for higher maximum out-of-pocket limits and higher co-pays for prescriptions and doctor visits. Selection of one "best" of the alternatives would be dependent upon the circumstances of each individual employee or family. The employees said they would be happy with the plan from Anthem that basically was a continuance of the current benefit. Behrns said that the rate for that plan would be 11% less than what the City was now paying. The charges for dental coverage and a small life insurance benefit would remain the same. Behrns said that he would need to let the

insurer know before December 15 to avoid a gap in coverage. Committee members concurred with that choice. To implement this, the City will not have to taken any actions.

Alderman Angell arrived

As May Arise

Behrns said that City Clerk Lockett is preparing an ordinance and advertisements calling for the regular April Board elections. The ordinance will be on the agenda for the next regular Board meeting.

The Committee then revisited the process of recruiting a new City Administrator. Referring to the documents presented at last week's committee meeting, the aldermen decided that Behrns can amend the basic advertisement to eliminate reference to a salary range. Lee suggested a minimum standard of earning a Bachelor's degree. Bormann thought the job needed someone with a Master's degree. Behrns will try new language which sets a degree as desirable, but still allows for consideration of a candidate with extensive practical experience. Only three references will be required, and writing samples not requested until later in the process.

In the community description, aldermen ask for phrases that highlighted the City's good financial standing, its achievement of Tree City US for more than two decades, and the stable makeup of the City's work force and elected officials.

Behrns said he really hoped that the aldermen would take a close look at the list of tasks and challenges which would face the newly-appointed administrator.

Aldermen suggested Andrea Vollrath and David Whitaker be added as citizen advisors to the process. Mayor Grenke agreed and also is considering naming Denny Rusch.

Revised drafts of the recruitment documents will be included in the Board packet, and also made available to Vollrath, Whitaker, and Rusch.

The Committee adjourned at about 8:00.

Unapproved draft

Meeting of the Planning and Zoning Commission for Thursday, December 5, 2013.

The meeting was called to order by Chairman Patt Olsen at 6:00 p.m. Present were Guy Lee, LeeAllen Smith, Dale Hughes, Donald Bagley, Mayor Grenke, Don Bormann, James Lee, and Mark Mustain. Also attending were Lynn Behrns, Merritt Beck, and James Smith.

Smith moved approval of the minutes of November 7, 2013. Bormann seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Behrns spoke to the need to revise and update the subdivision regulation in the City Code. He said that the updating is necessary to (1) adapt the regulations to changes in technology, (2) to eliminate typographic errors and errors in language, (3) to bring the procedures and requirements closer to the regulations of Columbia and Boone County, so that developers will find similar expectations from one jurisdiction to another, and (4) have developers bear more of the cost of development, rather than the taxpayers. The last substantive revision was in 1991. In preparing the current draft, Behrns referred to the most recent subdivision codes from Columbia, Boone County, Mexico, and Wildwood (a new St. Louis suburb).

The first draft was by Behrns and Bormann. Behrns has since received comments from Boyd Harris, who is chair of the Boone County Planning and Zoning Commission, and more extensive suggestions from Bormann. Behrns recommend that the Centralia Commission start at Section one and proceed page-by-page.

The Commission then conducted an extended review through Section 30.1-6. Below are some of the most significant points of discussion.

Since it is found at several places, City Attorney Beck suggested adding a definition for ADA.

Beck was concerned with the definition of "Lot of Record". He will confer about a clarification of this with Behrns.

Harris had comments with regard to the definitions of survey monuments. Bormann suggested having only one requirement for all types of corners, and will write a new version.

Beck asked that the secondary definition of concept plat or record plat be also used in the respective section headings. After discussion the members decided not to do this, but instead change the form of the language in the definition to make those terms subordinate in the text.

As a point of style, Beck recommended that the chapter consistently refer to the term "Board" instead of the full "Board of Aldermen".

Behrns and Beck will review Harris' suggestion to the definition of "subdivision" for more consistency with Boone County.

Members discuss whether to include any mention of a judge to create a subdivision differing from the

requirements of the Centralia chapter. Beck suggested just eliminating the language so as not to appear confrontational. This would make a court more likely to defer to the City's regulations. Bormann questioned the language of Section 30.1-4. He thought the idea of "General Plan" may be a duplication of the language of sketch plan and the section needs to be rewritten. Behrns will address this with changes that may forth the process more clearly. He will consult with Beck.

The Commission agreed to follow a reformulation of the requirements for a sketch plat and preliminary plat as written by Bormann, with some small corrections.

Commission members were agreeable to requiring a signature block for the Commission Chairman on the official copy of future preliminary plats.

Behrns will make the changes that were agreed upon and provide a new draft of those pages prior to the next meeting. Commission members agreed that the next meeting should come after the holidays--on Thursday, January 9, 2014 and be held at 6:00 p.m.

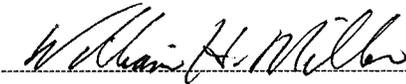
Smith moved the meeting be adjourned. Hughes seconded the motion. All present aye and the motion was passed.

The meeting adjourned at about 7:15 p.m.

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CITY OF CENTRALIA, MISSOURI
 TREASURER'S REPORT
 CASH - CHECKING ACCOUNTS
 FOR THE MONTH OF NOVEMBER, 2013

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE	INVESTMENTS	TOTAL
GENERAL FUND	253,860.28	60,141.05	117,987.62	196,013.71	200,000.00	396,013.71
POOL	(17,269.80)		87.90	(17,357.70)		(17,357.70)
PARK	(11,987.24)	344.00	11,025.11	(22,668.35)	0.00	(22,668.35)
RECREATON CENTER	208,968.99	18,670.97	17,147.19	210,492.77	0.00	210,492.77
LIBRARY	0.00	275.51	13,920.64	(13,645.13)	0.00	(13,645.13)
LIBRARY DEBT SERVICE	0.00	72.31	72.31	0.00	30,688.30	30,688.30
CEMETERY	187,742.06	2,427.22	4,109.14	186,060.14	200,000.00	386,060.14
AVENUE OF FLAGS	5,360.81	2.76	0.00	5,363.57	0.00	5,363.57
TRAN. SALES TAX REVENUE	77,001.24	12,211.14	144.54	89,067.84	0.00	89,067.84
PARK SALES TAX	137,265.48	12,242.23	0.00	149,507.71	0.00	149,507.71
WATER-OPERATING	339,827.67	44,091.72	30,171.91	353,747.48	0.00	353,747.48
WATER-SECURITY DEPOSIT	14,727.45	435.55	800.00	14,363.00	0.00	14,363.00
SANITATION (LANDFILL)	145,962.09	34,457.84	30,018.03	150,401.90	0.00	150,401.90
SEWER	75,761.27	21,503.28	13,033.10	84,231.45	0.00	84,231.45
ELECTRIC-OPERATING	292,328.48	218,404.07	240,812.25	269,920.30	600,000.00	869,920.30
ELECT.-SECURITY DEPOSIT:	34,772.92	1,217.08	1,700.00	34,290.00	0.00	34,290.00
CAPITAL PROJECTS	3,505.68	204.11	0.00	3,709.79	0.00	3,709.79
INTERNAL SERVICE:						
PERSONNEL	13,770.87		(622.68)	14,393.55		14,393.55
FINANCIAL	0.00		0.00			0.00
EQUIPMENT USE	366,346.83		(10,404.68)	376,751.51		376,751.51
TOTAL	2,127,945.08	426,700.84	470,002.38	2,084,643.54	1,030,688.30	3,115,331.84
A. B. Chance Memorial	1,926.93	0.02	544.29	1,382.66	251,350.71	252,733.37
PARK LEASE/PURCHASE	162,119.96	0.00	0.00	12,119.96	0.00	12,119.96
MAMU 08 Electric Substation						
COP Project Fund	0.00	0.00	0.00	0.00	0.00	0.00
COP Int. Reserve Acct.	37,663.47	0.00	0.00	37,663.47	0.00	37,663.47


 William H. Miller, Treasurer

CITY COLLECTOR'S REPORT

November, 2013

Real Estate Tax Collections	\$390.34
Personal Property Tax Collections	\$856.13
Dog Tax	\$30.25
Cat Tax	\$2.25
Merchant's License	\$55.50
Penalties	\$213.52
Railroad/Utility Tax	
Financial Institution Tax	
Sur Tax	
Total	\$1,547.99

Deposited in the Following Funds

General Fund	\$856.14
Park Fund	\$344.00
Library Revenue Fund	\$275.51
Library Bond (Tsfr to Library Debt Service Acct)	\$72.34
Total	\$1,547.99

Submitted by: Heather Lockett
Heather Lockett, City Collector

City of Centralia Activity Reports

November 2013

Prepared By: Phyllis Brown

BUILDING ADMINISTRATION

Permit Data	Nov-13	Mar 2013 - Apr 2014 Totals
New Residential & Duplex	1	9
Residential Additions, Alterations, Repairs, Elec Upgrade		13
Residential Storage Buildings/Fences/Carport/Swimming Pools	2	15
New Commercial Buildings		3
Non Residential Additions, Alterations, Repairs, Elec Upgrade, New Sign		7
Courtesy Inspections - New Trailers/Gas Lines	2	7
Renewal		
New Institutional		
Institutional Additions, Alterations, Repairs		3
New Community Recreation Center		2
Commerical Electrical Inspection		
Pole Barn		
Building Permit Summary		
Number of Permits Issued	5	59
Permit Valuation	\$215,700.00	\$2,800,320.00

ACTIVITY REPORT

		Nov-13						FYTD TOTALS	
		11/08/13 HOURS		11/22/13 HOURS		NOV TOTAL HOURS			
Pay Date		REG	OT	REG	OT	REG	OT		
Cost Center #	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT
Office	1121 Court	6.00	1.00	1.00	2.00	7.00	3.00	109.25	5.00
	1142 Clerical	24.25	4.00	30.75	3.50	55.00	7.50	546.25	62.25
	1162 Payroll	12.00	6.00	10.00	1.00	22.00	7.00	217.25	35.75
	1163 Purchasing	12.50	4.00	22.75	0.00	35.25	4.00	321.00	48.50
	1165 Accounting	39.25	0.00	23.50	0.00	62.75	0.00	576.00	2.00
	6121 Cashiering & Collecting	210.50	12.50	188.00	12.50	398.50	25.00	3,112.00	215.75
	<i>Central Office Monthly Total</i>		304.50	27.50	276.00	19.00	580.50	46.50	4,881.75

Street	1311 Administrative - Street	28.50	0.00	30.50	4.00	59.00	4.00	396.50	38.75
	1312 Street Maintenance	19.50	3.00	28.00	2.00	47.50	5.00	633.50	35.50
	1313 Alley Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	16.00	0.00
	1314 Parking Lots/Sidewalks	0.50	0.00	4.00	0.00	4.50	0.00	243.00	1.75
	1315 Buildings/Grounds	8.00	0.00	1.00	0.00	9.00	0.00	70.00	0.00
	1316 Snow/Ice Removal	0.00	0.00	0.50	0.00	0.50	0.00	77.50	0.00
	1317 Pavement Markings	3.50	0.00	27.00	0.00	30.50	0.00	269.00	3.50
	1318 Culverts	30.00	0.00	4.50	0.00	34.50	0.00	727.00	17.00
	1319 Brush/Tree Control	2.00	0.00	0.00	2.00	2.00	2.00	61.00	10.25
	1331 Streets & Alleys; City Property	13.00	0.00	0.00	0.00	13.00	0.00	250.00	1.50
	2211 Cemetery	2.00	1.50	0.00	2.00	2.00	3.50	106.25	23.00
	<i>Street Department Monthly Total</i>		107.00	4.50	95.50	10.00	202.50	14.50	2,849.75

Water	3111 Administrative - Water	32.00	6.00	32.50	11.50	64.50	17.50	365.50	130.00
	3112 Customer Service - Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3113 Water Wells - Maintenance	3.00	0.00	6.00	0.00	9.00	0.00	40.50	8.00
	3116 Water Service	75.50	2.50	49.00	2.50	124.50	5.00	1,987.00	139.50
	3117 Water Plant	54.00	2.00	38.00	0.00	92.00	2.00	809.50	49.00
	3119 Water Wells - Buildings/Grounds	3.00	0.00	0.00	0.00	3.00	0.00	20.00	0.00
	3121 Administrative - Sewer	0.00	0.00	21.00	0.00	21.00	0.00	65.50	2.50
	3123 Sewer	45.50	0.00	73.50	0.00	119.00	0.00	505.00	17.00
	3125 Lift Stations	22.00	1.00	13.50	0.00	35.50	1.00	240.50	1.00
	3127 Lagoons	11.00	0.00	8.00	0.00	19.00	0.00	273.50	0.00
	3128 Land Application	0.00	0.00	0.00	0.00	0.00	0.00	117.50	0.00
<i>Water Department Monthly Total</i>		246.00	11.50	241.50	14.00	487.50	25.50	4,424.50	347.00

Electric	3131 Administrative - Electric	44.00	0.50	26.00	0.00	70.00	0.50	492.00	22.50
	3132 Customer Service - Electric	0.00	0.00	0.00	0.00	0.00	0.00	49.50	6.00
	3133 Buildings/Grounds	35.00	6.00	8.00	8.50	43.00	14.50	136.00	112.00
	3134 Electric Distribution	137.00	5.00	190.00	10.50	327.00	15.50	3,648.25	119.75
	3138 Brush/Trees	35.00	0.00	72.00	2.00	107.00	2.00	1,024.00	12.25
	3139 Street Lights	27.00	0.00	32.00	0.00	59.00	0.00	282.75	4.00
	<i>Electric Department Monthly Total</i>		278.00	11.50	328.00	21.00	606.00	32.50	5,632.50

ACTIVITY REPORT

			Nov-13						FYTD TOTALS	
			11/08/13 HOURS		11/22/13 HOURS		NOV TOTAL HOURS			
Pay Date			REG	OT	REG	OT	REG	OT		
Cost Center #	DESCRIPTION		REG	OT	REG	OT	REG	OT	REG	OT
Sanitation	3322	Sanitation	193.00	2.00	199.50	3.00	392.50	5.00	3,033.75	92.00
	3323	Landfill	3.50	3.00	3.00	1.00	6.50	4.00	134.00	114.00
	<i>Sanitation Department Monthly Total</i>			196.50	5.00	202.50	4.00	399.00	9.00	3,167.75

Holiday/Sick/Vacation/Funeral										
			REG	OT	REG	OT	REG	OT	REG	OT
	6111	Holiday	8.00	0.00	15.00	0.00	23.00	0.00	591.00	0.00
	6112	Sick Time	135.50	0.00	4.50	0.00	140.00	0.00	772.50	0.00
	6113	Vacation	83.00	0.00	79.50	0.00	162.50	0.00	1,171.75	0.00
	6119	Funeral Leave	0.00	0.00	0.00	0.00	0.00	0.00	72.00	0.00
	<i>Sick/Vacation/Funeral Leave Monthly Total</i>		226.50	0.00	99.00	0.00	325.50	0.00	2,607.25	0.00

Equipment Use:										
			REG	OT	REG	OT	REG	OT	REG	OT
	6212	Equipment/Vehicle Maintenance	23.00	0.50	0.00	0.00	23.00	0.50	348.00	8.75
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<i>Equipment Use Monthly Total</i>		23.00	0.50	0.00	0.00	23.00	0.50	348.00	8.75

Total Hours Worked	1,381.50	60.50	1,242.50	68.00	2,624.00	128.50	23,911.50	1,338.75
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Assistance For The Month (Hours are already included above)			REG	OT	REG	OT	REG	OT	REG	OT	
		Administration		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Water Dept Assisted The Street De		8.50	0.00	0.00	0.00	8.50	0.00	42.00	12.00
		Water Dept Assisted The Electric D		0.00	0.00	0.00	0.00	0.00	3.50	4.00	
		Water Dept Assisted The Sanitation		0.00	0.00	6.00	0.00	6.00	6.00	0.00	
		Street Dept Assisted The Electric D		7.50	0.00	10.00	2.00	17.50	2.00	111.00	5.75
		Street Dept Assisted The Water De		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		Street Dept Assisted The Park Dep		0.00	0.00	0.00	0.00	0.00	20.50	0.00	
		Electric Dept Assisted The Park De		0.00	0.00	0.00	0.00	0.00	2.00	0.00	
		Electric Dept Assisted The Street D		0.00	0.00	0.00	0.00	0.00	30.50	0.00	
		Electric Dept Assisted The Water D		0.00	0.00	0.00	0.00	0.00	18.00	0.00	
		Electric Dept Assisted The Sanitati		0.00	0.00	8.00	0.00	8.00	8.00	0.00	
		Electric Dept Assisted The Fire Dep		0.00	0.00	0.00	0.00	0.00	2.00	2.00	
		Electric Dept Assisted The Park De		0.00	0.00	0.00	0.00	0.00	14.00	0.00	
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	0.00	0.00	0.00		
			0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Total Hours Assisted		16.00	0.00	24.00	2.00	40.00	2.00	257.50	23.75	

WATER DEPARTMENT EQUIPMENT USE

Nov-13		TOTAL ON EQUIPMENT			
EQUIPMENT USAGE	MILEAGE	HOURS	MILEAGE	HOURS	
# 3 1993 Ford F-700 Dump Truck	53		56640		
# 6 2006 Chev Silverado Pickup	655		74045		
# 19 2011 Chev Silverado Pickup	1416		31836		
# 40 Sewer Machine		8		290	
# 42 1984 Homelite Trash Pump		0		1219	
# 74 Sewer Camera Van		14		1910	
# 82 1992 UMC Sewer Van		61		88971	
# 83 Vac Trailer (Feb 2013 Water Dept Reporting now; not Elec Dept)		0		149	
# 87 2013 Chevy 1/2 Ton		958		14168	
WELL PERFORMANCE REPORT		75 H.P. WELL #3	125 H.P. WELL #4		
1. Static Level-Average		356 FT		362 FT	
2. Pumping Level		406 FT		377 FT	
3. Drawdown		50 FT		15 FT	
4. G.P.M.		433		730	
5. Total Hours Pumping		0		12.3	
WELL PERFORMANCE REPORT		125 H.P. WELL #6			
1. Static Level-Average		368 FT			
2. Pumping Level		383 FT			
3. Drawdown		15 FT			
4. G.P.M.		730			
5. Total Hours Pumping		328			
WATER	Nov-13		Oct-13		
1. Monthly Well Water Processed (Raw Water# 3, #4 & #6)		14,177,300		14,808,700	
2. Total Well Water Process 2011 - 2012					
3. Monthly Recycled Water Processed		0		0	
4. Total Recycled Water Processed 2011 - 2012		0		0	
5. Total Water Processed for Month		14,177,300		14,808,700	
6. Average Daily Processed		472,577		477,700	
a. High Day Raw Water		625,000		637,800	
b. Low Day Raw Water		445,000		439,700	
7. Total Water Processed 2011 - 2012		306,471,300		292,294,000	
8. Finished Water to Towers for Month		12,870,000		13,651,000	
9. Finished Water to Towers 2011 - 2012		131,011,000		118,141,000	
NORTHEAST LAGOON PERFORMANCE		Nov-13		Oct-13	
1. Influent BOD (MG/L)					
2. Effluent BOD (MG/L)					
3. % BOD Removal					
4. Influent Suspended Solids (MG/L)					
5. Effluent Suspended Solids (MG/L)					
6. % Suspended Solids Removal					
7. Effluent Discharge to Creek		NO		NO	
8. Monthly Gallons Treated		0		0	
9. Yearly Gallons Treated 2011 - 2012		98,229,000		98,229,000	
10. Monthly Irrigation Water Pumped		0		0	
11. Yearly Irrigation Water Pumped 2011 - 2012		0		0	
NORTHWEST LAGOON PERFORMANCE		Nov-13		Oct-13	
1. Influent BOD (MG/L)					
2. Effluent BOD (MG/L)					
3. % BOD Removal					
4. Influent Suspended Solids					
5. Effluent Suspended Solids					
6. % Suspended Solids Removal					
7. Effluent Discharge to Creek		NO		NO	
8. Monthly Gallons Treated		0		0	
9. Yearly Gallons Treated 2011 - 2012		49,237,000		49,237,000	
10. Monthly Irrigation Water Pumped		0		0	
11. Yearly Irrigation Water Pumped 2011- 2012		0		0	

STREET EQUIPMENT USE

	Nov-13		Apr 2013 - Mar 2014 Totals	
TRASH COLLECTED ON DAILY ROUTES (Pounds)	372,420		2,464,820	
	Nov-13		Apr 2013 - Mar 2014 Totals	
EQUIPMENT USE	MILEAGE	HOURS	MILEAGE	HOURS
#1 - 1989 John Deer 670B Motor Grader		1		2,951
#4 - 2002 Feightline Dump Truck	51		51,195	
#10 - 2008 1-Ton Chevrolet	257		26,212	
#13 - 2004 Freightliner Sanitation Truck	118		78,625	
#15 - 1990 Case Model 1550 Long Track Dozer		0		3,309
#18 - 2001 Dodge 2500 Pickup	139		69,637	
#20 - 1999 Case Loader 6T-590		26		7,089
#25 - 2010 Chevy Pickup Silverado	422		18,138	
#49 - 2000 Case Backhoe		5		2,997
#50 - 1997 Gilcrest Propaver		0		587
#76 - 2008 International Dump Truck	316		16,527	
#77 - 2013 International Dump Truck	119		5,172	
#81 - 2009 John Deere Tractor w/Mower	9		1,518	
#85 - 1997 Ford Truck Street Sweeper		23		6,235
#89 - 2013 Freightline Trash Truck		1,054		8,082

ELECTRIC EQUIPMENT USE

EQUIPMENT USE	Nov-13		APR 2013 - MAR 2014 TOTALS	
	MILEAGE	HOURS	MILEAGE	HOURS
#26 - 2003 International/Altec Digger Derrick		28.0		3,583.0
#27 - 2009 Ford F-550 w/Altec AT40M Aerial Lift Device		39.0		2,939.0
#29 - 2001 Ford Altec (+51 hr)		31.0		5,378.5
#32 - 2006 Chev Silverado Truck	650		45,970.0	
#34 - 2000 Chevrolet 1 Ton Truck (+200 mi)	20		69,275.0	
#38 - 2010 Chevy Pickup 3/4-Ton w/Tool Bed	645		24,055.0	
#75 - 2008 Kubota Mini Ex		20.0		1,242.0
#84 - 2011 Bobcat A770		7.0		451.0
#88 - 2012 Altec DC1317 Series Chipper		4.0		104.0

ACCOUNTS PAYABLE OVER \$1250

DECEMBER 16, 2013

Ameren (Heating)	\$ 1,512.68
Ameren (Transmission Charges)	\$ 14,796.03
CenturyLink	\$ 1,287.31
City of Columbia (Landfill Charges)	\$ 7,075.98
Coe Equipment (Rep Sewer Jetter Machine)	\$ 2,964.22
Fletcher-Reinhardt (Electric Dept Supplies)	\$ 2,135.72
MFA Oil (Fuel)	\$ 9,414.65
Midwest Meter (Maintenance Agreement/3" Turbo meter)	\$ 1,884.00
MJMEUC (Prairie State Charges)	\$ 58,879.95
Phil & Debby Crump & Bettie Donaldson (Demolition 414 N Allen)	\$ 1,500.00
TOTAL	\$ 101,450.54

ADDED AFTER GGFC MEETING

Ameren Energy Marketing (Wholesale Electric)	\$ 121,799.01
Data Technologies (Summit License & Support Fees)	\$ 2,315.25
H D Supply Waterworks (Water Dept Supplies)	\$ 1,752.53
MISO	\$ 2,889.81
MOPERM (Auto & Liability Insurance)	\$ 41,826.00
UMB Bank (MAMU 08) Elec Substation Lease Pmt	\$ 13,201.07
TOTAL	\$ 183,783.67

ADDED TODAY

Fletcher Reinhardt (2 Pad Mount Transformers)	\$ 8,268.00
TOTAL	\$ 8,268.00

GRAND TOTAL	\$ 293,502.21
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BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING CENTRALIA CITY CODE SECTION 30-12 AND SECTION 30-13 AND ENACTING NEW CENTRALIA CITY CODE SECTIONS 30-13.1, 30-13.2 AND 30-13.3 PERTAINING TO EXCAVATIONS IN PUBLIC RIGHTS-OF-WAY AND ESTABLISHING A REQUIREMENT FOR A PERMIT FOR SUCH EXCAVATIONS.”

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Section 30-12 of the Centralia City Code is hereby changed, altered and amended to read as follows:

SECTION 30-12. PROTECTION AROUND EXCAVATIONS.

Every person and contractor making an excavation in any street, alley or public place, or on any private premises adjacent to any alley, street or public place and not separated by a substantial fence or structure, shall guard and protect the same by barriers. Every person or contractor digging or causing any such excavation to be dug and every person who shall occupy or cause to be occupied any portion of any public street, alley, or highway with building materials or any obstruction permitted by law or ordinance shall cause sufficient warning lights to be securely and conspicuously posted on or near such excavation, building materials or obstructions as will notify travelers of the existence of the same, and shall keep such lights burning during the entire night..

SECTION 2. Section 30-13 of the Centralia City Code is hereby changed, altered and amended to read as follows:

SECTION 30-13. REMOVAL OF EXCAVATED MATERIALS AND GENERAL REQUIREMENTS.

Any person who shall excavate in the paved portion of any public street, roadway, alley or sidewalk pursuant to a permit obtained from the City Administrator or a designated representative, as provided for in this chapter, shall remove all materials excavated and shall dispose of the same as soon as possible and prior to placing any backfill material into such excavations. Excavated materials shall be placed where they will cause the least possible inconvenience to the public. The width of excavation shall be no greater than necessary for doing the work.

SECTION 3. Sections 30-13.1, 30-13.2, and 30-13.3 of the Centralia City Code are hereby enacted, to read as follows:

1.

SECTION 30-13.1. BACKFILLING OF EXCAVATED AREA.

- A. *Paved streets.* Any person who shall excavate in the paved portion of any public street, roadway, alley or sidewalk shall backfill such excavation with one-inch clean rock. Backfill material shall be compacted by mechanical tamping or vibration.
- B. *Unpaved streets.* Any person who shall excavate in any unpaved portion of any public street, roadway, alley or sidewalk shall backfill such excavations as is provided for backfilling

excavations in paved public streets, alleys, and sidewalks or, upon the approval of the City Administrator or a designated representative, the rock or aggregate material removed from such excavation may be used for a portion of the backfill, provided such material is placed in the excavation in lifts not exceeding six (6) inches and each lift being mechanically compacted to a relative density of ninety-five (95) percent. Such backfill shall be inspected by the City Administrator or a designated representative to determine whether the requirements of this section have been fulfilled.

- C. *Parkways and grass areas.* Excavations in parkways, outside of the paved area of streets or walks, may be backfilled with earth, and all grass areas shall be returned to their original condition.
- D. All backfill and resurfacing shall be in accordance with the City of Centralia's "Specifications for Excavation Work", which shall be available from the City upon request.

2.

SECTION 30-13.2. RESURFACING PAVED STREETS AND OTHER PUBLIC WAYS AFTER EXCAVATION OF SUCH PUBLIC WAYS.

Any person who shall excavate in the paved portion of any public street, roadway, alley or sidewalk shall obtain the approval of the City Administrator or a designated representative, that the backfill meets the requirements of this Article, and shall then resurface such excavation. Such resurfacing shall be subject to the inspection and approval of the City Administrator or a designated representative. Such resurfacing may be performed by the excavator or his contractor; or, at the request of such excavator, such resurfacing may be performed by the Street Department at the cost of such excavator. The surface course shall be at least eight (8) inches thick and shall be placed so as to cover all of the excavation and an area that extends at least one (1) foot beyond the edge of the excavation. Whether the original surface was concrete or asphalt, the replacement shall be a lift of at least eight inches (8") of Portland Concrete Cement prepared to Missouri Department of Transportation standards for rapid curing (otherwise know as "highway early"). Surface replacement for original concrete streets shall be connected to the adjacent pavement by No. 4 rebar pinned at thirty (30) inch intervals. Inspections shall be arranged in advance and shall be conducted during regular City business hours, except as provided below. City inspections requested to be conducted outside of regular business hours shall result in an additional permit fee as set forth in Subsection B of Section 30-13.3.

3.

SECTION 30-13.3. PERMITS FOR EXCAVATIONS AND REQUIREMENTS FOR ISSUANCE.

- A. Except as provided below, no person shall make or cause to be made within the City any excavation in any public street, place, walkway, right-of-way or easement unless and until written permit for such excavation has been obtained from the City Administrator or a designated representative in accordance with the provisions of this article. No exception to the requirements shall be permitted except:
 - (1) Public work done by authority of the Missouri State Highways and Transportation Commission, or by authority of the Board of Aldermen, and
 - (2) Emergency work done under the provisions of Section 30-13.3(H).
- B. Application for an excavation permit shall be made in writing to the City Administrator. The application shall contain such information as the City Administrator may require regarding the purpose, location and size of the proposed excavation and the approximate time when the work thereon will be commenced and completed. A separate permit shall be required for

each excavation and a fee of twenty dollars (\$20.00) shall be paid by the applicant to the City for each such permit issued. When work performed under a permit requires that inspection or inspections be performed outside of regular City business hours, the fee shall be doubled to forty dollars (\$40.00).

- C. Franchise utility services making several excavations as a part of a larger project shall have the option, with the permission of the City Administrator or a designated representative, to apply for a general permit for the entire project for a fee of twenty dollars (\$20.00). Application for such a general permit shall include a set of plans, site plans, and specifications as used by the utility's employees or contractors for said project. Franchise utility services having occasion to make frequent excavations in any public place, street, walkway, right-of-way or easement, shall not be required to pay the permit fee each time an application is made therefore, but may be billed on a monthly basis for such fees and costs.
- D. Every applicant for an excavation permit shall register with the City Clerk proof that the applicant is maintaining liability insurance in the sum of three hundred thousand dollars (\$300,000.00) covering liability for death, bodily injury and property damage attributable to the excavation or resurfacing work done under a City permit or in consequence of any neglect in safe-guarding such work. Such liability insurance shall be in such form as to hold harmless and indemnify the City from all claims and damages arising from any cause of action for such excavation and resurfacing work and activities incident thereto. The insurance policy shall list the City as an additional named insured, shall be carried with an insurance company which has been licensed or permitted to carry on such business in the State of Missouri, and shall be kept and maintained continuously in force and effect so long as the excavation and resurfacing work shall be in process. Before issuance of the excavation permit, the applicant shall furnish the City with a certificate of the insurer that the policy is in full force and effect and that the policy will not be altered, amended, or terminated without notice having been given to the City prior thereto. The proof of insurance required for issuance of a plumber's license pursuant to Section 23-65 shall be deemed to satisfy the requirements of this subsection.
- E. In lieu of the insurance as provided above, the applicant may deposit a surety bond satisfactory to the City Administrator in the sum of three hundred thousand dollars (\$300,000.00), conditioned that the applicant will pay any judgment recovered by any person by reason of death, bodily injury or property damage attributable to the excavation or resurfacing work done under a City permit or in consequence of any neglect in safeguarding such work; Such bond shall be in such form as to hold harmless the City from all claims and damage arising from any cause of action for such excavation and restoration work and activities incident thereto.
- F. If the insurance policy provided for in this section lapses and is not immediately renewed, or any bond terminates in any manner whatsoever and a substitute in lieu thereof is not deposited, the permit for the excavation is hereby revoked.
- G. When the resurfacing work referred to in Section 30-13.2 is done by the person making, or causing to be made, the excavation, the street surfacing so replaced shall, for a period of one (1) year following the date of restoration, be the responsibility of the excavator, who shall bear all costs of maintenance on the repaved portion for such time. Failure to comply with the requirements of this section shall constitute a violation thereof, and the City may, in addition to prosecution for violation, properly maintain or repair any unsatisfactory replacement of street surface and charge the excavator for the cost and labor of such work, and no further excavation permits shall be issued by the City to any person who has not corrected any deficiencies or paid such costs.

- H. In case of an emergency where the public safety is in danger and the office of the City Administrator is not open, the provisions of this article relating to the issuance of permits prior to commencement of work of excavation shall not apply. In such case the person making the excavation shall notify the Centralia Police Department dispatcher that the emergency work is being commenced and the location thereof and the work may proceed immediately, following the provisions set forth in this article. Final surfacing or temporary patches shall not be applied to the excavations until such time as the City Administrator or a designated representative has inspected and approved the backfill and issued a permit therefore. Application for the permit shall be made on the first day on which the office of the City Administrator is open after the work is commenced.
- I. No application for an excavation permit shall be required for excavations made to install utilities and other features within any proposed public lands or rights-of-way of any proposed subdivision until a final plat for said subdivision is approved by the City and recorded with the Boone County Recorder of Deeds.

SECTION 4. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

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BILL NO.

ORDINANCE NO.

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING SUBSECTIONS A, B, D AND E OF SECTION 26-115 OF THE CENTRALIA CITY CODE TO INCREASE THE RATES CHARGED FOR ELECTRICITY PROVIDED BY THE CITY OF CENTRALIA, MISSOURI.”

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Subsections A, B, D, and E of Section 26-115 of the Centralia City Code are hereby changed, altered, and amended to read as follows:

- A. There shall be charged to each and every user, consumer and customer of City electrical services a usage charge of eight dollars and ninety-one cents (\$8.91) each and every calendar month.
- B. Except as provided in Subsection (G) below, there shall be a charge of 9.7 cents per kilowatt hour for all electricity furnished to each and every user, consumer, and customer by the City
- D. For a one hundred seventy-five (175) watt mercury vapor light, as set forth in Section 26-37, the rate for all such lights installed by the City before October 1, 1994 is seven dollars and five cents (\$7.05) per month.
- E. In addition to the actual costs of installation of a sodium light, the pole and other equipment, as set forth in Section 26-37, the following rates shall apply to lights installed after October 1, 1994:
 - 1. The rate for all lights and equipment for sodium lights with a wattage of less than two hundred fifty (250) watts is seven dollars and five cents (\$7.05) for each calendar month.
 - 2. The rate for all lights and equipment for sodium lights with a wattage of two hundred fifty (250) watts and constructed on or after October 1, 1994 is twenty-two dollars and eleven cents (\$22.11) for each calendar month for the first five (5) years and seventeen dollars and sixty-four cents (\$17.64) for each calendar month thereafter.
 - 3. The rate for all lights and equipment for sodium lights with a wattage of four hundred (400) watts and constructed on or after October 1, 1994 is thirty-two dollars and sixty-eight cents (\$32.68) for each calendar month for the first five (5) years and twenty-eight dollars and twenty cents (\$28.20) for each calendar month thereafter.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after January 1, 2014.

PASSED this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

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BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

"AN ORDINANCE CALLING FOR A GENERAL CITY ELECTION TO BE HELD ON TUESDAY, APRIL 8, 2014, THE MUNICIPAL ELECTION DAY, TO ELECT THREE ALDERMEN FOR A TWO-YEAR TERM."

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. The City of Centralia, Missouri shall hold a general city election on the municipal election day, Tuesday, April 8, 2014, to elect the following city officials: Alderman from each of the three wards in the city for a two-year term.

SECTION 2. The City Clerk, per Section 8-6 of the Centralia City Code, is authorized and directed to give written notice to the County Clerk of Boone County, Missouri, of the passage of this Ordinance no later than 5:00 p.m. on January 28, 2014 and to include in said notification a sample ballot and all other particulars designated in Section 8-6 of the Centralia City Code.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

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BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE TO AMEND CENTRALIA CITY CODE SECTION 18-33 CONCERNING SPEED LIMITS, TO LOWER THE SPEED LIMIT ON REMINGTON DRIVE.”

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Subsection C of Section 18-33 of the Centralia City Code is hereby changed, altered and amended by the addition of a new paragraph 17 to read as follows:

17. On Remington Drive, the speed limit shall be fifteen (15) miles per hour.

SECTION 2. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 16th day of December, 2013.

Mayor

ATTEST:

City Clerk

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Basic Ad, for Newspaper. Pages two and three added for web links at ICMA and MML:

CITY ADMINISTRATOR
CITY OF CENTRALIA, MISSOURI

The City of Centralia, Missouri (pop. 4,027) is accepting applications for the position of City Administrator. Centralia is a full-service city, with water, sewer, electric distribution and sanitation utilities. It is located in Boone County, 18 miles northeast of Columbia. There are 31 full-time employees plus a large number of part time park, police, and other positions. The 2013-14 budget is \$9.2 million. The City Administrator is the chief managing officer for the Mayor and Board of Aldermen and has superintending responsibility over most City employees and departments, except police.

Applicants must possess considerable knowledge in public finance and human resources and broad familiarity with public works, public utilities, economic development, public safety and emergency response, planning, and information technologies. A master's degree in public or business administration from an accredited institution is desired, but extensive senior level experience as a city or county manager/administrator, assistant city manager/administrator, department head or similar position may be substituted. Familiarity with Missouri statutes and programs is desirable. Salary depends on qualifications.

Applicants should submit a cover letter, resume, salary history, and a list of three work-related references to:

City Administrator Search Committee
City of Centralia
114 S. Rollins
Centralia, MO 65240

The position is open until filled. A review of resumes is expected to start by March 3, 2014.

City residence will be required after appointment. Centralia is an equal opportunity employer.

COMMUNITY BACKGROUND

Centralia has a governing body consisting of six aldermen elected for alternating two-year terms in each of three wards and a mayor elected at-large for a two-year term. Centralia has an attitude of self reliance and the feel of a rural community with agriculture ties; but it also is home to a major industrial employer (Hubbell Power Systems). Its proximity to the booming community of Columbia and to the University of Missouri adds quick access to the amenities and brings the job market of its larger metropolitan partner within an easy commute. Major employers in the computer, insurance, and medical fields are located there and afford a broad diversity of job opportunities for spouse and family members.

Centralians are proud of their strong school system. There are separate elementary, middle, and high schools, and a new state-of-the art intermediate school. Students have been champions in academic endeavors and have a high ratio of graduates going on to colleges and universities. Student sports have wide community support, which has been rewarded by recent Missouri State championships in football, basketball, and softball.

The city has many outlets for community engagement, such as Kiwanis, Rotary, Knights of Columbus, Friends of the Park, Friends of the Library, the Centralia Historical Society and Museum, and others. The Centralia Fire Department is staffed with volunteers; they work closely with the volunteers of the nationally-recognized Boone County Fire Protection District in the areas of first-responder medical care and emergency management responsibilities; and there is some membership overlap.

The A. B. Chance Co. was a home-grown business with a long history and world-wide reputation in the field of electric utility distribution products. Fabrications of one of its principal products – earth anchors – has given Centralia the nickname of “Anchor Capital of the World”. Chance is now part of Hubbell Power Systems, but employs about 800 workers in local facilities. Its 370,000-square-foot distribution center dominates the east entrance to the community.

An extensive public recreation system features four parks with numerous ball fields and shelter houses; modern playgrounds, a well-kept, competition-sized swimming pool, and new community recreation center. The modern Centralia Public Library is rated at five stars – one of only two such rankings in the entire state.

When first settled prior to the Civil War, Centralia was a treeless plain; blue stem grass extended for miles across flat prairie. But Centralians prize greenery. By the time a turn-of-the-century newspaper editor started promoting the city with the moniker of “Prairie Queen”, the city was canopied by rows of tall ash trees. Today, Centralia has won the “Tree City USA” designation for more than twenty-three straight years. .

The city benefits from a well developed transportation system, with one State highway connecting directly to I-70 in Columbia and another connecting to two State four-lane routes. Both the Norfolk Southern and Kansas City Southern Railroads pass through the center of town. COLT, a branch railroad owned by the City of Columbia, connects the Norfolk Southern line to freight depots in Columbia.

Centralia has experienced continuous moderate growth over the last three decades. Jobs are gradually expanding in and around the city. The unemployment rate for Boone County hovers near 4%.

Importantly, the City has weathered the “Great Recession” well. The City of Centralia is in a solid financial position, with little bonded indebtedness, and strong reserves. Most city departments have little employee turnover. The makeup of the elected officials is stable – most aldermen run for multiple terms and are often unopposed.

Further community information found at the city website– www.centraliamo.org

EXPECTATIONS FOR THE POSITION

The administrator prepares the annual budget and monitors most expenditures. The City’s fiscal year runs from April 1 to March 31. The next administrator will arrive with an enacted budget in place and the audit for the preceding year completed.

The present administrator is retiring in summer 2014, after 29 years in the position. The incumbent wears many hats. Besides his supervising duties, he acts as the City Planner, the purchasing manager, the City Traffic Engineer, and completes some building inspection duties. Other building inspection work is furnished by contract with the Boone County Resource Management Department. Most infrastructure engineering is accomplished by contract engineering firms hired through a project-by-project RFP process.

The administrator attends all regular and committee meeting of the Board of Aldermen, the Planning & Zoning Commission, and the Board of Adjustment. He prepares the agendas and the minutes of all except regular Board meetings. For purposes of the Missouri Open Meetings and Records statutes, the administrator is the “Custodian of Records”. The administrator completes numerous monthly and annual reports related to the operation of the city’s utilities. The administrator has been the city’s delegate to the Missouri Public Utilities Alliance, and is the city’s representative to Regional Economic Development, Inc. (REDI). The administrator acts as the recording secretary for the Centralia Industrial Development Authority and the Centralia Area Enhanced Enterprise Zone.

Anticipated challenges for the successful applicant include:

- Maintenance or expansion of public services, while maintaining financial reserves and minimizing any need for tax and rate increases.

- Helping to revitalize the downtown commercial area, to match parallel commercial growth along Missouri Highway 22.

- Continue and expand efforts to improve accessibility of City infrastructures for the handicapped and elderly.

- City support of a Sanctioned Civil War Reenactment in fall of 2014.

- Maintain and enhance contacts with Boone County, REDI, and the Mid-Missouri

Regional Planning Commission so as to leverage their resources for the benefit of the Centralia community.

Coordinating with multiple local, regional, and state economic development agencies.