

**AGENDA**  
**CITY OF CENTRALIA, MISSOURI**  
**Board of Aldermen**  
**Regular Meeting**  
Monday, May 19, 2014  
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 Meeting
  - D. Minutes of City Administrator Search Committee Meetings
  - E. Reports
    - 1. Treasurer's & Collector's Reports
    - 2. Activity Reports
- IV. ACCOUNTS PAYABLE OVER \$1,250
- V. PROCLAMATION – Recognition of New Eagle Scout
- VI. COMMENTS FROM CITIZENS
- VII. PUBLIC HEARINGS–
  - A. Amending City Code Chapter 30.1 Concerning Subdivision of Land
  - B. Discussion of Potentially Designation of One-way Streets Near the Chance Elementary School
- VIII. ACTION AGENDA
  - A. Finance – None Scheduled
  - B. Permits and Licenses–None Scheduled
  - C. Legal –
    - 1. Repealing Chapter 30.1 of the City Code and Enacting a New Chapter 30.1 of the City Code Concerning the Subdivision of Land–Ordinance  
Bill No. \_\_\_\_\_ Ordinance No. \_\_\_\_\_
  - D. Purchasing –
    - 1. Contract with Chance Foundation for Care and Upkeep of the A. B. Chance Mausoleum–Ordinance  
Bill No. \_\_\_\_\_ Ordinance No. \_\_\_\_\_
    - 2. Various Electric Distribution System Materials
- IX. OLD BUSINESS
- X. NEW BUSINESS
  - A. Mayor
    - 1. Appointments
  - B. Aldermen
  - C. City Administrator
  - D. City Attorney
  - E. City Clerk
- XI. AS MAY ARISE
- XII. ADJOURN

Mayor Grenke called the special meeting to order at 7:03 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, Police Chief Larry Dudgeon, James Smith with the Centralia Fireside Guard, Dick Ward, Michael Fowler, Officer Ryan Russell, Evelyn Robertson, Andrea Vollrath, Officer David Whitaker.

**Pledge of Allegiance:**

Mayor Grenke led everyone in the pledge of allegiance.

**COMMENTS FROM CITIZENS:**

The Comments from Citizens portion of the meeting was opened at 7:04 p.m. by Mayor Grenke.

Evelyn Robertson, 221 Sunset Lane

Robertson stated she had come to meet new council lady and did meet her and her husband. She said that she also had a couple comments and a couple of questions. She said that she knows that new council lady lives where there aren't any trees, but she lives where there are a lot of trees. Robertson said she loves the shade and is not complaining, but leaves fall in the fall and clog the drains. Robertson said she would like to see the city be more diligent to make property owners more responsible for cleaning that up. She questioned when the last time the street sweeper used.

Behrns said that the streets with curbs and gutters get done about once per week as weather allows.

Robertson also said that she's noticed that people are not disposing of their cigarette butts, and would like to see more signs placed around town. Beck asked if she was requesting that the City put the signs on private property, and noted that right in front of stores is private property so the signs couldn't be placed there without permission.

Robertson asked if the park property would be up to the park board. Behrns said that there are already signs in the city parks. Robertson pointed out that there are not signs in the city square, and would like for the board members to think about that and get the word out. Behrns stated that the city square is a park and would come under the direction of the park board, and noted that he would talk to the park board president. He said that the Park Board usually meets at noon on the 3<sup>rd</sup> Tuesday of the month.

Robertson said that she had one last comment: she'd read in the paper last week's council report and said that Alderman Magley asked a question and would like it to be more clarified. She addressed Alderman Wilkins that the question had been about the building that the city's supposed to be getting something done. Wilkins said that what the board had discussed was that Grenke, Bormann and Wilkins would go through the building when it got warmer to gauge what work Delarosa is getting done. He noted that he had talked to Delarosa on the phone to let him know that the three board members would be visiting his building.

Jon Angell entered the meeting at 7:13 p.m.

Alderman Simmons commented that she was approached during the prior weekend after the very nice article in the guard about fine arts and the students going to state and they had wondered why the City did not have a proclamation on behalf of the fine arts students. Mayor Grenke replied that no one had asked for one, but would be glad to put one together.

Hearing no further comments, the Comments from Citizens portion of the meeting was closed at 7:14 p.m. by Mayor Grenke.

**Certification of Municipal Election Results:**

Copies of the certified election results for the April 8<sup>th</sup> municipal elections from IBoone County Clerk Wendy Noren were made available at the meeting. The votes were as follows:

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Alderman, Ward I (2 Year Term)	Andrea Vollrath	87
Alderman, Ward II (2 Year Term)	Jim Ausmus	1
	John Angell	2
	Guy Lee	3
	Dick Ward	14
	Jim Hollis	1
	Harold Ward	1
	Don Bishop	2
	Jon Angell	3
	Derrick Long	1
	Valorie Fadler	1
	Mark Mustain	1
	James Fashing	1
	Jerry Cox	1
	Mickey Mouse	1
	Raymond Palmer	1
	Charles Popeck	2
	Charlie Popeck	1
	Kenny Colley	1
	Jeff Grimes	1
	Mr. Peguot	1
	Lorry Myers	1
	Larry Spears	1
	Jed Angell	1
	Donald Weber	1
	Depek Long	1
Alderman, Ward III (2 Year Term)	Landon Magley	69

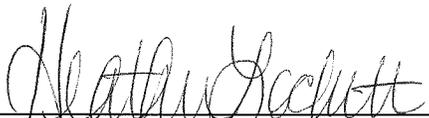
Beck said that he wanted state that the Ward I & III positions were unopposed, so those have higher votes. Dick Ward qualifies and would be able to serve as Ward II Alderman.

Alderman Wilkins made the motion to approve the certified elections results for the April 8<sup>th</sup> municipal election. Alderman Simmons seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

**Adjourn Sine Die:**

Alderman Simmons made the motion to adjourn sine die. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

The meeting was adjourned sine and die at 7:15 p.m.



Heather Lockett, City Clerk

Mayor Grenke called the organizational meeting to order at 7:15 p.m.

Roll Call: Aldermen Don Bormann, James Lee, Landon Magley, Andrea Vollrath, Dick Ward and David Wilkins answered roll call.

Absent: None

Also present were City Administrator Lynn P. Behrns, City Attorney Merritt Beck, Police Chief Larry Dudgeon, James Smith with the Centralia Fireside Guard, Dick Ward, Michael Fowler, Officer Ryan Russell, Evelyn Robertson, Andrea Vollrath, Officer David Whitaker.

**SWEAR IN NEWLY ELECTED OFFICIALS**

City Clerk Lockett administered the oath of office to the newly elected officials as follows: Alderman Ward I – Andrea Vollrath, Alderman Ward II – Dick Ward, and Alderman Ward III – Landon Magley.

**ELECTION OF PRESIDENT OF THE BOARD OF ALDERMEN (MAYOR PRO TEM) BY ALDERMEN:**

Alderman Bormann nominated Alderman Lee to be elected as Mayor Protempore. Alderman Wilkins seconded the motion. There being no other nominations, the Mayor called for ayes and nays, the motion passed unanimously.

**ELECTION OF CITY CLERK BY ALDERMEN:**

Alderman Wilkins made the motion to elect Heather Lockett as City Clerk. Alderman Bormann seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Mayor Grenke administered the oath of office to Heather Lockett as City Clerk.

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

Meeting adjourned at 7:24 p.m.



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Heather Lockett, City Clerk

Mayor Grenke called the regular meeting to order at 7:25 p.m.

Roll Call: Aldermen Don Bormann, James Lee, Landon Magley, Andrea Vollrath, Dick Ward and David Wilkins answered roll call.

Absent: None

Also present were City Administrator Lynn P. Behrns, City Attorney Merritt Beck, Police Chief Larry Dudgeon, James Smith with the Centralia Fireside Guard, Dick Ward, Michael Fowler, Officer Ryan Russell, Evelyn Robertson, Andrea Vollrath, Officer David Whitaker.

Grenke requested to move the mayoral appointments to the beginning of the agenda. Hearing no objections, the mayoral appointments were moved to the beginning of the agenda.

**Appointments:**

Mayor Grenke, at the recommendation of Chief Dudgeon, appointed Michael Fowler to the position of part-time police officer with the Centralia Police Department. Alderman Wilkins made a motion to accept the Mayor's appointment of Michael Fowler to the position of part-time police officer with the Centralia Police Department. Alderman Lee seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Lockett administered the oath of office to Fowler.

Fowler introduced himself to the Board. He stated he had just completed the academy and currently serves with the United States Marine Corps Reserve.

Whitaker, Fowler, Russell and Robertson left the meeting at 7:28 p.m.

Mayor Grenke re-appointed Jan Hollis to the Cemetery Advisory Committee for a term of 3 years. Alderman Wilkins made a motion to accept the Mayor's appointment of Jan Hollis to the Cemetery Advisory Committee for a term of 3 years. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Mayor Grenke re-appointed Vicki Simmons to the Cemetery Advisory Committee for a term of 3 years. Alderman Bormann made a motion to accept the Mayor's appointment of Vicki Simmons to the Cemetery Advisory Committee for a term of 3 years. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

**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. Minutes of Planning & Zoning Commission Meeting
- E. 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 Bormann 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 \$321,322.82 as follows:

**ACCOUNTS PAYABLE OVER \$1250**

April 21, 2014

Ameren (Transmission Charges)	\$	19,165.36
Ameren UE (Heating Bill)	\$	3,508.51
Butler Supplies (Conduit / Elbows \$946.65)	\$	1,316.15
Hardesty Construction (Cemetery Mowing)	\$	5,025.00
J & M Displays (Fireworks)	\$	3,775.00
MFA Oil (Fuel)	\$	4,978.60
MISO (Monthly & Transmission Charges)	\$	3,904.41
MJMEUC (Prairie State Charges)	\$	73,934.43
MSHP Fleet Sales (2011 Crown Vic * Gray/ 2011 Crown Vic / White)	\$	30,600.00
Pitney Bowes (Postage)	\$	2,750.00
S & S Electric (Rebuild Wastewater Pump)	\$	4,683.17
Tri State Construction (Track hoe rental)	\$	3,080.00
UMB Bank (MAMU 08 Elect Substation Lease Pmt)	\$	13,025.70
<b>TOTAL</b>	<b>\$</b>	<b>169,746.33</b>

**ADDED AFTER GGFC MEETING**

City Of Columbia (Landfill Charges)	\$	6,908.78
Illinois Power Marketing (Wholesale Electric)	\$	126,833.84
Lanit (Server)	\$	4,892.00
Wilkerson Brothers Quarry (Clean Rock)	\$	3,284.91
<b>TOTAL</b>	<b>\$</b>	<b>141,919.53</b>

**ADDED TODAY**

Boone Electric Coop (NE /NW Pump stations /lift station)	\$	2,384.96
Cannon General Contractors (Final Payment Switzler St Project)	\$	7,272.00
<b>TOTAL</b>	<b>\$</b>	<b>9,656.96</b>
<b>GRAND TOTAL</b>	<b>\$</b>	<b>321,322.82</b>

Alderman Bormann made the motion to approve the Accounts Payable over \$1250 in the amount of \$321,322.82. 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 7:31 p.m. by Mayor Grenke.

Hearing no comments, the Comments from Citizens portion of the meeting was closed at 7:31 p.m. by Mayor Grenke.

**ECONOMIC DEVELOPMENT REPORT BY CHAMBER OF COMMERCE DIRECTOR:**

Information was provided from Ginny Zoellers via email because she couldn't attend the meeting. The Chamber of Commerce board has elected new officers and will be having the annual banquet next week.

**PUBLIC HEARINGS: None**

**ACTION AGENDA:**

**Finance:**

**ORDINANCE:** Authorizing Depository Contract with Boone County National Bank

Alderman Lee presented a bill marked and designated as bill no. 2693 to create an ordinance entitled “AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A DEPOSITORY CONTRACT AND PLEDGE AGREEMENT WITH BOONE COUNTY NATIONAL BANK.” Alderman Lee 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. Alderman Lee moved the bill be placed on its second reading. Motion was seconded by Alderman Magley 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 Lee moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, Lee, Magley, Vollrath, Ward 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 Ordinance was designated as Ordinance 2759.

**ORDINANCE:** Authorizing Cash Management Investment Account Agreement with Boone County National Bank

Alderman Bormann presented a bill marked and designated as bill no. 2694 to create an ordinance entitled “AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A CASH MANAGEMENT INVESTMENT ACCOUNT CUSTOMER AGREEMENT WITH BOONE COUNTY NATIONAL BANK.” Alderman Bormann 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. Alderman Bormann moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins 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 Bormann moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, Lee, Magley, Vollrath, Ward 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 Ordinance was designated as Ordinance 2760.

**ORDINANCE:** Authorizing Safekeeping Agreements with Central Trust Bank

Alderman Wilkins presented a bill marked and designated as bill no. 2695 to create an ordinance entitled “AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A SAFEKEEPING AGREEMENT WITH THE CENTRAL TRUST BANK AND AUTHORIZING THE MAYOR, MAYOR PRO TEMPORE AND EITHER THE CITY CLERK OR THE DEPUTY CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO ESTABLISH, OPEN AND MAINTAIN ONE OR MORE SAFEKEEPING ACCOUNTS FOR THE CITY OF CENTRALIA, MISSOURI A. B. CHANCE MEMORIAL FUND AND CEMETERY PERPETUAL CARE FUND WITH THE CENTRAL TRUST BANK, A MISSOURI TRUST COMPANY, LOCATED IN JEFFERSON CITY, TO PURCHASE GOVERNMENT SECURITIES.” 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 Lee 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 Magley 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 Magley seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, G:\Heather\MINUTES\2014 Minutes\042114 Regular.DOC

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Lee, Magley, Vollrath, Ward 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 Ordinance was designated as Ordinance 2761.

**RESOLUTION:** Authorizing Accounts with Fixed Income Investments, Located at Central Bank in Jefferson City, for Purchase of Government Securities

Alderman Vollrath presented a bill marked and designated as bill no. 2696 to create an ordinance entitled “A RESOLUTION AUTHORIZING THE MAYOR, MAYOR PRO TEMPORE AND EITHER THE CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO ESTABLISH, OPEN AND MAINTAIN ONE OR MORE ACCOUNTS FOR THE CITY OF CENTRALIA, MISSOURI A. B. CHANCE MEMORIAL FUND AND CEMETERY PERPETUAL CARE FUND WITH FIXED INCOME INVESTMENTS., LOCATED AT CENTRAL BANK IN JEFFERSON CITY, TO PURCHASE GOVERNMENT SECURITIES.” Alderman Vollrath moved that it be placed on its first and only 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 Vollrath moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, Lee, Magley, Vollrath, Ward 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 Ordinance was designated as Resolution No. R-14-04.

**RESOLUTION:** Authorizing Certain Centralia Officials to Sign Checks and Other Documents on Accounts with Boone County National Bank

Alderman Ward presented a bill marked and designated as bill no. 2697 to create a resolution entitled “A RESOLUTION AUTHORIZING THE MAYOR, MAYOR PRO TEMPORE AND THE CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO SIGN CHECKS ON THE BANK ACCOUNTS OF THE CITY OF CENTRALIA AT BOONE COUNTY NATIONAL BANK IN THE CITY OF CENTRALIA, AND OTHER INSTRUMENTS IN BEHALF OF THE CITY.” Alderman Ward moved that it be placed on its first and only 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 Mayor then called for discussion on the bill and after some discussion Alderman Ward moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, Lee, Magley, Vollrath, Ward 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 Ordinance was designated as Resolution R-14-05.

**ORDINANCE:** Authorizing Electronic Business Services Agreement with Boone County National Bank

Alderman Magley presented a bill marked and designated as bill no. 2698 to create an ordinance entitled “AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE AN ELECTRONIC BUSINESS SERVICES AGREEMENT WITH BOONE COUNTY NATIONAL BANK.” Alderman Magley 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. Alderman Magley moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins 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 Magley moved the final passage of the bill. Alderman Lee seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, Lee, Magley, Vollrath, Ward 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

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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 2762.

**City Collector's Report on Delinquent Property Taxes:**

The Delinquent Tax Report as of March 31, 2014 from the Boone County Collector was included in the packet with a report on the comparison of 2013 taxes versus 2012 by City Collector Lockett. Alderman Wilkins made the motion to approve the Delinquent Tax Report as of March 31, 2014 and the Tax Comparison Report as submitted. Alderman Bormann seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

**Report on County Tax Abatements:**

The Boone County Collector had submitted a report to the City Collector for the abatement of 2008 personal property taxes that are considered to be uncollectible in the amount of \$45.86 for the General Fund Revenue and \$12.46 for the Library funds for a grand total of \$58.32. Alderman Wilkins\_ made the motion to accept the Boone County Collector's Report on 2008 Tax Abatement for personal property taxes. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

**Utility Bills Bad Debt Charge-offs as of 3/31/2014**

A report of the utility bills to be charged off as bad debts was presented in the amount of \$8,544.49. Alderman Bormann made a motion to approve the bad debt charge-offs in the amount of \$8,544.49. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

**Approving Budgeted Inter-Fund Transfers**

Behrns pointed out the budgeted inter-fund transfers include \$30,000 from the Water Fund to the General Fund, \$60,000 from the Electric Fund to the General Fund and \$37,000 from the Electric Fund to the Cemetery Fund \$35,000. Alderman Bormann made a motion to approve the budgeted transfers of \$30,000 from the Water Fund to the General Fund, \$60,000 from the Electric Fund to the General Fund, and \$37,000 from the Electric fund to the Cemetery Fund. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

**Permits and Licenses: None Scheduled**

**Legal: None**

**PURCHASING:**

**ORDINANCE:** Contract with Environmental Management Solutions, LLC for Engineering Services Related to Renewal of A Owner Supervised Plan for City Water Distribution System

Alderman Lee presented a bill marked and designated as bill no. 2699 to create an ordinance entitled "AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI, TO EXECUTE AN AGREEMENT WITH ENVIRONMENTAL MANAGEMENT SOLUTIONS, LLC OF COLUMBIA, MISSOURI TO PROVIDE ENGINEERING SERVICES RELATED TO RENEWAL OF AN OWNER SUPERVISED PLAN FOR THE CENTRALIA WATER DISTRIBUTION SYSTEM." Alderman Lee 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 Magley and motion carried unanimously. The bill was then read by title only. Alderman Lee moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins 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 Lee moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Bormann, Lee, Magley, Vollrath, Ward 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 Ordinance was designated as Ordinance 2763.

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**OLD BUSINESS:**

**NEW BUSINESS:**

**Mayor:**

**Aldermen: None**

**City Administrator:**

Behrns noted that some of the Aldermen are not on the Planning & Zoning committee which has been considering revisions to the subdivisions regulations. The plan is to have public hearings at the May board meeting and then have an ordinance to adopt the revisions at that time.

**City Attorney:**

Beck noted that he was not sure if the new aldermen had decided what email they would like to have ready for the public and to be placed on the City web site. Alderman Vollrath responded with [andivollrath@gmail.com](mailto:andivollrath@gmail.com) and Alderman Ward responded with [dicklward@gmail.com](mailto:dicklward@gmail.com).

Beck also stated that there is a body called the Dog Hearing Board, which consists of the mayor and 2 aldermen. Catherine Simmons was one of the persons on the board, and now there is a vacancy to fill that seat. He noted that he was advising the new aldermen so they could be thinking about serving on that board.

**City Clerk:**

**As May Arise:**

Mayor – would like to ask the 2 current chair persons on the Public Safety and Public Works committees to serve another year. Both Wilkins and Bormann agreed to serve in their respective positions.

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

Meeting recess the meeting at 8:05 p.m.



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Heather Lockett, City Clerk

## Minutes of the Public Works and Public Utilities Committee for Monday, May 5, 2014.

The meeting was called to order by Alderman Bormann at 7:00 p.m. Present were Mayor Grenke, Aldermen Magley, Ward, Vollrath, and Lee. Also attending were Lynn Behrns, Phil Hoffman, Mark Mustain, Mike Forsee, and James Smith.

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. Hoffman told the Committee that activity for Clean Up Week had seemed slow, although Behrns said that 54 tons of waste had been collected, more than last year and about the same as the year before.

Hoffmann and Behrns presented a tabulation of bids for hot-mix asphalt overlays for deteriorating streets. The low bidder was APAC at a price of \$68.10 per ton. No other bid was close, and this price seems terrific compared to the cost of overlays two years ago: \$78.50 per ton. The bid was for an estimated 2090 tons of asphalt for a list of street. Because this is such a low price, staff will monitor quantities as the work proceeds, and try to add deserving streets which had not made the original list. APAC has indicated that they may want to start the work in early summer, although the bid specs allow them a large window of time for completion. If the work is finished and billed before October, the Transportation Sales Tax Fund will be in temporary deficit until the annual Boone County check for a grant from their own transportation sales tax. The deficit will be covered by funds in the General Fund, but will vanish by the end of October. At the end of the fiscal year, the fund will have as much as \$148,000 for next year's projects.

Magley moved that the work be awarded to APAC at the bid price of \$68.10 per ton. Ward seconded the motion. All members present voted in favor and the motion carried.

Hoffman present quotes for a replacement tamper. The present piece of equipment is more than twenty years old and has been totally overhauled at least once. Hoffmann does not want to have it go down during a hot-mix patching job. The two quotes were very close, for exactly the same machine. Vollrath moved that the City purchase the tamper from Nu-Way in Jefferson City for a price of \$1,600.00. Magley seconded the motion. All members present voted in favor and the motion passed.

Magley asked Hoffman to look at a citizen's drainage complaint. Hoffmann said that property had a yard drain in one corner, which may have become blocked with leaves. He will monitor the situation. Bormann noted that there is historic shallow flooding throughout the City. It just had not been apparent for some time because of two years of drought.

Hoffman reported that the contractor may be in Centralia this week to perform tub grinding at the brush pit. The area is almost full and will yield a large volume of mulch and compost.

Hoffman said that the street crew is using the street sweeper and its vacuum attachment to clean out stormsewer inlets and basins. Where possible they are also dealing with leaf piles which are blocking ditches.

#### Electric Department

Committee reviewed the activity report and future work schedule for the Electric Department. Mustain elaborated on the power outage on the previous Sunday. A tree fell through lines on the Ameren system between Centralia and Moberly. Ordinarily, the power could come from an alternative path from Mexico, but maintenance was being performed on a substation in Mexico. After a brief attempt to serve from the east, that path was overtaxed and had to be dropped. The main problem was in a remote site and was not repair until 3 o'clock in the morning.

Mustain is taking bids for several types of materials for the work scheduled for this summer. He should have tabulations for conduits, wire, and decorative street lights available by the regular Board Meeting. Committee briefly discussed the auto accident which recently destroyed a light pole on Jefferson Street and then severely damaged a house.

#### Water and Sewer Department

Committee reviewed the activity report and future work schedule for the Water and Sewer Department.

Forsee distributed a quotation for rehabilitation of the manhole at the intersection of Head Street and Howard Burton Drive. Rehabilitation is preferable to replacement because of the depth of the manhole and resulting extreme traffic disruption. Forsee acknowledged that the price was high. He intended to make further inquiries about alternatives and at least seek opportunities to lower the "marshaling" portion of the expense.

Behrns has started work on updating the irrigation contract between the City and farmers who apply treated wastewater to their fields. The present contract will end on December 31. The new contract should not be dissimilar to the present ten-year contract. The farmers are also preparing lists of repairs and replacements they will be needing during the next three years. Behrns will be trying to accomplish as much as he can in the Sewer Fund budget and treat the farmers equitably. Forsee said that we may want to start with pivot motors. The City can get a large discount if ordering more than 25. The farmers have suggested that they can replace those parts with their own labor. This item should be presented next month.

Forsee said that one of the lagoon sites is at minimum depth and the other is about three-quarters empty. The City will top off the farmers' ponds before they start irrigation. We are now at about three years without a discharge to Young's Creek. The overland flow site has only received enough effluent to keep the grass alive, and the farmers have used all of the water during the last two summers.

#### As May Arise

Behrns offered to give a daytime tour of City operations and property to the two new aldermen. Vollrath said she should be available after May 24.

The Committee adjourned at about 7:20 p.m.

## **Minutes of the General Government and Public Safety Committee meeting of Monday, May 12, 2014.**

The meeting was called to order by Alderman Wilkins at 7:00 p.m. Present were Mayor Grenke, Aldermen Magley, Vollrath, Lee, and Bormann. Also attending were Lynn Behrms, Police Chief Dudgeon, Fire Chief Denny Rusch, Art Dollens, and James Smith.

### Pledge of Allegiance

Those present participated in reciting the Pledge of Allegiance.

### Comments from Citizens\

Dollens told the Committee that he would not be able to attend his son's graduation because of school policies. He began a long soliloquy which alleged that the City had allows illegal hiring of the park director. By bringing in Earl Bennett, the City had thus assumed some sort of responsibility for misdeeds related to the School District. Dollens felt school mismanagement catered to a small elite and was open to discrimination and financial fraud. He made a rambling series of charges that were difficult to assess or connect together. Eventually, he acknowledged to a question by Wilkins that he had not actually requested dispensation to attend the graduation. Committee members and Police Chief ask him not to include the City in his ongoing fight with the School and to address his concerns directly to the Park Board and School Board.

### City Prosecutor

No report.

### Police Department

Chief Dudgeon presented a Police Department activity report for April.

Dudgeon said he had been seeking a way to improve traffic flow and safety around the Chance Elementary School. He has concluded that best solution would be to make Collier Street between Sims and Lakeview into a one-way street going north. Rollins Street between Sims and Lakeview would become a companion one-way street going south. The committee engaged in a long discussion. Behrms said that the Board had, in the past, examined a similar concept. He could not fully remember the reason the City did not to follow through, but thought it may have been opposition of adjacent residents. Dudgeon said he had already received a suggestion that reversing the pattern might be better. Some sort of fix is supported by Chance's Principal Bob Reeves, who will be at the regular Board meeting. With appropriate coverage in the paper, that meeting might be a good forum. Aldermen also said that staff may need to make personal visits to the affected residents of both streets, plus Worthington Court and Burnett Street before anything is implemented.

Behrms stated he would not recommend having one-way streets only when the school is session. The pattern should be all of the time or not at all. Dudgeon described how the bus pattern could adapt to the change, and said that he would be happy to see any other, creative alternatives.

### Fire Department

Fire Chief Rusch, presented a report of April department activities.

Rusch told Committee that the raise in per-call reimbursements had not yet been on pay checks. It would be noticeable because of a high volume of medical calls.

Rusch discussed the recent power outage and use of emergency generators. The Fire Department was strained to address the number of requests. He believes that citizens requiring constant power for oxygen supply really do need to get their own portable generators. The same should apply for assisted living facilities such as Bristol Manor. He noted that City portable generators are not really purposed for food preservation, etc., just for medical safety.

#### Emergency Management

Behrns had nothing to report.

#### Protective Inspection

Behrns reported that he has now issue 12 housing unit permits for the year and at least two more are close to submittal. Two houses await implementation of demolition permits. One of these is on a subsidy contract. One more, an eye-sore on Barr Street, should be submitted soon. Its owner has already directed utility disconnects and started paperwork for the \$1,500.demolition subsidy.

#### Economic Development

Mike Rodgers sent a copy of the minutes of the last CREDI meeting as his report. They were included in the agenda packet.

Also included was a copy of a memo from Ginny Zoellers states that there will be no Chamber of commerce meeting in May, but details work on Anchor Festival

#### Park Department

The Park Board agendas and minutes for past meetings were in the Committee agenda packet.

#### Cemetery Advisory Committee

No report. Meeting scheduled for this week to address concerns about mowing and dandelions.

Behrns discussed the existing contract with James Lee for maintenance of the A. B. Chance Mausoleum. It has not changed since 1993 and calls for the City to reimburse Lee for the actual cost of worker's compensation insurance This cost has raised to about \$3,000 each year. Jed Angell had suggested that City include the mausoleum labor on the City's policy, but Behrns had been reticent. A new suggestion has come from Bill Miller, proposing that the contract be reassigned to the Chance Foundation. Mr. Lee is already an employee for the Foundation, tending to Chance Gardens and the rose garden. Similar work and low extra salary should add only a small amount to the Foundation's insurance premiums. The Foundation is willing to accept the contract, since it has a have special interest in mausoleum care. Committee members thought this was a good idea and directed staff to prepare an ordinance and new contract for the next Board meeting.

#### Tree Board

No written report.

Library Board

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

Finance

Financial statements for April were in the agenda packet. Behrns had no comments and Committee members had no questions.

Bills over \$1,250

Committee received a preliminary list of bills over \$1,250. Due to absence of the Deputy Clerk, explanatory vouchers were not available. Questions were deferred to the regular Board meeting..

Other

Behrns asked for the names of those who would be attending MML District meeting. All aldermen tentatively said they would. Mayor Grenke suggested that Dudgeon and Rusch also attend. Behrns will have reservations for them set to the MML office.

Behrns reported that Simon Associates had prepared cost estimates for some of the City Hall repair. The basic work was within the budget allocation. Behrns said that the City will have deal with interior work, ramps and awning in the next year. Bid packets will be prepared for separate contracts for masonry and roof repairs. Committee agreed it would be preferable to do all work at once, rather than piece meal; so the roof bid should be for a sealing membrane to be installed on the entire roof from the beginning. Simon is also preparing bid packets and cost estimates for the Park Board to schedule construction to bring ADA access to the gazebo on the square.

Mayor Grenke suggested that Aldermen Vollrath and Ward may want to attend the Newly-elected Officials Conference in June,.

As May Arise

Mayor Grenke said he should have names for Park Board directors to appoint at the next Board meeting.

Committee adjourned about 8:05 p.m.

## **Minutes of the City Administrator Search Committee of Tuesday, April 15, 2014.**

The meeting was called to order at 7:45 p.m. Present were Mayor Grenke, Aldermen Magley, Simmons, Wilkins, Lee, and Bormann, Denny Rusch, Janet Holdeman, and Whitaker. Also attending was Lynn Behrns.

### Pledge of Allegiance

### Comments from Citizens

No comments.

### Closed Session

Bormann moved that the Committee go into closed session and hold a closed vote, and the purpose of such closed session and closed vote shall be hiring, firing, disciplining, or promoting of particular employees by a public governing body when personal information about the employee is discussed or recorded, as provided for under Section 610.021 (3) of the Revised Statutes of Missouri. Wilkins seconded the motion. Voting in favor were Lee, Wilkins, Simmons, Magley, Bormann, Whitaker, Rusch, and Holdeman. No member voted against or abstained. The motion passed.

During the closed session, the Committee via Skype interviewed applicants for the City Administrator position..

### Return to Open Session

Simmons then moved that the Committee return to open session. Wilkins seconded the motion. Voting in favor were Lee, Bormann, Wilkins, Simmons, Magley, Whitaker, Holdeman, and Rusch. No member voted nay or abstained. The motion passed.

Committee decided that the next meeting will be on Friday, April 25 at 6:30 p.m.

Wilkins moved that the meeting adjourn. Simmons seconded the motion. All members present voted in favor.

Committee adjourned about 8:15 p.m.

## **Minutes of the City Administrator Search Committee of Friday, April 25, 2014.**

The meeting was called to order at 6:30 p.m. Present were Mayor Grenke, Aldermen Magley, Vollrath, Ward, Wilkins, Lee, and Bormann, Denny Rusch, Catherine Simmons, Kathy Colvin, Mike Rodgers, and David Whitaker. Also attending was Lynn Behrns.

### Pledge of Allegiance

### Comments from Citizens

No comments.

### Closed Session

Wilkins moved that the Committee go into closed session and hold a closed vote, and the purpose of such closed session and closed vote shall be hiring, firing, disciplining, or promoting of particular employees by a public governing body when personal information about the employee is discussed or recorded, as provided for under Section 610.021 (3) of the Revised Statutes of Missouri. Simmons seconded the motion. Voting in favor were Grenke, Lee, Wilkins, Vollrath, Magley, Ward, Bormann, Whitaker, Simmons, Rusch, Rodgers, and Colvin. No member voted against or abstained. The motion passed.

During the closed session, the Committee discussed the results of applicant interview via Skype. They directed Behrns to arrange personal visits for three of the candidates.

### Return to Open Session

Simmons then moved that the Committee return to open session. Wilkins seconded the motion. Voting in favor were Grenke, Lee, Bormann, Wilkins, Simmons, Magley, Ward, Vollrath, Colvin, Rodgers, Whitaker, and Rusch. No member voted nay or abstained. The motion passed.

Committee decided that the next meeting will be on Monday, May 5 at 6:30 p.m., prior to the Public Works and Public Safety Committee meeting. Colvin will report on her contacts with the candidates' references and past employers.

Bormann moved that the meeting adjourn. Ward seconded the motion. All members present voted in favor.

Committee adjourned about 7:07 p.m.

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## **Minutes of the City Administrator Search Committee of Monday, May 5, 2014.**

The meeting was called to order at 6:30 p.m. Present were Mayor Grenke, Aldermen Magley, Vollrath, Ward, Wilkins, Lee, and Bormann, Catherine Simmons, and Kathy Colvin. Also attending was Lynn Behrns.

### Pledge of Allegiance

### Comments from Citizens

No comments.

### Closed Session

Vollrath moved that the Committee go into closed session and hold a closed vote, and the purpose of such closed session and closed vote shall be hiring, firing, disciplining, or promoting of particular employees by a public governing body when personal information about the employee is discussed or recorded, as provided for under Section 610.021 (3) of the Revised Statutes of Missouri. Wilkins seconded the motion. Voting in favor were Grenke, Lee, Wilkins, Simmons, Magley, Ward, Bormann, Vollrath, and Colvin. No member voted against or abstained. The motion passed.

During the closed session, the Committee discussed personnel information received about applicants for the City Administrator position who will be personally interviewed.

### Return to Open Session

Simmons then moved that the Committee return to open session. Wilkins seconded the motion. Voting in favor were Grenke, Lee, Bormann, Wilkins, Simmons, Magley, Ward, Vollrath, and Colvin. No member voted nay or abstained. The motion passed.

Wilkins moved that the meeting adjourn. Simmons seconded the motion. All members present voted in favor.

Committee adjourned about 6:51 p.m.

**Minutes of the City Administrator Search Committee of Tuesday, May 6, 2014.**

The meeting was called to order at 6:30 p.m. Present were Mayor Grenke, Aldermen Magley, Vollrath, Ward, Wilkins, Lee, and Bormann, Catherine Simmons, David Whitaker, Mike Rodgers, and Kathy Colvin. Also attending were Matt Harline, Lynn Behrns, and James Smith.

Pledge of Allegiance

Comments from Citizens

No comments.

Interview

Harline was introduced as one of the candidates for the City Administrator position. He was interviewed by Mayor Grenke and Alderman Wilkins. Initially, they read from a prepared list of questions.

There were no questions from the audience

Bormann moved that the meeting adjourn. Wilkins seconded the motion. All members present voted in favor.

Committee adjourned about 7:20 p.m.

## **Minutes of the City Administrator Search Committee of Wednesday, May 7, 2014.**

The meeting was called to order at 6:30 p.m. Present were Mayor Grenke, Aldermen Magley, Vollrath, Ward, Wilkins, Lee, and Bormann, Catherine Simmons, Denny Rusch, Janet Holdeman, Mike Rodgers, and Kathy Colvin. Also attending were Terry Weter, Lynn Behrs, and James Smith.

### Pledge of Allegiance

### Comments from Citizens

No comments.

### Interview

Weter was introduced as one of the candidates for the City Administrator position. He was interviewed by Mayor Grenke and Alderman Wilkins. Initially, they read from a prepared list of questions. A few follow-up questions were also asked.

Wilkins moved that the meeting adjourn. Bormann seconded the motion. All members present voted in favor.

Committee adjourned about 7:05 p.m.

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## Minutes of the City Administrator Search Committee of Tuesday, May 13, 2014.

The meeting was called to order at 6:30 p.m. Present were Mayor Grenke, Aldermen Magley, Vollrath, Ward, Wilkins, Lee, and Bormann, Catherine Simmons, Denny Rusch, David Whitaker, and Kathy Colvin. Also attending were Greg Stratman, Lynn Behrns, and James Smith.

### Pledge of Allegiance

### Comments from Citizens

No comments.

### Interview

Stratman was introduced as one of the candidates for the City Administrator position. He was interviewed by Mayor Grenke and Alderman Wilkins. Initially, they read from a prepared list of questions. A few follow-up questions were also asked.

### Closed Session

Wilkins moved that the Committee go into closed session and hold a closed vote, and the purpose of such closed session and closed vote shall be hiring, firing, disciplining, or promoting of particular employees by a public governing body when personal information about the employee is discussed or recorded, as provided for under Section 610.021 (3) of the Revised Statutes of Missouri. Simmons seconded the motion. Voting in favor were Grenke, Lee, Wilkins, Simmons, Magley, Ward, Bormann, Vollrath, Whitaker, Rusch, and Colvin. No member voted against or abstained. The motion passed.

During the closed session, the Committee discussed personnel information received about applicants for the City Administrator position.

### Return to Open Session

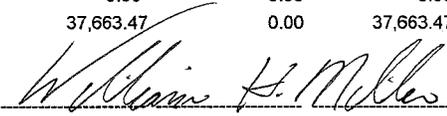
Simmons then moved that the Committee return to open session. Wilkins seconded the motion. Voting in favor were Grenke, Lee, Bormann, Wilkins, Simmons, Magley, Ward, Vollrath, Whitaker, Rusch, and Colvin. No member voted nay or abstained. The motion passed.

Wilkins moved that the meeting adjourn. Vollrath seconded the motion. All members present voted in favor.

Committee adjourned about 7:45p.m.

CITY OF CENTRALIA, MISSOURI  
 TREASURER'S REPORT  
 CASH - CHECKING ACCOUNTS  
 FOR THE MONTH OF APRIL, 2014

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE	INVESTMENTS	TOTAL
GENERAL FUND	418,791.29	183,978.48	48,779.94	553,989.83	200,000.00	753,989.83
POOL	0.00	1,640.04	116.35	1,523.69		1,523.69
PARK	101,488.26	5,514.18	20,952.05	86,050.39	0.00	86,050.39
RECREATION CENTER	222,815.47	18,573.79	18,318.01	223,071.25	0.00	223,071.25
LIBRARY	0.00	14,925.22	14,925.22	0.00	0.00	0.00
LIBRARY DEBT SERVICE	0.00	1,313.10	1,313.10	0.00	27,489.45	27,489.45
CEMETERY	185,069.44	617.36	(29,451.53)	215,138.33	200,000.00	415,138.33
AVENUE OF FLAGS	5,854.82	102.92	0.00	5,957.74	0.00	5,957.74
TRAN. SALES TAX REVENUE	93,753.33	13,621.05	9,062.73	98,311.65	0.00	98,311.65
PARK SALES TAX	102,175.84	13,625.19	0.00	115,801.03	0.00	115,801.03
WATER-OPERATING	317,339.32	45,031.71	73,641.13	288,729.90	0.00	288,729.90
WATER-SECURITY DEPOSIT	14,193.00	700.00	570.00	14,323.00	0.00	14,323.00
SANITATION (LANDFILL)	173,027.62	34,139.94	35,021.21	172,146.35	0.00	172,146.35
SEWER	125,850.88	21,616.89	16,516.57	130,951.20	0.00	130,951.20
ELECTRIC-OPERATING	442,557.68	287,121.10	371,759.55	357,919.23	600,000.00	957,919.23
ELECT.-SECURITY DEPOSIT	33,765.00	1,700.00	1,325.00	34,140.00	0.00	34,140.00
CAPITAL PROJECTS	4,363.27	156.30	0.00	4,519.57	0.00	4,519.57
INTERNAL SERVICE:						
PERSONNEL	(84,397.94)		(5,825.85)	(78,572.09)		(78,572.09)
FINANCIAL			0.00	0.00		0.00
EQUIPMENT USE	364,690.86	1,201.65	(15,538.35)	381,430.87		381,430.87
<b>TOTAL</b>	<b>2,521,338.14</b>	<b>645,578.92</b>	<b>561,485.12</b>	<b>2,605,431.94</b>	<b>1,027,489.45</b>	<b>3,632,921.39</b>
A. B. Chance Memorial	1,314.62	2,001.06	0.00	3,315.68	249,322.46	252,638.14
PARK LEASE/PURCHASE	162,123.03	0.00	0.00	162,123.03	0.00	162,123.03
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

April, 2014

Real Estate Tax Collections	\$3,258.17
Personal Property Tax Collections	\$4,016.23
Dog Tax	\$40.00
Cat Tax	\$2.00
Merchant's License	\$70.50
Penalties	\$572.01
Collector's Interest	\$12.56
Railroad/Utility Tax	\$15,974.46
Financial Institution Tax	
Sur Tax	
<b>Total</b>	<b>\$23,945.93</b>

Deposited in the Following Funds

General Fund	\$12,203.33
Park Fund	\$5,413.46
Library Revenue Fund	\$5,016.04
Library Bond (Tsfr to Library Debt Service Acct)	\$1,313.10
<b>Total</b>	<b>\$23,945.93</b>

Submitted by: \_\_\_\_\_

  
Heather Lockett, City Collector

# **City of Centralia Activity Reports**

**April 2014**

***Prepared By: Phyllis Brown***

**BUILDING ADMINISTRATION**

<b>Permit Data</b>	<b>Apr-14</b>	<b>Mar 2014 - Apr 2015 Totals</b>
New Residential & Duplex	4	4
Residential Additions, Alterations, Repairs, Elec Upgrade	2	2
Residential Storage Buildings/Fences/Carport/Swimming Pools/Detached Garage	6	6
New Commercial Buildings		
Non Residential Additions, Alterations, Repairs, Elec Upgrade, New Sign		
Courtesy Inspections - New Trailers/Gas Lines		
Renewal		
New Institutional		
Institutional Additions, Alterations, Repairs		
New Community Recreation Center		
Commerical Electrical Inspection		
Pole Barn		
<b>Building Permit Summary</b>		
Number of Permits Issued	12	12
Permit Valuation	\$350,600.00	\$350,600.00

## ACTIVITY REPORT

		Apr-14								
		04/11/14 HOURS		04/25/14 HOURS		APR TOTAL HOURS		FYTD TOTALS		
	Cost Center #	DESCRIPTION								
			REG	OT	REG	OT	REG	OT	REG	OT
<b>Office</b>	1121	Court	12.00	0.00	2.00	0.00	14.00	0.00	14.00	0.00
	1142	Clerical	40.25	7.50	38.00	5.00	78.25	12.50	78.25	12.50
	1162	Payroll	11.00	2.00	12.00	3.50	23.00	5.50	23.00	5.50
	1163	Purchasing	22.00	3.75	19.75	1.00	41.75	4.75	41.75	4.75
	1165	Accounting	41.25	0.00	31.75	0.00	73.00	0.00	73.00	0.00
	6121	Cashiering & Collecting	205.50	0.00	202.50	24.25	408.00	24.25	408.00	24.25
			<i>Central Office Monthly Total</i>	332.00	13.25	306.00	33.75	638.00	47.00	638.00

<b>Street</b>	1311	Administrative - Street	41.75	1.00	26.50	4.25	68.25	5.25	68.25	5.25
	1312	Street Maintenance	0.00	0.00	7.00	0.00	7.00	0.00	7.00	0.00
	1313	Alley Maintenance	0.00	0.00	3.50	0.00	3.50	0.00	3.50	0.00
	1314	Parking Lots/Sidewalks	0.00	0.00	98.50	1.50	98.50	1.50	98.50	1.50
	1315	Buildings/Grounds	3.00	0.00	4.50	0.00	7.50	0.00	7.50	0.00
	1316	Snow/Ice Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1317	Pavement Markings	1.50	0.00	9.50	0.00	11.00	0.00	11.00	0.00
	1318	Culverts	30.00	0.00	4.50	0.00	34.50	0.00	34.50	0.00
	1319	Brush/Tree Control	1.50	0.00	1.00	0.00	2.50	0.00	2.50	0.00
	1331	Streets & Alleys; City Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2211	Cemetery	0.50	0.50	1.00	0.00	1.50	0.50	1.50	0.50
		<i>Street Department Monthly Total</i>	78.25	1.50	156.00	5.75	234.25	7.25	234.25	7.25

<b>Water</b>	3111	Administrative - Water	25.50	8.00	23.50	8.00	49.00	16.00	49.00	16.00
	3112	Customer Service - Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3113	Water Wells - Maintenance	1.50	0.00	6.00	0.00	7.50	0.00	7.50	0.00
	3116	Water Service	34.50	5.00	86.00	2.00	120.50	7.00	120.50	7.00
	3117	Water Plant	304.25	22.50	71.50	2.00	375.75	24.50	375.75	24.50
	3119	Water Wells - Buildings/Grounds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3121	Administrative - Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3123	Sewer	11.50	0.00	51.50	8.00	63.00	8.00	63.00	8.00
	3125	Lift Stations	15.00	0.00	18.00	0.00	33.00	0.00	33.00	0.00
	3127	Lagoons	5.50	0.00	7.00	0.00	12.50	0.00	12.50	0.00
	3128	Land Application	4.00	0.00	8.50	0.00	12.50	0.00	12.50	0.00
		<i>Water Department Monthly Total</i>	401.75	35.50	272.00	20.00	673.75	55.50	673.75	55.50

<b>Electric</b>	3131	Administrative - Electric	63.00	2.50	34.00	2.00	97.00	4.50	97.00	4.50
	3132	Customer Service - Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3133	Buildings/Grounds	16.00	6.00	6.00	6.00	22.00	12.00	22.00	12.00
	3134	Electric Distribution	161.00	4.00	145.00	9.50	306.00	13.50	306.00	13.50
	3138	Brush/Trees	27.00	1.00	174.00	6.00	201.00	7.00	201.00	7.00
	3139	Street Lights	28.00	0.00	4.00	0.00	32.00	0.00	32.00	0.00
			<i>Electric Department Monthly Total</i>	295.00	13.50	363.00	23.50	658.00	37.00	658.00

## ACTIVITY REPORT

			Apr-14						FYTD TOTALS	
			04/11/14 HOURS		04/25/14 HOURS		APR TOTAL HOURS			
<b>Pay Date</b>			REG	OT	REG	OT	REG	OT		
Cost Center #	DESCRIPTION		REG	OT	REG	OT	REG	OT	REG	OT
<b>Sanitation</b>	3322	Sanitation	179.50	1.00	232.50	63.25	412.00	64.25	412.00	64.25
	3323	Landfill	1.50	3.00	6.00	6.00	7.50	9.00	7.50	9.00
	<i>Sanitation Department Monthly Total</i>			181.00	4.00	238.50	69.25	419.50	73.25	419.50

### Holiday/Sick/Vacation/Funeral

6111	Holiday	40.00	0.00	24.00	0.00	64.00	0.00	64.00	0.00	
6112	Sick Time	68.50	0.00	65.50	0.00	134.00	0.00	134.00	0.00	
6113	Vacation	40.00	0.00	22.00	0.00	62.00	0.00	62.00	0.00	
6119	Funeral Leave	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<i>Sick/Vacation/Funeral Leave Monthly Total</i>			148.50	0.00	111.50	0.00	260.00	0.00	260.00	0.00

### Equipment Use:

6212	Equipment/Vehicle Maintenance	19.00	0.00	11.50	0.00	30.50	0.00	30.50	0.00	
<i>Equipment Use Monthly Total</i>			19.00	0.00	11.50	0.00	30.50	0.00	30.50	0.00

<b>Total Hours Worked</b>	1,455.50	67.75	1,458.50	152.25	2,914.00	220.00	2,914.00	220.00
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<b>Assistance For The Month</b> <i>(Hours are already included above)</i>	Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Water Dept Assisted The Street Dept	0.00	0.00	3.00	5.00	3.00	5.00	3.00	5.00
	Water Dept Assisted The Electric Dept	1.00	0.00	0.00	0.00	1.00	0.00	1.00	0.00
	Water Dept Assisted The Sanitation Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Street Dept Assisted The Electric Dept	0.00	1.00	4.00	0.00	4.00	1.00	4.00	1.00
	Street Dept Assisted The Water Dept	84.25	6.50	0.00	0.00	84.25	6.50	84.25	6.50
	Street Dept Assisted The Park Dept	1.00	0.00	0.00	0.00	1.00	0.00	1.00	0.00
	Street Dept Assisted City Hall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Street Dept Assisted The Police Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Electric Dept Assisted The Park Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Electric Dept Assisted The Street Dept	0.00	0.00	2.00	10.00	2.00	10.00	2.00	10.00
	Electric Dept Assisted The Water Dept	52.00	3.00	0.00	0.00	52.00	3.00	52.00	3.00
	Electric Dept Assisted The Sanitation Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Electric Dept Assisted The Fire Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Electric Dept Assisted The Park Dept	4.00	0.00	0.00	0.00	4.00	0.00	4.00	0.00
	Electric Dept Assisted The Fire Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Police Dept Assisted The Sanitation Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Total Hours Assisted</b>		142.25	10.50	9.00	15.00	151.25	25.50	151.25

## WATER DEPARTMENT EQUIPMENT USE

Apr-14		TOTAL ON EQUIPMENT			
EQUIPMENT USAGE	MILEAGE	HOURS	MILEAGE	HOURS	
# 3 1993 Ford F-700 Dump Truck	117		57328		
# 6 2006 Chev Silverado Pickup	818		77515		
# 19 2011 Chev Silverado Pickup	876		36175		
# 40 Sewer Machine		7		306	
# 42 1984 Homelite Trash Pump		0		1219	
# 74 Sewer Camera Van		19		2018	
# 82 1992 UMC Sewer Van		9		89013	
# 83 Vac Trailer (Feb 2013 Water Dept Reporting now; not Elec Dept)		2		159	
# 87 2013 Chevy 1/2 Ton		1050		20089	
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		0.4		333.2	
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		5.5			
WATER		Apr-14		Mar-14	
1. Monthly Well Water Processed (Raw Water #3, #4 & #6)		14,130,700		17,012,900	
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		14,130,700		17,012,900	
6. Average Daily Processed		471,023		548,803	
a. High Day Raw Water		618,000		822,000	
b. Low Day Raw Water		431,700		504,000	
7. Total Water Processed 2011 - 2012		14,130,700		373,487,600	
8. Finished Water to Towers for Month		13,174,000		15,780,000	
9. Finished Water to Towers 2011 - 2012		13,174,000		186,729,000	
NORTHEAST LAGOON PERFORMANCE		Apr-14		Mar-14	
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		16,766,000		28,565,000	
9. Yearly Gallons Treated 2011 - 2012		16,766,000		126,794,000	
10. Monthly Irrigation Water Pumped		0		0	
11. Yearly Irrigation Water Pumped 2011 - 2012		0		0	
NORTHWEST LAGOON PERFORMANCE		Apr-14		Mar-14	
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		15,565,000		14,303,000	
9. Yearly Gallons Treated 2011 - 2012		15,565,000		63,540,000	
10. Monthly Irrigation Water Pumped		0		0	
11. Yearly Irrigation Water Pumped 2011- 2012		0		0	

## STREET EQUIPMENT USE

	Apr-14		Apr 2014 - Mar 2015 Totals	
<b>TRASH COLLECTED ON DAILY ROUTES (Pounds)</b>	441,180		441,180	
	Apr-14		Apr 2014 - Mar 2015 Totals	
<b>EQUIPMENT USE</b>	<b>MILEAGE</b>	<b>HOURS</b>	<b>MILEAGE</b>	<b>HOURS</b>
#1 - 1989 John Deer 670B Motor Grader		0		2,959
#4 - 2002 Feightline Dump Truck	433		53,386	
#10 - 2008 1-Ton Chevrolet	363		28,252	
#13 - 2004 Freightliner Sanitation Truck	340		79,490	
#15 - 1990 Case Model 1550 Long Track Dozer		15		3,336
#18 - 2001 Dodge 2500 Pickup	492		70,735	
#20 - 1999 Case Loader 6T-590		16		7,273
#25 - 2010 Chevy Pickup Silverado	416		20,095	
#50 - 1997 Gilcrest Propaver		0		587
#76 - 2008 International Dump Truck	259		19,456	
#77 - 2013 International Dump Truck	599		7,655	
#81 - 2009 John Deere Tractor w/Mower	0		1,518	
#85 - 1997 Ford Truck Street Sweeper		10		6,269
#89 - 2013 Freightline Trash Truck	1,099		13,669	
#90 - 2014 New Holland B95C Backhoe <i>Purchd Feb 2014</i>		13		27

**ELECTRIC EQUIPMENT USE**

EQUIPMENT USE	Apr-14		APR 2013 - MAR 2014 TOTALS	
	MILEAGE	HOURS	MILEAGE	HOURS
#26 - 2003 International/Altec Digger Derrick		14.0		3,634.0
#27 - 2009 Ford F-550 w/Altec AT40M Aerial Lift Device		42.0		3,114.0
#29 - 2001 Ford Altec (+51 hr)		25.0		5,464.0
#32 - 2006 Chev Silverado Truck	785		49,125.0	
#34 - 2000 Chevrolet 1 Ton Truck (+200 mi)	60		69,390.0	
#38 - 2010 Chevy Pickup 3/4-Ton w/Tool Bed	625		26,915.0	
#75 - 2008 Kubota Mini Ex		18.0		1,358.0
#84 - 2011 Bobcat A770		36.0		584.0
#88 - 2012 Altec DC1317 Series Chipper		12.0		132.0

**ACCOUNTS PAYABLE OVER \$1250**

**May 19, 2014**

Ameren UE (Heating Bill)	\$ 1,784.84
Bridgewell Resources (Class 4 / 5 Poles)	\$ 10,931.25
Centurylink	\$ 1,302.07
Crown Power & Equipment (Unit # 20 Parts / Repairs)	\$ 12,726.51
Daynes Waste Disposal (Spring Clean-up Roll off Dumpsters)	\$ 6,549.62
DMB Construction (Electric Dept Roof Repairs)	\$ 3,380.00
Friends Of Centralia Battlefield (1st Payment Service Contract)	\$ 4,000.00
Hardesty Construction (Cemetery Mowing)	\$ 2,525.00
Illinois Power Marketing (Wholesale Electric)	\$ 100,276.43
ITP (2004-20012 Freightliner parts / repairs)	\$ 4,582.89
MJMEUC (Prairie State Charges)	\$ 69,294.11
Williams Keepers (1st Audit Payment March 2014)	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 219,852.72</b>

**ADDED AFTER GGFC MEETING**

Ameren (Transmission Charges)	\$ 19,773.70
Armor Equipment ( 25 Poly Carts 4-2Yard Dumpsters)	\$ 3,536.00
City Of Columbia (Landfill Charges)	\$ 8,192.42
MISO (Monthly & Transmission Charges)	\$ 2,420.87
Ozark Applicators (Annual Inspection)	\$ 1,600.00
Ron's Collision Repair (Unit # 89 Repairs)	\$ 2,232.72
UMB Bank (MAMU 08 Elect Substation Lease Pmt)	\$ 13,040.39
Whalen	\$ 1,425.00
Wilkerson Brothers Quarry (Clean Rock)	\$ 3,175.92
	<b>\$ 55,397.02</b>

<b>GRAND TOTAL</b>	<b>\$ 275,249.74</b>
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BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE TO REPEAL CHAPTER 30.1 OF THE CENTRALIA CITY CODE ON SUBDIVISION OF LAND AND TO ENACT A NEW CHAPTER 30.1 OF THE CENTRALIA CITY CODE ON LAND SUBDIVISION.”

WHEREAS, THE City Planning and Zoning Commission, on the matters referred to it by the Board of Aldermen of the City of Centralia, Missouri, and after due hearing on March 12, 2014, recommended to the Board of Aldermen, in accordance with Section 2-81 of the Centralia City Code, that Chapter 30.1 of the Centralia City Code on land subdivisions be amended as set forth in this ordinance; and

WHEREAS, in accordance with Section 89.410 of the Revised Statutes of Missouri, notice of a public hearing regarding the proposed amendments to Chapter 30.1 of the Centralia City Code on land subdivisions was given by the Board of Aldermen that the hearing would be held on the 19<sup>th</sup> day of May, 2014, said notice having been published in the May 7, 2014 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on May 19, 2014 in the Council Chambers of the City Hall in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the recommended land subdivision amendments; and

WHEREAS, \_\_\_\_ citizens appeared at the hearing supporting or opposing the recommended amendments; and

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri has determined that the amendments to Chapter 30.1 are in the best interest of the City.

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

SECTION 1. Chapter 30.1 of the Centralia City Code on subdivision of land is hereby repealed, and there is hereby enacted and established a new Chapter 30.1 of the Centralia City Code pertaining to the subdivision of lands:

CHAPTER 30.1  
SUBDIVISION OF LAND

- 30.1-1. Short Title.
- 30.1-2. Definitions.
- 30.1-3. Provisions to be complied with before recording plat and sale of lots.
- 30.1-4. Subdivision process.
- 30.1-5. Sketch plat (for both major and minor subdivisions).
- 30.1-6. Preliminary plat (required for major subdivisions).
- 30.1-7. Improvement plans (for both major and minor subdivisions).
- 30.1-8. Improvement plan review and approval.
- 30.1-9. Improvements installed or guaranteed by developer.
- 30.1-10. As-built drawings of subdivision improvements.
- 30.1-11. Final plat (for both major and minor subdivisions).
- 30.1-12. Lot split/boundary adjustment procedure.
- 30.1-13. Improvements installed or furnished by developer.
- 30.1-14. Sanitary sewer main construction cost reimbursement from subsequent developer – when required.
- 30.1-15. Street construction cost reimbursement from subsequent developer – when required.
- 30.1-16. Acceptance of improvements for maintenance by City – continuing obligation of developer for one year.
- 30.1-17. Streets and alleys – generally.
- 30.1-18. Streets and alleys – design requirements – including curb and gutter.
- 30.1-19. Sidewalks.
- 30.1-20. Storm water standards.
- 30.1-21. Easements.
- 30.1-22. Test boring.
- 30.1-23. Wiring for subdivisions.
- 30.1-24. Lot identification, size and arrangement.
- 30.1-25. Subdivision design standards.
- 30.1-26. Conformance with comprehensive plan.
- 30.1-27. Variances.
- 30.1-28. Recording of plats.
- 30.1-29. References to other ordinances or state laws.
- 30.1-30. Penalty.
- 30.1-31. Savings.
- 30.1-32. Interpretation.
- 30.1-33. Conditions.
- 30.1-34. Separability.
- 30.1-35. Amendments.
- SECTION 30.1-1. SHORT TITLE

This Chapter shall be known and cited as the “Subdivision Code of the City of Centralia, Missouri.”

SECTION 30.1-2. DEFINITIONS

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section.

*ADA:* The Americans with Disabilities Act, the ADA Amendments Act of 2008, and the national and state accessibility standards and regulations enacted pursuant thereto.

*ALLEY:* A minor way which is used primarily for vehicular service access to the back or side of properties abutting on a street.

*AS-BUILT PLANS:* Construction plans revised to show a facility or structure as actually constructed and as it appears on the land involved.

*BOARD:* The governing body of the City, the Board of Aldermen.

*BUILDING LINE:* A line or lines on a plat designating the area adjacent to the street right-of-way, inside of which no building or structure may be erected.

*CITY:* The City of Centralia, Missouri, a municipal corporation which territorially, shall include all land with the corporate limits of the City as such limits now exist or may, from time to time be extended or retracted.

*CITY ADMINISTRATOR:* City Administrator of the City, or his designated representative.

*COMMISSION:* The Planning and Zoning Commission of the City.

*COMMON LAND:* That private land set aside for open space, including storm water drainage area, retention lake, ponding, or recreational use areas for the owners of lots in a subdivision, which land is conveyed for the benefit, use, and enjoyment of the lot owners of the subdivision.

*CONDOMINIUM:* A form of property ownership under the Condominium Property Act, Chapter 448, Revised Statutes of Missouri.

*CUL-DE-SAC:* A street terminated at one (1) end by a widened pavement for the safe and convenient reversal of traffic movement.

*DETENTION:* The temporary storage of the differential runoff of storm water by providing permanent facilities.

*DEVELOPER:* Any person, partnership, firm, corporation, association, trust, estate or political subdivision or other government entity who will be subdividing and improving land pursuant to the requirements of this Chapter. The terms " *subdivider* " , " *owner* " , and " *proprietor* " shall have the same definition as developer unless the context requires otherwise.

*EASEMENT:* A grant of the use of specified land for limited, specific purposes by the property owner to the City or the public, or to any person or other private party or legal entity.

*ESCROW AGENT:* A title insurance company, bank, savings and loan association, trust company, attorney, or any other person or agency approved by the City Attorney to act as escrow agent under the provision of this Chapter.

*FLOOD PLAIN:* That area within the City subject to a one percent (1%), or greater, chance of flooding in any given year. This area is designated on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM) for the City and County.

*LOT:* A parcel or tract of land, or a proposed parcel or tract of land, distinguished from other parcels or tracts of land by legal description by metes and bounds or on a survey or plat, or on a proposed survey or plat. When a portion of a tract of land is acquired for street, highway or other public purposes, such division of ownership shall not affect the remainder of the tract in meeting the definition of a lot so long as the original tract met the definition of a lot.

*LOT, FLAG:* A residential lot with two (2) discernible portions described as follows:

1. *Access portion.* That portion of the lot having frontage on or abutting a public road, with the frontage being sufficient in width for a private drive to serve the building site portion.
2. *Building site portion.* That portion of the lot not fronting on or abutting a public road, but connected to a public road by the access portion of the lot. The building site portion of the lot must meet the minimum dimensions and area requirements for lots in the applicable zoning district.

*LOT OF RECORD:* A lot or tract in the Original Town of the City or in a subdivision or addition of the City described in a deed, survey or plat recorded in the Office of the County Recorder of Deeds, or a lot or tract in the City described by metes and bounds in a deed, survey or plat recorded in the Office of the County Recorder of Deeds as of March 23, 1981 or thereafter, or was a legal lot or parcel of land when annexed to the City.

*OWNER:* A person, firm, trust, estate, political subdivision or other governmental entity, association, partnership, corporation, or any other legal entity, or agent of any of them, having sufficient proprietary interest in any land sought to be subdivided to commence and maintain proceedings to subdivide land under the provisions of this Chapter. See definition of *Developer* " .

*PLAT:* A drawing or map of the land proposed to be subdivided.

1. *Sketch Plat:* A drawing of the proposed subdivision, not necessarily to scale, but indicating general topographic features and the general layout of the proposed subdivision, according to the requirements of Section 30.1-5.
2. *Preliminary Plat:* The preliminary map indicating the proposed layout of the total subdivision, so designated on the plat and meeting the requirements of Section 30.1-6.
3. *Final Plat:* The final map of all or a portion of the subdivision, so designated on the plat and meeting the requirements of Section 30.1-11, and prepared for official recording with the County Recorder of Deeds.

*RIGHT-OF-WAY:* A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary sewer main, or for other similar uses. The usage of the term “right-of-way” for land platting purposes shall mean that right-of-way hereafter established and shown on a final plat to be separate and distinct from lots or parcels adjoining such right-of-way, and not included within the dimensions or areas of such lots or parcels.

*STREETS:*

1. *Arterial Street:* A roadway used primarily for inter-city travel or for fast or heavy traffic, including State Highway 22, State Highway 124, and State Highway 151.
2. *Subarterial Street:* A roadway used for inter-city travel or for fast or heavy intra-city traffic, including all streets designated as major thoroughfares or freeways and not otherwise designated as an arterial street.
3. *Collector Street:* A street used to carry traffic between residential neighborhoods, or from residential neighborhoods to arterial or subarterial streets.
4. *Local Residential Street:* A street used primarily for access to abutting residential property.
5. *Local Non Residential Street:* A street used primarily for access to abutting commercial or industrial property.
6. *Estate Lane:* A street used primarily for access to abutting, low-density, residential properties where the subdivision meets the criteria set forth in Subsection B of Section 30.1-18 of this Chapter.
7. *Frontage Road:* A street constructed to be physically separated from an adjacent, limited-access arterial or subarterial street and used to provide access to abutting property.
8. *Private Street:* A private way which affords the principal means of vehicular access for internal circulation within a lot or parcel.

*PUBLIC IMPROVEMENTS:* Any drainage ditch, roadway, parkway, storm sewer, sanitary sewer, water main, electric facility, sidewalk, walkway, tree, lawn, off-street parking area, or improvement, or other facility for which the City may assume the responsibility for maintenance and operation, or which may constitute an improvement for which City responsibility is subsequently established by the Board.

*SUBDIVISION:*

- A. The division of land into two (2) or more smaller lots, tracts, parcels or other divisions of land or the relocation of a property line for the purpose of building development, transfer of ownership and/or the dedication or establishment of a public street or roadway; provided however, the term “*Subdivision*” shall not include:
  - 1. The division of land into two (2) lots, tracts or parcels, each of which is greater than five (5) acres, and
  - 2. Any public street or roadway dedicated or established, if the Board by ordinance specifically declares that such dedication or establishment shall not be subject to the provision of this Chapter, which said ordinance may be conditioned on the public street or roadway being designed and constructed in a manner specified in the ordinance and that such other conditions as specified in the ordinance are complied with by the owner dedicating or establishing the public street or roadway; except, no such ordinance shall be necessary for land acquired by the City to widen an existing right-of-way.
  
- B. The term “*subdivision*” shall include re-subdivision and, when appropriate to the context, shall relate to the process of subdividing or the land subdivided.
  
- C. A “*subdivision*” shall be classified as either a lot split, a minor subdivision, or a major subdivision, defined as follows:
  - 1. *Lot Split:* A division of a lot or tract into two (2) lots or the revision of the lot line between two (2) lots meeting the criteria of Section 30.1-12 and thus being exempt from this Chapter’s provisions on major and minor subdivisions.
  - 2. *Minor Subdivision:* Any subdivision not classified as a lot split, not containing more than five (5) lots and not involving any new street or roadway.
  - 3. *Major Subdivision:* Any subdivision not classified as a lot split or a minor subdivision.

SECTION 30.1-3. PROVISIONS TO BE COMPLIED WITH BEFORE RECORDING PLAT AND SALE OF LOTS

- A. No owner, or agent of the owner, of any land located within the City, knowingly or with intent to defraud, may transfer, sell, agree to sell or negotiate to sell that land by reference to or by other use of a plat of any purported subdivision of the land before the plat has been approved by the Board and recorded in the Office of the County Recorder of Deeds, unless the owner shall disclose that such plat has not been approved by the Board, and the sale is contingent upon the approval of the

plat by the Board. Any person violating the provisions of this Section shall forfeit and pay to the City a penalty not to exceed three hundred dollars (\$300.00) for each lot transferred or sold or agreed or negotiated to be sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from this penalty. The City may enjoin or vacate the transfer or sale or agreement by legal action, and may recover the penalty in such action.

- B. No plat of any subdivision shall be entitled to be recorded in the Office of the County Recorder of Deeds or have any validity until it shall have been approved in the manner prescribed by this Chapter and the Revised Statutes of Missouri and all property taxes and special assessments, if any, against such land have been paid. In the event any such unapproved plat is recorded, it shall be considered invalid and the Board may institute proceedings to have the plat voided by ordinance.
- C. No changes, erasures, modifications or revisions shall be made in any plat or a subdivision after approval has been given by the Board and endorsed in writing on the plat, unless the plat is first resubmitted to the Board; except that the City Administrator shall have the authority to grant adjustments for mathematical corrections.
- D. The City Administrator shall not issue a building permit or moving permit or any structure on a lot in a subdivision of which a plat has not been approved and recorded in the manner prescribed herein.

#### SECTION 30.1-4 SUBDIVISION PROCESS

- A. A sketch plat shall be prepared pursuant to Section 30.1-5 for all major and minor subdivisions.
- B. Following review and approval of the sketch plat by the Commission, a preliminary plat shall be prepared pursuant to Section 30.1-6 for all major subdivisions, but need not be prepared for minor subdivisions.
- C. Following approval of the preliminary plat by the Commission, improvement plans shall be prepared pursuant to Section 30.1-7 for all major subdivisions.
- D. A final plat shall be prepared for all major and minor subdivisions pursuant to Section 30.1-11. The final plat shall be prepared consistent with the improvement plans.
- E. Lots in a major subdivision may be developed in separate tracts or sections (also known as “phased development” ), which shall be successively numbered and identified under the name of the subdivision as plat one, two, three, etc. In such instance, a registered land surveyor shall prepare a sketch plat and then a preliminary plat of the entire contiguous property under single ownership, showing the approximate location of all arterial streets and/or highways, collector

streets and the public sanitary sewer and storm sewer drainage facilities contemplated and reasonably required to serve the entire major subdivision.

SECTION 30.1-5 SKETCH PLAT (FOR BOTH MAJOR AND MINOR SUBDIVISIONS)

A. *Contents.* Data furnished in or with a sketch plat for a major subdivision or minor subdivision shall be as follows:

1. The name of the proposed subdivision, (which shall not duplicate or sound like the name of any other subdivision, any existing or platted street, or any established business or development in Boone County), the name or names of the owner and all adjoining property owners as disclosed by the most recent tax records.
2. North point.
3. Subdivision boundaries and approximate dimensions
4. Proposed general street and utility layout.
5. Proposed general lot layout.
6. All existing streets and roads, wet and dry weather streams, flood plain areas, sink holes, wetlands, and structures within the proposed subdivision and within two hundred (200) feet there from, or less as required by the City Administrator.
7. Significant topographical or physical features as may be necessary or required by the City Administrator, including those which extend beyond the limits of the property to be subdivided.
8. The most recently available aerial photograph or assessor map at an appropriate scale for analysis purposes. This map may be used to identify the topographical and physical features in item 7 above, if those features are identifiable.

B. *Submission Procedure.*

1. The developer shall submit to the City Administrator ten (10) copies or one (1) physical copy and one (1) electronic copy in an acceptable electronic format, of a sketch plat as described in Subsection (A) of this Section for the proposed subdivision.
2. The City Administrator shall give the developer at least five (5) days notice of the date, time and place of the next meeting of the Commission wherein the sketch plat shall be reviewed by the Commission. In addition, the City Administrator shall notify the public of the submission of the sketch plat and the review of that plat at a Commission meeting by public notice in a newspaper of general circulation within the City, at least five (5) days before said Commission meeting.
3. The developer or his designated representative shall appear and be heard. Then the Commission shall conduct a public hearing at which other interested persons may appear and be heard regarding the subdivision sketch plat. As far as may be practical on the basis of the sketch plat and the public hearing, the developer will be informally advised of the extent to which the proposed subdivision conforms to the requirements of this Chapter.

4. When the sketch plat being submitted is classified as a minor subdivision, the developer may bypass the preliminary plat procedure and submit improvement plans and a final plat as outlined in Sections 30.1-7 through 30.1-11.

SECTION 30.1-6 PRELIMINARY PLAT (REQUIRED FOR MAJOR SUBDIVISIONS)

- A. *Contents.* Following review of the sketch plat by the Commission, a preliminary plat shall be prepared by a registered land surveyor, clearly and legibly drawn, in ink, on 18" by 24" or 24" by 36" sheets at a scale no less than one inch equals one hundred feet. When necessary, the plat may be on several sheets, accompanied by an index showing the entire subdivision. The plat shall contain the following:
  1. The name of the subdivision, its classification, and submission date.
  2. A north point and graphic scale.
  3. The location of all existing property lines and adjoining streets and alleys.
  4. A location map showing the proposed subdivision and its relationship to the surrounding area.
  5. The approximate dimensions of each boundary line of the property.
  6. The township, range, and section numbers of the land; if the plat is a section or tract of a subdivision, the identification by section or tract number.
  7. The area of the subdivision to the nearest 1/10 of an acre and the approximate area in square feet of minimum and maximum size of lots, if less than one (1) acre in area, and in acres and tenths of acres if one (1) acre or more in area.
  8. The proposed lot layout, proposed use of lots, location and width of all streets and alleys, including those adjacent to the subdivision, and the zoning districts according to the current zoning map of the City.
  9. The location of existing and proposed sidewalks and pedestrian walkways.
  10. The location of all sanitary sewers, water mains, gas mains, and other pertinent utilities.
  11. The location and direction of flow of all watercourses, storm sewers, culverts, both existing and proposed.
  12. The locations of any other pertinent features within the area to be subdivided and in the adjoining streets or alleys.
  13. The location, dimensions, and purpose of all easements and commons areas, both public and private.
  14. The location of proposed building lines and setback requirements, if more restrictive, than those required by the zoning provision of Chapter 31 of the Centralia City Code.
  15. The proposed type of treatment or method of sewerage disposal, if not the City sanitary sewer system.
  16. If the developer intends to subdivide any portion of the land into a group housing project, planned business district, planned trailer court district or other project being developed under a special zoning procedure, section, or conditional use permit section of Chapter 31

of the Centralia City Code, then the preliminary plat shall in addition, include the following data:

- a. Grass area of land.
  - b. Area in street.
  - c. Net area of Land.
  - d. Maximum number of units allowed.
  - e. Maximum number of units proposed.
  - f. Parking ratio.
  - g. Distance between structures.
17. The locations and names of adjacent subdivisions.
  18. The boundaries of the 100-year flood zone and areas of special flood hazards, if any, and any proposed alteration, adjustment, or change in the elevation or topography of any area within the 100-year flood zone or of special flood hazards, as shown on the current Federal Emergency Management Agency's Flood Hazard Boundary Map or Flood Insurance Rate Map. Development of lots within the flood plain shall require approval of a flood plain study prepared by a registered engineer.
  19. The names of all the owners of the subdivision, including the names of the officers of any corporate owner or the names of the managing member(s) of an owner limited liability company.
  20. A statement of approval for the Commission with the signature of the chairperson of the Commission.
  21. A statement of acceptance by the Board with the signature of the Mayor.
  22. The signature and seal of the registered land surveyor responsible for preparing the plat.

B. *Submissions and Approval Procedure.*

1. The preliminary plat shall include all contiguous unplatted land under single ownership or control; however, no more than eighty (80) acres shall be required to be included in any preliminary plat.
2. The owner shall submit five (5) prints, or three (3) prints and one (1) electronic copy in an acceptable electronic format, of the preliminary plat to the City Administrator, with an additional ten (10) prints , or three (3) prints and one (1) electronic copy in an acceptable format, at the time the plat is referred to the Commission.
3. The City Administrator shall refer the proposed preliminary plat to the appropriate City departments, together with an indication of its tentative agenda placement before the commission, and shall receive reports from the departments as to the conformance of the proposed plat with this chapter.
4. In addition, the City Administrator may solicit comments from the Centralia R-6 School District, the Boone County Department of Resource Management, and any utility proposed to serve the land.
5. The City Administrator shall request the owner to make such changes to the plat as are

- necessary for the plat to conform to the regulations and design standards contained herein.
6. The City Administrator shall send the preliminary plat and a report to the Commission detailing any findings or comments which he believes are relevant to the consideration of the Commission.
  7. The City Administrator shall give the owner at least five (5) days notice of the date, time and place of the next meeting of the Commission.
  8. The Commission shall conduct a review of the preliminary plat. During said review, the owner or his designated representative may appear and be heard regarding the plat.
  9. Within forty-five (45) days, or such additional period of time as the owner consents to in writing, after submission of the preliminary plat by the owner, the Commission shall act upon the plat and approve, conditionally approve or disapprove the same.
  10. Failure of the Commission to act within forty-five (45) days after the submission of the preliminary plat shall be deemed approved, except that the Commission or City Administrator, with the consent of the owner, may extend this period to a stated future date.
  11. Commission actions.
    - a. If the Commission approves a preliminary plat, a notation to that effect shall be made on the original tracing.
    - b. If the Commission approves the plat conditionally, a notation of the conditions or a reference to the same shall be entered on the original tracing itself and a record of the conditions shall be maintained in the City Clerk's office.
    - c. If the Commission disapproves the preliminary plat, a notation shall not be made on the original tracing, but the Commission shall forward a recommendation for disapproval with the reasons therefore to the Board and such recommendation and reasons for disapproval shall be made a matter of record with the City Clerk's office. The Board, by a vote of not less than five-sixths of its entire membership, may overrule the disapproval.
  12. A preliminary plat may be disapproved, or conditionally approved for any reasons related to the following:
    - a. To the width and/or alignment of streets;
    - b. To the type, capacity and location of sanitary sewer and storm sewer facilities;
    - c. To the location and capacity of all public utility facilities;
    - d. To the location, width and purpose of easements appearing on the preliminary plat or required by the City for public use;
    - e. To lot sizes and/or lot layout; and
    - f. To such other matters as, in the opinion of the Commission, may be in the public interest.
  13. The preliminary plat shall be forwarded to the Board with the recommendations of the Commission. The City Administrator shall give the owner at least five (5) days notice of the date, time and place of a meeting of the Board wherein the preliminary plat and the written report of the Commission shall be reviewed by the Board. The owner or his

designated representative may appear and be heard regarding the Commission report and the preliminary plat. At that meeting or at the next Board meeting, the Board shall, by resolution, enter its order approving, modifying or rejecting the preliminary plat.

- C. Approval of a preliminary plat by the Board shall confer the following rights for a period of five (5) years beginning from the date of Board approval:
1. The terms and conditions under which the preliminary plat was given approval shall not be changed.
  2. The developer may submit on or before the expiration date the whole or any part of the subdivision for final approval.
  3. The time for filing of a final plat may be extended by the Board for a specified period on such terms and conditions as the Board may approve.
  4. The owner is authorized to prepare the final plat and complete engineering designs, subject to the provisions of Sections 30.1-7 through 30.1-11, but such approval shall not constitute an approval of the plat for purposes of recording, or for the sale and/or development of any lot, tract or parcel of land within the area represented by the preliminary plat.

#### SECTION 30.1-7 IMPROVEMENT PLANS (FOR BOTH MAJOR AND MINOR SUBDIVISIONS)

- A. Following the Board's approval of the preliminary plat or the Commission's approval of the sketch plat for a minor subdivision, four (4) copies and one (1) electronic copy in an acceptable electronic format of the improvement plans for a subdivision or any part thereof, shall be submitted to the City Administrator.
- B. Improvement plans for phased development subdivisions shall be reviewed as though they were being submitted for the complete subdivision. Certain improvements may be required outside of individual phases to insure adequate completion of necessary facilities.
- C. Any alterations of common land or improvements within the common land shall require the submission of detailed improvement plans and shall be considered a required improvement.
- D. Improvement plans shall be prepared by a professional engineer, in ink, on sheets not exceeding 24" by 36" at a scale no less than one inch equals fifty (50) feet horizontally and one inch equals ten (10) feet vertically. When necessary, the plans may be on several sheets, accompanied by an index showing the entire subdivision at the largest scale possible. The improvement plans shall contain the following information:
1. A title page with the name, address, and telephone number of the developer and engineering firm.
  2. A location map showing the proposed subdivision, its relationship to platted and unplatted portions of the subdivision and its relationship to the surrounding area.

3. North arrow and graphic scale on each plan sheet.
  4. One (1) or more benchmarks, in or near the subdivision tied into the Missouri Geographic Reference System.
  5. List of the standards and specifications followed, citing volume, section, page, or other references.
  6. Street grading and paving details conforming to City standard specifications and requirements.
  7. Details of streets including location and width of all proposed public rights-of-way and easements, existing and proposed sanitary sewers, drainage channels, swales, storm sewers, including adequate natural discharge points, detention facilities, water mains, fire hydrants, utility lines, underground natural gas utility lines, curb and gutter, and sidewalks.
  8. The signature and seal of the professional engineer responsible for the improvement plans.
- E. A Missouri Department of Natural Resources land disturbance permit and a stormwater management plan are required for disturbance of any area over one (1) acre. The developer shall obtain and comply with any such permits.
- F. Traffic analysis.
1. The City shall conduct a traffic analysis for subdivisions with fewer than one hundred (100) dwelling units.
  2. The developer shall, at the developer's expense, have a traffic analysis prepared by a professional engineer for subdivisions with more than one hundred (100) dwelling units, for commercial subdivisions, and multi-use subdivisions.
  3. The traffic analysis shall be used to determine road and street capacity within the proposed subdivision and needed road improvements for public roads adjacent to, servicing, or providing access to the subdivision.
  4. The traffic analysis shall consist of a written report that shall include but not be limited to traffic counts for each public road adjacent to, servicing, or providing access to the subdivision from the nearest arterial or highway; types of traffic expected and the effects on the existing roads.
  5. Traffic analysis shall be based upon objective criteria and disclosed assumptions consistent with generally accepted engineering practices.
  6. All proposed new or improved roads or streets shall be listed by name and classification and shall specifically describe needed right-of-way and design specifications.
  7. Upon recommendation of the City Administrator, the Commission in its discretion may waive in whole or part, the necessity of a written traffic analysis report when current adequate motor vehicle traffic counts are available, when no road improvements are necessary, when the precise needed improvements have previously been specified, or in such cases where preparation of such report is unnecessary or unreasonable.

- G. All existing City or County roads adjacent to or providing service or access to a subdivision shall be improved by the developer in accordance with the provisions of the Centralia City Code and the recommendations of the traffic analysis prepared for the subdivision.

#### SECTION 30.1-8 IMPROVEMENT PLAN REVIEW AND APPROVAL

The procedure for reviewing and approving improvement plans shall be as follows:

- A. The City Administrator shall review the improvement plans for conformance to the City standards contained in this Chapter. If the plans require approval by private utility companies or County, State or Federal agencies or departments, the City Administrator may forward the plans to them.
- B. Nothing in this Chapter shall prevent the developer from submitting improvement plans to any private utilities or County, State or Federal agencies or departments prior to improvement plans being submitted to the City Administrator.
- C. The City Administrator and the involved private utilities or departments or agencies shall direct such changes to the improvement plans be made that are necessary for them to conform to the regulations and design standards contain herein or of the private utilities or agencies or departments.
- D. The owner shall prepare applications and pay permit fees for any permits required by utilities, agencies or departments other than those of the City.
- E. Approval of improvement plans by the City Administrator shall be valid for a period of time equal to that of the preliminary plat; however, the City cannot prevent private utility companies or County, State or Federal agencies or departments from changing their requirements.

#### SECTION 30.1-9 IMPROVEMENTS INSTALLED OR GUARANTEED BY DEVELOPER

- A. After the improvement plans have been reviewed and approved, but before approval of the final plat, the developer shall either:
  - 1. Complete required improvements in accordance with the approved plans under the observation and inspection of the City and appropriate agencies referred to in Section 30.1-8, or
  - 2. Post a land subdivision bond or enter into an escrow agreement to guarantee required improvements in accordance with the provisions hereafter set forth. The land subdivision bond or escrow agreement shall be prepared and executed on forms furnished by the City and shall be submitted to the Board for approval. The land subdivision bond or escrow agreement shall be approved by the City Administrator and the City Attorney prior to being

submitted to the Board.  
(See also Section 30.1-13).

- B. A land subdivision bond shall be issued by a surety company or a title insurance company authorized to conduct business within the State of Missouri and shall insure or guarantee, to the extent of the amount specified by the City Administrator in his estimate of the cost thereof, the construction and completion of the required improvements shown by the approved improvement plan.
- C. An escrow agreement signed by the developer and the escrow agent shall provide that there shall be deposited with the escrow agent, to be held in an escrow account by the escrow agent, subject to audit by the City:
1. A cash amount equal to one hundred five percent (105%) of the amount estimated by an engineer retained by the developer or specified by the City Administrator as his estimate of the cost of the improvements as reflected by the approved improvement plans; or
  2. An irrevocable letter of credit or commitment from a lending institution to the escrow agent guaranteeing the availability of a sum which shall be equal to one hundred five percent (105%) of the amount estimated by an engineer retained by the developer or specified by the City Administrator as his estimate of the cost of the improvements as reflected by the approved improvement plans; any letter of credit shall not be drawn on any financial institution with whom the developer or a related entity has any ownership interest or with whom there is any joint financial connection that creates any actual or potential lack of independence between the institution and the developer; or
  3. Certificates of deposit, treasury bills, or other readily negotiable instruments, the type of which has been approved by the City Attorney, endorsed to the escrow agent and the cash value of which shall be in an amount equal to one hundred five percent (105%) of the amount estimated by an engineer retained by the developer or specified by the City Administrator as his estimate of the cost of the improvements as reflected by the approved improvement plans, unless the developer desires certificates of deposit, Treasury bills or other readily negotiable instruments of a larger amount to be held in escrow.

The escrow agreement further shall itemize each component and category of the improvements set forth in the approved improvement plans and shall specify a cost amount for each component and category of improvement, based on the City Administrator's estimate of the cost of the improvements as reflected by the approved improvement plans.

- D. A land subdivision bond or an escrow agreement shall remain in effect and the escrowed sum shall be held in the escrow account by the escrow agent until the City Administrator shall, by written authorization to surety or escrow agent, release the surety from the obligation of the bond or the escrow agent from the agent's obligation to retain some or all the escrowed sum in the escrow account as improvements are completed and approved, pursuant to the provisions set forth below.

As each component or category of improvement is installed and completed, the City Administrator shall authorize the release from the bond or amount held in the escrow account, within thirty (30) days of completion of such component or category of improvement, an amount equal to the cost of the component or category of improvement, minus a retention of five percent (5%) if the cost of that component or category of improvement which shall be released only upon completion of resolution of the Board. Any such component or category of improvement shall be deemed to be completed upon receipt by the City Administrator, in complete and acceptable form, the requisite written certification of completion of improvement from the City's inspecting agencies and the Commission. The release shall be deemed effective when the escrowed funds are duly posted with the United States Postal Service or other agreed upon delivery service or when the escrowed funds are hand delivered to an authorized person or placed as specified by the developer. If the City has not released the escrowed funds within thirty (30) days as provided above, the City shall pay the developer in addition to the escrowed funds due the developer, interest at the rate of one and one-half ( 1 1/2%) per month calculated from the expiration of the thirty (30) day period until the escrowed funds have been released. The developer shall continue to be responsible for defects, deficiencies and damage to public streets and other improvements required during the development of each separate phase of the subdivision. Release of the escrow agreement and escrow sum does not *per se* constitute acceptance of such improvements by the City.

- E. The term of the land subdivision bond or the escrow agreement shall not exceed two (2) years, subject to the following:
1. If, at the end of the two (2) year period, all improvements reflected by the approved improvement plans have not been completed, the City Administrator may extend the term of the land subdivision bond or escrow agreement for a period not to exceed one (1) additional year at each extension if, after review by the City Administrator, such longer period is necessary to facilitate adequate and coordinated provisions for transportation, water, sewerage, schools, parks, playgrounds, or other public requirements. If improvements have not been completed at the end of the two (2) year period or as extended by the City Administrator, the City Administrator may:
    - a. Require the surety to perform on the bond and pay or remit to the City such amount as shall be equal to the lesser of the amount required to complete the improvements or the amount not theretofore released; or
    - b. Require the escrow agent to remit to the City in cash or negotiable instruments constituting the escrow sum, as the case may be, the balance in the escrow account required to complete the improvements, and the balance, if any, in the escrow account which exceeds such amount shall be returned to the developer; or
    - c. Require the developer to submit a new land subdivision bond or escrow agreement which has been recalculated in order to allow for any inflation in the case of constructing improvements.
  2. If the surety fails to perform on the bond or the escrow agent fails to remit the amount

required within thirty (30) days after written request, the City Administrator may recommend to the Board that the City Attorney take immediate action to require performance by the surety under the bond or to secure the payment by the escrow agents of the amount required.

- F. To be eligible, escrow agents and sureties shall be approved by the City Attorney. All corporate escrow agents and sureties shall annually provide the City with a certificate of good standing issued by the Missouri Secretary of State. All escrow agents and sureties shall be subject to spot audits by the City Administrator. If the escrow agent or surety fails to comply with any of the provisions of the escrow agreement or the land subdivision bond, the escrow agent or surety shall not thereafter be allowed to act as escrow agent or surety for any subdivision improvements in the City for a period of two (2) years.

#### SECTION 30.1-10. AS-BUILT DRAWINGS OF SUBDIVISION IMPROVEMENTS

After the sanitary sewers, storm sewers, sidewalks, and pavement have been constructed and installed, but before the City Administrator recommends acceptance of them by the Board, the developer shall submit as-built drawings of the above improvements on reproducible Mylar stock or acceptable electronic format. These drawings shall present all locations and elevations to survey-grade accuracy, referenced to the Missouri Geographic Reference System.

#### SECTION 30.1-11 FINAL PLAT (FOR BOTH MAJOR AND MINOR SUBDIVISIONS)

- A. Contents. A final plat shall be prepared by a registered land surveyor, clearly and legibly drawn in ink on 18" by 24" or 24" by 36" sheets of single or double matte polyester film or an approved equivalent at a scale no less than one inch equals one hundred (100) feet. When necessary, the plat may be on several sheets, accompanied by an index showing the entire subdivision. The plat shall contain the following
1. The title of the subdivision; plat number, if there are to be multiple plats with the same name; plat classification; and the submission date of the plat.
  2. The north arrow, graphic scale, legend, and reference bearing.
  3. For major subdivisions, a benchmark with location and elevation referenced to the Missouri Geographic Reference System.
  4. A location map showing the subdivision, its relationship to platted and unplatted portions of the subdivision, and its relationship to the surrounding area.
  5. A legal description of the property to be subdivided including a reference to the owner's deed with a metes and bounds description for previously un-subdivided land.
  6. The area of the subdivision to the nearest 1/100 of an acre.
  7. The dimensions of each boundary line of the property.
  8. The location and designation of all lots, common land and any areas other than streets to be

dedicated for public use and their intended public use, together with all pertinent dimensions.

9. All lots to be consecutively numbered; however, lot letters are encouraged for re-subdivisions.
  10. The area of all lots greater than one acre to the nearest one hundredth of an acre.
  11. Names of all streets and widths of all rights-of-way, including streets adjacent to the subdivision.
  12. The dimensions of all lots and commons areas.
  13. The locations, dimensions and purpose of all easements.
  14. The type and location of all monuments including a notation showing whether existing or set.
  15. The location and names of adjacent subdivisions.
  16. The 100-year flood zone and areas of special flood hazards as shown on the current Federal Emergency Management Agency's Flood Hazard Boundary Map or Flood Insurance Rate Map. Development of lots within the 100-year flood zone shall require approval of a flood plain study prepared by a professional engineer.
  17. The location of existing buildings in the platted area and the location of building setback lines, if more restrictive than those required in Chapter 31 of the Centralia City Code on zoning.
  18. A note or reference to a specific instrument of any restrictions or covenants that are more stringent than those required by either the City subdivision or zoning codes. A note that any such restrictions or covenants do not relieve the developer from meeting the City subdivision and zoning code requirements.
  19. A certification that the owner has granted consent to the subdivision and dedication for public use of street rights-of-way, alleys, easements, parks, and all other land intended for public use.
  20. A subordination agreement, either on the plat or by a separate document, of the mortgagees (if any) agreeing to comply with the provisions of this Chapter, in regard to the subdivision plat.
  21. A statement of approval for the chairperson of the Commission.
  22. A statement of approval and acceptance by the Mayor on behalf of the City with certification of approvals by the signature of the City Clerk or deputy clerk and the City Seal.
  23. A statement that the survey was executed in accordance with the current minimum standards for property boundary surveys.
  24. The signature and seal of the registered land surveyor responsible for preparing the plat.
- B. Following the approval of the preliminary plat of a major subdivision or completion of the sketch plat for a minor subdivision, the developer may submit a final plat for approval with the City Administrator, in order to complete the subdivision process with the final plat contents to include all

required items set forth in Subsection (A). The final plat shall:

1. Be accompanied by a check made payable to the City of Centralia, sufficient to cover all plat recording fees;
  2. Include the entire subdivision, or a section thereof, which derives access from an existing street or road;
  3. Be initially accompanied by a minimum of five (5) prints, or three (3) prints and one (1) electronic copy in an acceptable format, with an additional ten (10) prints, or three (3) prints and one (1) electronic copy in an acceptable format, at the time the plat is referred to the Commission;
  4. Be in substantial compliance with the preliminary plat, as approved;
  5. Be accompanied by an improvements guarantee offered for acceptance by the Board, in a form satisfactory to the City Attorney.
  6. Be accompanied by tax certificates or copies of paid tax bills from the County Collector and City Clerk.
  7. Be accompanied by payment for or paid receipts for all fees and charges required to be paid in advance.
- C. The City Administrator shall refer the proposed plat to the appropriate city departments, together with an indication of its tentative agenda placement before the Board and shall receive reports from each department as to its conformance with these regulations and the approved preliminary plat.
- D. As a result of review by the appropriate departments, the City Administrator shall request the developer to make such changes necessary to cause the plat to be in conformance with the regulations contained herein and the preliminary plat.
- E. The City Administrator shall forward the plat to the Commission and advise the Commission as to its conformance or nonconformance with these regulations. The Commission shall take action on the plat in the manner prescribed for preliminary plats.
- F. Sites designated for public ownership or use on the final plat, which are acceptable to an applicable public governmental agency may be used for schools, parks, recreation, or other public improvements or services, may be reserved or designated for such uses, provided there is a recorded contractual agreement or conveyance to a public governmental agency accepting title, use, or responsibility for such site, including maintenance and supervision.
- G. When common land is to be included in the final plat, a private trust agreement shall be recorded concurrently with the plat which shall provide for the proper and continuous use maintenance and supervision of said common land by a trustee and payment for such maintenance and supervision by means of annual or more frequent assessments against lots and provision for assessment secured by assessment liens enforceable by foreclosure. No common land shall be dedicated to public use or otherwise conveyed to the public or any public agency or other public or private entity without a

recorded contractually binding agreement conferring financial responsibility and liability for maintenance and supervision of such common land with any such agency or entity.

- H. The final plat shall be forwarded to the Board with the recommendations of the Commission.
- I. Board Action
  - 1. The Board shall take action by ordinance on the final plat within forty-five (45) calendar days after the submission to the Board; and failure of the Board to act within that time period shall be deemed approval, except that the Board, with the consent of the developer, may extend this period to a stated future date.
  - 2. Upon acceptance and approval by the Board, the final plat shall be signed by the Mayor on behalf of the City and City Clerk and recorded in the Records of Boone County, Missouri, together with any other conveyances or agreements as may be required by these regulations.
  - 3. After recording, the City shall furnish a copy of the final plat as recorded to the owner and retain the original, signed print for City records.
- J. No changes, erasures, modifications or revisions shall be made on any final plat after approval has been given by the Board and endorsed in writing on the plat, unless the plat is first resubmitted and re-approved by the Board.
- K. Acceptance of the final plat constitutes acceptance of the dedications of public easements and street rights-of-way as property, but does not constitute acceptance by the City of streets or other improvements for maintenance. The City shall have no duty to maintain the streets or other improvements until the provisions of Section 30.1-16 have been met by the developer.

#### SECTION 30.1-12. LOT SPLIT/BOUNDARY ADJUSTMENT PROCEDURE

- A. No lot split survey, instrument, deed or other conveyance dividing property shall be entitled to be recorded in the Office of the County Recorder of Deeds or have any validity unless and until approved by the City Administrator in compliance with this Section.
- B. The lot split/boundary adjustment is intended to be used when
  - 1. The owner of a lot or tract plans to sell or convey any part of his lot or tract;
  - 2. The owners of abutting lots or tracts plan to sell or convey part of each of the abutting lots or tracts to a third party;
  - 3. One owner plans to sell an abutting owner part of his lot; or
  - 4. Owners of abutting lots or tracts plan to exchange deeds to parts of their respective lots or tracts for the purpose of correcting, establishing record title, or curing title defects.

- C. The lot split/boundary adjustment procedure may be used if the following additional requirements are met:
1. No additional improvements or streets are required to be constructed or dedicated, provided that the correction of the legal description of an existing street or the enlargement of an existing street shall be permitted.
  2. No provisions for common land or recreational facilities are included in the proposed lot split.
  3. The proposed lot split is not in conflict with any zoning provisions of Chapter 31 of the Centralia City Code, of any special procedure permit, or of any conditional use permit.
  4. No variances are required for the lot split.
  5. Multiple lot splits of a lot or tract do not circumvent the intent of the subdivision regulations.
- D. The procedure for approval of a lot split/boundary adjustment shall be as follows:
1. Any owner may apply for a lot split by completing a “Lot Split/Boundary Adjustment Application” on such forms as are provided by the City.
  2. Upon verification that the proposed lot split is in compliance with the City Code, the City Administrator shall issue a permit authorizing the owner(s) to complete the conveyance or correction.

#### SECTION 30.1-13. IMPROVEMENTS INSTALLED OR FURNISHED BY DEVELOPER

The following improvements shall be installed in conformance with the approved improvement plan. Unless otherwise specified, such installation shall be done by and at the expense of the developer:

(Cross reference, see also Section 30.1-9)

- A. All sewers and appurtenances, except that for sewer mains larger than eight (8) inches in diameter, the City shall reimburse the developer for the difference in cost between the designated main and an eight (8) inch main. The amount of this difference and the method for the City to pay this cost shall be fixed by the City at the time of approval of the improvement plan.
- B. Storm sewers, inlets, drainage channels and stormwater retention areas as shown on the improvements plans.
- C. Paved streets, curbs and gutters, and sidewalks as shown in the improvements plans. The City may participate in or contribute to certain additional costs of construction of major thoroughfares over and above the normal costs of local standard streets, when streets are designated at higher standards by the City. Such participation, and its timing, is not mandated and is solely at the election of the Board according to the needs of the community.
- D. The City may require the developer to improve or contribute payment for the improvement of

public infrastructure outside of, but serving, the subdivision. Such improvements or contributions shall be reasonably proportional to the additional public infrastructure service requirements created by the subdivision as authorized under applicable zoning and building regulations. The City Administrator may recommend and the Board may enter into a contractual development agreement with the developer, to include such off-site improvements. Development agreements requiring improvements or payment contributions shall be on such terms and conditions prescribe by the Board as are reasonable to timely assure adequate public infrastructure services to the subdivision and to address additional public infrastructure service requirements caused by the subdivision and permissible land use therein. In lieu of immediate completion or installation of all or part of any required improvements, the City also may accept bond from the developer in such amount and with such sureties and secure the actual construction, installation and completion of all such improvements with a period specified by the Commission that is satisfactory to the Board.

- E. Either payment for materials for the installation of water mains and fire hydrants, or reimbursement to the City for the costs of such materials. Labor for the installation of such water mains shall be furnished without charge by the City.
- F. Where monuments do not already exist in the subdivision boundary, lot corners or other control points, monuments consisting of a straight iron pipe not less than one (1) inch outside diameter or a straight reinforcing bar not less than three-fourths (3/4) inches in diameter and not less than thirty (30) inches in length and set vertically, with the bottom not less than thirty (30) inches deep, shall be installed and adequately referenced to facilitate future replacement. If monuments are set prior to the installation of improvements, their locations shall be verified and/or re-established after improvements have been completed.
- G. Payment for street signs and posts in conformity with City standards. Labor for the installation of such street signs shall be furnished without charge by the City.

SECTION 30.1-14. SANITARY SEWER MAIN CONSTRUCTION COST REIMBURSEMENT FROM SUBSEQUENT DEVELOPER - WHEN REQUIRED

- A. When a developer, as defined in Section 30.1-2, incurs costs to construct a sanitary sewer main to the property subject to development by said developer and when more than five hundred (500) feet of the length of said main is located outside the boundaries of the property subject to development and when a subsequent developer (except those referred to in Subsections (E) and (F) within the time limit in Subsection (G) plans to and will attach one (1) or more new sanitary sewer mains or service connections to the said main or mains constructed by the original developer, the subsequent developer shall reimburse the original developer for one-half (1/2) of the cost of constructing said sanitary sewer main as provided in this Section. Said costs of constructing said sanitary sewer

mains shall include, but not be limited to, the actual costs of design, materials, and labor. Reimbursement shall be limited to the costs for that portion of the sanitary sewer main constructed by the original developer which runs from between the first (1<sup>st</sup>) point of connection by the original developer to the existing sanitary sewer system of the City and the farthest upstream point of connection to the sanitary sewer main by the subsequent developer or the boundary line of the property subject to development by the original developer, whichever is less footage.

- B. No reimbursement shall be required from any subsequent developer for the costs of sanitary sewer mains constructed within and upon the property subject to development by the original developer.
- C. When a sanitary sewer main is constructed by two (2) or more developers or property owners working together, the costs of construction shall be apportioned in whatever manner is agreed upon by those responsible for such construction. For the purpose of requiring reimbursement of construction costs by a subsequent developer or additional subsequent developers, the provisions described in Subsection (A) above shall treat the developers responsible for the initial sewer construction as a single entity for purposes of this section.
- D. When an additional subsequent developer shall seek to attach to a sanitary sewer main in the same circumstance as described in Subsection (A) above, the additional subsequent developer shall thereafter reimburse the original developer and the first (1<sup>st</sup>) subsequent developer for the eligible constructions costs based on a one-third (1/3) share of that portion of the sewer main used by both of the previous developers and a one-half (1/2) share of that portion (if any) of the sewer main used only by the original developer and the additional subsequent developer. The connection to the sanitary sewer main by a further additional subsequent developer shall require the reimbursement to each of the preceding developers so as to effect an equal division of the costs incurred by the original developer for each applicable portion of sanitary sewer main as if he or she would have shared the costs equally in the original construction with the preceding developers.
- E. The City of Centralia shall be exempt from the requirement of subsequent developers providing reimbursement as described in this Section.
- F. The reimbursement requirements of this Section shall not be applied to an owner or subsequent developer who:
  - 1. Develops less than ten (10) lots in a nearby or contiguous area; or
  - 2. Develops a group housing project as defined in Section 31-1, when said group housing project includes less than ten (10) dwelling units in a nearby or contiguous area.
- G. The period of time within which this Section shall be applicable to a subsequent developer attaching to said sanitary sewer main or mains as described in Subsection (A) above shall be measured from the time a subsequent developer files with the City a sketch plat for a subdivision where such

sanitary sewer main attachment will take place and shall be limited to ten (10) years from the date of approval by ordinance by the Board of Aldermen of the final plat of the subdivision of the property subject to development by the original developer or the first (1<sup>st</sup>) final plat of any original developer's phased development developed in separate tracts or sections as permitted in Section 30.1-4.

- H. At the time of the approval by the City Administrator of the improvement plans for a subdivision, the original developer and City Administrator shall mutually agree on the portion of any sanitary sewer main construction which might be subject to the conditions of Subsection (A) above. Such portion shall be specifically designated on the improvement plan. Upon actual construction of said portion of the sanitary sewer main, the original developer shall submit to the City Administrator a detailed accounting of the eligible construction costs set forth in Subsection (A) calculated and divided on a per foot basis of eligible sanitary sewer main constructed, which could be subject to reimbursement. Said detailed accounting shall include copies of invoices paid by the original developer. Any disagreement between the original developer and the City Administrator concerning the designation of reimbursable sewer costs or the amount of reimbursable costs shall be referred to the Board of Aldermen alone for final determination, by resolution. The designation of sanitary sewer subject to possible reimbursement and the cost of construction of said sewer mains shall be set forth in the ordinance accepting the conveyance of said sanitary sewer mains as described in Section 30.1-16(C) and shall be recorded by the City in the office of the Boone County Recorder of Deeds.
- I. Copies of the ordinance of conveyance for sanitary sewer mains eligible for reimbursement and the detailed accounting of the construction costs for said mains shall be retained by the City Administrator and given to any subsequent developer who proposes a development which might make connection to the sewer mains eligible for reimbursement. In any instance where the subsequent developer is found to be responsible for reimbursement to the original developer as provided in this Section, the City Administrator shall notify the Board of Aldermen of that fact and the Board of Aldermen shall not grant final approval by ordinance for the subsequent developer of the final plat of a subdivision for the first (1<sup>st</sup>) final plat of any phased development developed in separate tracts or sections as permitted in Section 30.1-4, under Section 30.1-11(I), until said reimbursement is made in full.
- J. Unless otherwise specified by contract with the original developer, any payment of reimbursement by a subsequent developer shall be made to the City Clerk and then shall be paid as specified under this Section to the original developer and any prior subsequent developers, as identified in the conveyance of the sewer mains to the City.

SECTION 30.1-15. STREET CONSTRUCTION COST REIMBURSEMENT FROM SUBSEQUENT DEVELOPER – WHEN REQUIRED

- A. When a developer, as defined in Section 30.1-2, incurs costs to construct a required street which is adjacent to the boundary of a development or is located outside the boundaries of the property subject to development and when a subsequent developer within the time limit in Subsection (D) plans to develop property directly adjacent to such a street, the subsequent developer shall reimburse the original developer for the cost of constructing the portion of said street which is on the side of the centerline of said street and adjacent to the property to be subsequently developed. Said costs of constructing said street shall include, but not be limited to, the actual costs of design, materials, and labor.
- B. When a street as described in Subsection (A) above is constructed by two (2) or more developers or property owners working together, the costs of construction shall be apportioned in whatever manner is agreed upon by those responsible for such construction. For the purpose of requiring reimbursement of construction costs by a subsequent developer, the provisions described in Subsection (A) above shall treat the developers responsible for the initial street construction as a single entity for purposes of this section.
- C. The City of Centralia shall be exempt from the requirement of subsequent developers providing reimbursement as described in this Section.
- D. The period of time for which this Section shall be applicable to a subsequent developer platting a subdivision as described in Subsection (A) above shall be limited to five (5) years measured from the date of approval by ordinance by the Board of Aldermen of the final plat of the subdivision of the property subject to development by the original developer until the time a subsequent developer files with the City a sketch plat for said subsequent subdivision. If the original subdivision is developed in phases, said time limit shall commence upon the date of approval by ordinance by the Board of Aldermen of the final plat which completes the development of the original subdivision.
- E. At the time of the approval by the City Administrator of the improvement plans for a subdivision, the original developer and City Administrator shall mutually agree on the portion of any street improvements which might be subject to the conditions of Subsection (A) above. Such portion shall be specifically designated on the improvement plan. Upon actual construction of said portion of said street(s), the original developer shall submit to the City Administrator a detailed accounting of the eligible construction costs set forth in Subsection (A) calculated and divided on a per foot basis of eligible streets constructed, which could be subject to reimbursement. Said detailed accounting shall include copies of invoices paid by the original developer. Any disagreement between the original developer and the City Administrator concerning the designation of reimbursable street construction or the amount of reimbursable costs shall be referred to the Board of Aldermen alone for final determination, by resolution. The designation of streets subject to possible reimbursement and the cost of construction of said streets shall be set forth in the ordinance approving the final plat

containing the conveyance of said street improvements.

- F. Copies of the detailed accounting of the construction costs for said street improvements shall be retained by the City Administrator and given to any subsequent developer who proposes a development which abuts the streets constructed under the provisions of Subsection (A) above. In any instance where the subsequent developer is found to be responsible for reimbursement to the original developer as provided in this Section, the City Administrator shall notify the Board of Aldermen of that fact and the Board of Aldermen shall not grant final approval by ordinance for the subsequent developer of the final plat of a subdivision for the first (1<sup>st</sup>) final plat of any phased development developed in separate tracts or sections as permitted in Section 30.1-4, under Section 30.1-11(I), until said reimbursement is made in full.
- G. Unless otherwise specified by contract with the original developer, any payment of reimbursement by a subsequent developer shall be made to the City Clerk and then shall be paid as specified under this Section to the original developer, as identified in the conveyance of the street improvements to the City.
- H. When said street(s) are not yet constructed, but are guaranteed under the provisions of Section 30.1-9, the subsequent developer shall provide an acceptable improvement guarantee sufficient to cover the share of costs accruing to the subsequent developer; and the original developer shall be able to obtain release of an equal amount of the improvement guarantee submitted for the original development.

SECTION 30.1-16. ACCEPTANCE OF IMPROVEMENTS FOR MAINTENANCE BY CITY – CONTINUING OBLIGATION OF DEVELOPER FOR ONE YEAR

- A. All required improvements shall be constructed under the observation and inspection of the City before they are accepted for maintenance or given final approval by the City.
- B. Upon the completion of street paving and stormsewer construction, the developer shall request a final inspection of the streets and stormsewers. Any defects shall be corrected by the developer at that time. The City shall accept the streets and storm sewers for limited maintenance after any defects are corrected.
- C. Upon completion of sanitary sewers, the developer shall request a final inspection of the sanitary sewers. Any defects shall be corrected by the developer. After any defects are corrected, the developer shall prepare a conveyance to the City for said sanitary sewers; and the Board shall accept such conveyance by ordinance. (See also Section 30.1-14.)
- D. The developer shall warranty the improvements built at the developer’ s direction for one year and

repair, correct, or replace any improvement due to a defect in workmanship in making, constructing, or installing the improvement. The developer shall, at the developer's expense, promptly correct, repair, or replace the improvement upon being notified by the City.

- E. This warranty shall run from the date of recording of the final plat or the date the conveyance of said sewers are accepted by ordinance, whichever is later.
- F. At the end of the one year warranty, the City shall re-inspect the improvements to see if any final repairs are needed. Once any defects are corrected, repaired, or replaced the City shall accept the improvements for full maintenance.

#### SECTION 30.1-17. STREETS AND ALLEYS - GENERALLY

- A. All subdivision streets shall be arranged for the continuation of existing streets in adjoining subdivisions and to the extent possible, the anticipated projections of streets through adjoining un-subdivided or undeveloped property, to allow for convenient movement of vehicular traffic and the orderly development of adjoining property, and shall adhere to the major street plan where applicable.
- B. When a new subdivision adjoins undivided lands, susceptible to being subdivided, the new streets shall be carried to the boundaries of the land. When a street extends more than one hundred seventy-five (175) feet from the center line of a paved, intersecting street, a temporary paved turnaround shall be installed at this point.
- C. Permanently designated dead-end or cul-de-sac streets shall not be longer than eight hundred (800) feet measured from the nearest right-of-way line to the center of the cul-de-sac and shall be provided with a paved turnaround at the closed end.
- D. The minimum length of a block shall be three hundred (300) feet; the maximum length of a block shall be one thousand (1,000) feet, except for non-residential subdivisions.
- E. Blocks shall be wide enough to allow two (2) tiers of lots, except when adjacent to major streets, railroads, or waterway, in which case either a frontage road or one tier of lots shall be provided.
- F. All streets in exact or approximate alignment with existing named streets shall bear the names of such existing streets. All other streets shall be assigned names which do not conflict with names of existing streets within Boone County and are consistent with the Boone County Address Ordinance.
- G. Whenever there exists a platted half (1/2) street or half (1/2) alley adjacent to land platted for a subdivision, the remaining half (1/2) of the street or alley shall be provided for on the plat of the

subdivision. No new half (1/2) streets or half (1/2) alleys shall be accepted. If necessary, the developer shall acquire and provide additional right-of-way and construction easements from the landowners across from the subdivision sufficient to accommodate the entire paved road and curbs and gutters, if required.

- H. If any utility services are to be installed under the proposed streets they shall be installed prior to paving where subsurface conditions prevent pushing of the service under the completed pavement. If the sewer main or water main is located in the street right of way, sewer laterals and water mains shall be installed and stubbed in prior to street paving. All such service connections shall be referenced and marked for future use.
- I. Where a land is subdivided into larger lots than ordinary building lots, such lots shall be arranged so as to allow the opening of future streets and/or street extensions, and logical further re-subdivision.
- J. Reserve strips controlling access to streets shall be prohibited.

SECTION 30.1-18. STREETS AND ALLEYS – DESIGN REQUIREMENTS – INCLUDING CURB AND GUTTER

- A. The widths of the rights-of-way for streets and alleys and the widths of improved roadway within such rights-of-way, unless modified by the Commission because of unusual conditions or circumstances, are established as follows:
  - 1. *Arterial streets.* The right-of-way and width of improved roadway for arterial streets shall be to the standards of the Missouri Highway and Transportation Commission.
  - 2. *Subarterial streets.* The right-of-way shall be eighty (80) feet wide, and the improved roadway shall be at least thirty-eight (38) feet wide (measured back-of-curb to back-of-curb or if no curb, then to edge of pavement).
  - 3. *Collector streets.* The right-of-way shall be at least sixty (60) feet wide, and the improved roadway shall be at least thirty-eight (38) feet wide (measured back-of-curb to back-of-curb or if no curb, then to edge of pavement).
  - 4. *Local non-residential streets.* The right-of-way shall be at least sixty (60) feet wide, and the improved roadway shall be at least thirty-eight (38) feet wide (measured back-of-curb to back-of-curb). Cul-de-sacs shall have a minimum right-of-way radius of fifty (50) feet and a minimum paved area radius of forty (40) feet.
  - 5. *Local residential streets.* The right-of-way shall be at least fifty (50) feet wide, and the improved roadway shall be at least thirty-two (32) feet wide (measured back-of-curb to back-of-curb). Cul-de-sacs shall have a minimum right-of-way radius of fifty (50) feet and a minimum paved area radius of forty (40) feet.
  - 6. *Estate lanes.* The right-of-way shall be at least fifty (50) feet wide, and the improved

roadway shall be at least twenty-eight (28) feet wide (measured back-of-curb to back-of-curb). Cul-de-sacs shall have a minimum right-of-way radius of fifty (50) feet and a minimum paved area radius of forty (40) feet.

7. *Frontage roads.* The right-of-way shall be at least thirty (30) feet wide, and the improved roadway shall be at least twenty-four (24) feet wide (measured back-of-curb to back-of-curb).
  8. *Alleys.* The right-of-way for an alley shall be at least twenty (20) feet wide, and the improved roadway shall be at least sixteen (16) feet wide, with or without curbs.
- B. In low density single-family residential subdivisions, the width of local residential streets may be reduced from thirty-two (32) feet to twenty-eight (28) feet (estate lanes) if the subdivision complies with all of the following criteria:
1. Lots abutting the proposed estate lane may not exceed an overall density of one (1) dwelling unit per acre;
  2. No lot abutting the proposed estate lane may be less than one hundred twenty-five (125) feet wide at the building line;
  3. The street may not be designed to accommodate through traffic. Cul-de-sac, loop and horseshoe streets beginning and ending within a main block will ordinarily satisfy this requirement;
  4. In all other respects, street paving and related public improvements design for estate lanes shall be according to the design standards for local residential streets contained or reference herein.
- C. Proposed subdivisions that include existing street rights-of-way narrower than required herein shall provide the dedication of additional width along one (1) or both sides of the street. Proposed subdivisions abutting only one (1) side of such street shall provide for the dedication of additional width to constitute one-half of the right-of-way required, unless this would cause streets to be misaligned.
- D. Slab thickness and curb standards.
1. The minimum slab thickness for residential streets and for alleys in non-residential areas shall be six (6) inches of Portland cement concrete or five (5) inches of black base with two (2) inches type "C" asphaltic concrete. The slab shall be placed on a rolled-stone base of at least four (4) inches thickness.
  2. The minimum slab thickness for non-residential streets shall be at least seven (7) inches of Portland cement concrete or seven (7) inches of black base with two (2) inches of type "C" asphaltic concrete. The slab shall be placed on a rolled-stone base of at least four (4) inches thickness.
  3. Curb and gutter shall be required on both sides of all streets within a subdivision and on the subdivision side of streets abutting a subdivision.

4. The design of curb and gutters shall be as shown on drawings available from the City Administrator.
  5. At minimum, all materials shall be according to Missouri State Highway Department standards.
- E. Intersections.
1. Streets shall intersect at as near a right angle as possible, and no intersection angle shall depart from a right angle more than ten degrees (10°).
  2. Intersecting streets shall have center lines as nearly straight as possible. Streets with center line offsets at intersections shall be offset by five (5) feet or less or one hundred twenty-five (125) feet or more.
  3. Where streets intersect at a right angle or where a street intersects with a cul-de-sac terminal bulb, the pavement shall be rounded by a curve with a radius of not less than twenty (20) feet for residential streets and not less than thirty (30) feet for non-residential streets.
  4. When streets intersect at an angle of less than ninety (90°) degrees, the City Administrator may require the pavement to be rounded by a curve with a radius greater than required for streets intersecting a ninety-degree (90°) angle.
  5. Where alleys intersect streets or other alleys, the pavement shall be rounded by a curve with a radius of not less than ten (10) feet.
  6. At the intersection of an arterial or subarterial street with another arterial or subarterial street or a collector street, additional right-of-way and improved roadway shall be provided so as to allow for the designation of separate left turn lanes.
- F. All streets shall be built in accordance with the approved improvement plans.
- G. Alleys shall meet the following standards:
1. *Residential areas.* Public alleys shall not be permitted in residential areas. Private alleys may be established and permitted along the rear of adjoining lots for common use by adjoining landowners for access in multi-family zoned areas, but the private alley shall be paved to specifications designated by the City Administrator, and the instrument creating the private alley shall specifically require that the repair and maintenance of the private alley shall be provided by subdivision property owners adjoining the alley. That instrument shall be recorded in the Office of the County Recorder of Deeds and may be in the plat or subdivision covenants or restrictions.
  2. *Non-residential areas.* Public alleys shall be provided in non-residential areas except that the Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking, consistent with and adequate for the use proposed.
  3. Dead-end alleys shall not be permitted.

SECTION 30.1-19. SIDEWALKS

A. Sidewalk requirements:

1. Sidewalks shall be required on both sides of all streets in a subdivision and on the subdivision side of streets abutting a subdivision.
2. Sidewalks shall be constructed to City specifications. The minimum requirements for sidewalks shall be as set forth in Chapter 30, Article VI of the Centralia City Code and in accordance with federal standards for handicapped access.
3. Where sidewalks are to be located adjacent to a roadway under the jurisdiction of the Missouri Highway and Transportation Commission, said sidewalks may be required to be placed in a public easement outside the State road right of way. Maintenance of sidewalks along a State road right of way shall be responsibility of the adjoining property owners of the subdivision.
4. Where a final plat creates a common lot or a non-buildable lot, a sidewalk shall be constructed along the portion of each street abutting the lot at the same time the abutting street is constructed.

B. *Sidewalk Exception Procedure.* A developer may apply to the Commission for deletion of sidewalks or approval of an alternate sidewalk plan. The City Administrator shall provide the Commission with recommendations concerning conditions with a street right-of-way involved with a request for exception or alternate sidewalk plan. The Commission may grant an application to delete sidewalks or approve an alternate sidewalk plan in any of the following cases:

1. Where sidewalks are not deemed necessary for the public safety or where topographical or other conditions make their installation and use impractical; or
2. Where lots are created having at least three hundred (300) feet of frontage which could be re-subdivided into smaller lots at a future time; or
3. Where the subdivision designer has submitted for review a proposed sidewalk plan that provides for more direct and safer movement of pedestrian traffic; or
4. Where justifiable conditions can be shown that strict application of the requirements contained in this Section would:
  - a. Impose practical difficulties or particular hardship; or
  - b. Cause additional sidewalks that would not be in the public interest, and public safety could be adequately accommodated without the sidewalks.

SECTION 30.1-20. STORM WATER STANDARDS

The purpose of this Section is to provide standards and regulations governing land development in order to reduce or prevent flooding and at the same time minimize damage to real property.

A. Discharge Rate:

1. On residential land for all land disturbances greater than 3 acres, the storm water discharge rate for the 10-year storm after development shall be equal to or less than the pre-development rate.
  2. On non-residential land for all land disturbances greater than 1 acre, the storm water discharge rate for the 25-year storm after development shall be equal to or less than the pre-development rate.
- B. Detention reservoirs or dry bottom storm water storage areas may be designed to serve secondary purposes such as recreation, open space, or other types of uses that will not be adversely affected by occasional flooding as approved by the City Administrator.
- C. Drainage detention areas that are not maintained by a public authority shall be conveyed as an undivided interest in common to each lot owner in the subdivision for maintenance purposes.
- D. During the construction phase of development, best management practices shall be provided and maintained to prevent pollution of the waters of the United States.
- E. For all land disturbance greater than 1 acre, a storm water pollution prevention plan shall be developed and implemented that meets Missouri Department of Natural Resources permit requirements.
- F. Storm drainage improvements consisting of storm sewer systems or open channels shall adequately drain the areas being developed. No significant changes in watersheds shall be permitted. All storm water shall be discharged at an adequate natural discharge point.
- G. The design of drainage improvements shall be coordinated to the extent possible with present and probably future improvements so as to form part of an integrated system and shall be in accordance with the best storm water management practices.
- H. The final plat or the subdivision restrictions and covenants shall include provisions specifying which lot owners in the subdivision or other private persons shall be responsible for and shall pay for the maintenance of the subdivision land through which storm water control easements and access easements run, unless said facility has been accepted for maintenance by the City. Maintenance shall include, but not be limited to the cutting of grass and weeds and erosion control.
- I. If private storm drainage facilities and detention areas are not properly maintained by the landowners, they shall constitute a public nuisance under Chapter 19 of the Centralia City Code.

#### SECTION 30.1-21. EASEMENTS

- A. The width of utility easements shall be determined by the City Administrator, but shall generally be not less than ten (10) feet when adjoining a street right-of-way or be not less than a total of twenty (20) feet when not adjoining a street right-of-way. No trees, shrubs or structures, including fences, shall be permitted within the utility right of way. These provisions shall be stated in all utility dedications on the final plat.
- B. To the maximum extent feasible, utilities shall be located in designated easements and not in street rights-of-way.
- C. Where cut or fill for a street extends beyond the limits of the right of way, the developer shall provide a slope easement of sufficient area and limits to permit the construction and maintenance of the slope.
- D. Whenever improvements to land are made, easements for the stormwater management facilities (including structural facilities, engineered channels and overflow paths) shall be provided across private property. Easements through existing developments shall be obtained as deemed necessary. Drainage easements shall include access from a convenient public street or parking lot. Minimum dimensions are as follows:
  - 1. Where a storm drain consists of a closed conduit, the width shall be a minimum of twenty (20) feet.
  - 2. Where the drainage system consists of an engineered channel, easements shall at a minimum be as wide as the top of bank width plus ten (10) feet each side.
  - 3. Where the drainage system includes natural channels, easements shall be not less wide as the top of bank width plus ten (10) feet or less than ten (10) from the high water mark of other unimproved drainage features. In such instances, the City Administrator may require wider easements when deemed necessary to protect property and public safety.
  - 4. The width of an easement must contain the overflow from the 100 year (1% annual chance) storm event and shall indicate the highest expected water surface elevation of said event.
  - 5. Access easements to detention/retention facilities shall be a minimum of twenty (20) feet wide with cross slopes less than 5 horizontal to 1 vertical in order to be safely accessible by a vehicle unless otherwise approved by the City Administrator
  - 6. Access easements around detention/retention facilities shall be a minimum of fifteen (15) feet wide with cross slopes less than 5 horizontal to 1 vertical in order to be safely accessible by a vehicle unless otherwise approved by the City Administrator.

#### SECTION 30.1-22. TEST BORING

The City Administrator may require evidence as to the subsurface soil, rock, and water conditions of the land to be developed.

SECTION 30.1-23. WIRING FOR SUBDIVISIONS

In residential subdivision all electric and telephone distribution lines and cable television lines shall be installed underground, except those overhead distribution feeder lines necessary to serve that subdivision or other locations, as approved by the City Administrator. Cable switching enclosures, pad-mounted transformers and service pedestal may also be installed above ground and may be installed as a part of the street lighting standards where approved by the City Administrator. Utilities for non-residential subdivisions may be installed either above ground or below ground or both, subject to design approval by the City Administrator. All utilities shall comply with the provisions of Chapter 26 of the Centralia City Code. Electric utilities in non-residential subdivisions shall be installed in the street or alley right-of-way unless the City Administrator allows otherwise. Lights within street rights-of-way shall be placed as directed by the City Administrator and shall be designed and maintained to avoid unnecessary illumination of residential interiors.

SECTION 30.1-24. LOT IDENTIFICATION, SIZE AND ARRANGEMENT

- A. All lots in original subdivisions shall be numbered consecutively from one (1) through the total number of lots, even though the subdivision may be recorded in sections.
- B. The size of lots shall meet the minimum zoning requirements of Chapter 31 of the Centralia City Code for the area being subdivided. Areas used for open storm water drainage easements shall not be included in the calculations of running lot dimensions.
- C. All lots shall abut on a publicly dedicated street. Each lot shall meet the minimum frontage requirements of Chapter 31 of the Centralia City Code, consistent with the zone district where the platted land is located. A point of public street access shall consist of a connection to a through street.
- D. Lots shall be arranged at right angles to street lines.
- E. Corner lots located at the intersection of major and minor streets shall normally have driveway access from the minor street. Driveways shall be located as far from the street intersection as practicable and shall not be permitted within the sight distance triangle serving the intersection as described in Chapter 31 of the City Code.
- F. Flag lots will be allowed for lots that contain a minimum of twenty thousand (20,000) square feet. However, flag lots of lesser area may be approved by the Commission provided:
  - 1. The access portion of such lots shall have a minimum width of forty (40) feet;
  - 2. Such lots shall not be further subdivided into additional lots unless a public road is constructed to City standards;

3. No more than two (2) flag lots may have adjoining driveway entrances to a public right-of-way;
  4. The front building line for flag lots shall be established on both the access portion and on the building site portion of the lots in accord with provisions of the particular zoning district.
- G. No more than one hundred (100) dwelling units shall be final platted when the design of the subdivision is such that only one (1) point of public street access is provided for the subdivision.
- H. No more than two hundred (200) dwelling units shall be final platted when the design of the subdivision is such that only two (2) points of public street access is provided for the subdivision unless one of the two points of public street access is a collector or arterial street.
- I. Streets which dead-end or “stub” into property which is adjacent to the property being subdivided shall not count as a second access until such time as the dead-end or “stub” street is connected to a through street and constructed to City standards.

#### SECTION 30.1-25. SUBDIVISION DESIGN STANDARDS

The size, shape, and orientation of lots and the orientation of structures shall be designed to provide desirable building sites logically related to topography, natural feature, streets, parking areas, common land (if any), other structures, and adjacent land uses. Due regard shall be given to natural features such as large trees, unusual rock formations, water courses, and sites which have historical significance, scenic views, and similar assets, the preservation of which would add attractiveness and value to the subdivision.

#### SECTION 30.1-26. CONFORMANCE WITH COMPREHENSIVE PLAN

It is the intent of this chapter that subdivisions be designed and developed in conformance with the City General Comprehensive Plan adopted by the Board by Resolution on February 16, 1987 and as amended. In the review of sketch plats and preliminary plats, the Commission may direct changes in the size and location of proposed streets and in the proposed land use of subdivisions. Such changes shall be made whenever the Commission finds that a proposed subdivision does not follow the intent of the General Comprehensive Plan and creates impediments to its implementation.

#### SECTION 30.1-27. VARIANCES

When the Board of Adjustment, as provided for in Section 89.480 of the Revised Statutes of Missouri, determines that in a particular instance an owner cannot possibly or practically observe the requirements of any provision of this Chapter because of the presence of unusual circumstances or conditions, and that the strict application of one or more of the requirements of such provisions would either prevent or present a serious obstacle to the formulation of a plat for the reasonable use and development of land in subdivision

form, the Board of Adjustment may permit a variance from the requirements of such provision.

#### SECTION 30.1-28. RECORDING OF PLATS

- A. Except for lot splits, a plat of land within the City shall not be filed and recorded until such plat has been accepted and approved by ordinance.
- B. When the approval of the City has been endorsed upon the plat as outlined in Paragraph (2) of Subsection (I) of Section 30.1-11, the owner, or the agent thereof shall pay to the City the cost of recording the plat and any applicable covenants and agreements and the City shall have the plat and related documents recorded in the Office of the County Recorder of Deeds within thirty (30) days thereof.

#### SECTION 30.1-29. REFERENCES TO OTHER ORDINANCES OR STATE LAWS

When reference is made in this Chapter to any other ordinance of the City, or any Section thereof, or to any State law, the reference shall apply to all amendments and additions to such ordinances, Sections or State law.

#### SECTION 30.1-30. PENALTY

Any person who violates any of the provisions of this Chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than five hundred dollars (\$500.00). Each day that a violation exists shall constitute a separate and distinct offense.

#### SECTION 30.1-31. SAVINGS

This Chapter shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing or altering the liability of any person, firm or corporation, or as waiving any right of the City under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the City, under prior subdivision regulations, except as shall be expressly provided for in this Chapter.

#### SECTION 30.1-32. CONDITIONS

Regulations of the subdivision of land and the attachment of reasonable conditions thereto is an exercise of the valid police power delegated by the State of Missouri to the City. The developer has the duty of compliance with reasonable conditions laid down by the Commission and the Board of Aldermen for design, dedication, improvement and restrictive use of the land so as to conform to the physical and economical

development of the City, and to promote the safety and general welfare of the future lot owners in the subdivision and of the community at large, the subdivision of land being a privilege conferred through these regulations.

SECTION 30.1-33. INTERPRETATIONS

In their interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

SECTION 30.1-34 SEPARABILITY

If any part or provision of this Chapter or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in this operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Chapter or the application thereof to other persons or circumstances. The Planning and Zoning Commission and the Board of Aldermen hereby declare that they would have enacted the remainder of this Chapter even without any such part, provision or application.

SECTION 30.1-35 AMENDMENTS

No action shall be taken by the Board to amend or repeal any part of this Chapter of the City Code concerning Subdivisions until after a public hearing is held by the Board relating to amending this Chapter of the City Code, at which parties in interest and citizens shall have an opportunity to be heard. Public notice of the time, date and place of the public hearing concerning amending this chapter of the City Code shall be published in a newspaper of general circulation in the City at least four (4) days before the date of the public hearing. Before the Board takes any action concerning any proposed amendment or repeal of any part of this chapter of the City Code concerning Subdivisions, the matter shall first be referred to the Commission for its consideration and recommendation.

SECTION 2. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 19th day of May, 2014.

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Mayor

ATTEST:

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City Clerk

This ordinance approved by the Mayor this 19th day of May, 2014.

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Mayor

ATTEST:

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City Clerk

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Electric Department

05/19/14

Conduit bid

ITEM	QTY.	Arkansas Electric	HD Supply	Fletcher/Reinhardt	Butler Supply	WESCO	Kriz-Davis
2" PVC conduit x 20'	2800	.65/ft \$ 1,820.00	.615/ft \$ 1,722.00	.579/ft \$ 1,621.20	.55/ft \$ 1,540.00	.5425/ft \$ 1,519.00	0.53/ft \$ 1,484.00
2" PVC conduit x 10'	2280'	no bid \$ -	.565/ft \$ 791.00	.579/ft \$ 810.60	.55/ft \$ 770.00	.5425/ft \$ 759.50	.55/ft \$ 770.00
2" PVC sweep 90x36	7	no bid \$ -	7.88ea \$ 197.00	7.33ea \$ 183.25	8.99ea \$ 224.75	14.15ea \$ 353.75	28.92ea \$ 723.00
		\$ -	\$ -	\$ -	Freight \$ 150.00	Freight \$ 467.48	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>	<b>NA</b>	<b>\$ 2,710.00</b>	<b>\$ 2,615.05</b>	<b>\$ 2,684.75</b>	<b>\$ 3,099.73</b>	<b>\$ 2,977.00</b>
		Little Rock, AR	Mattoon, IL	Bridgeton, MO	Mexico, MO	Kansas City, MO	St. Joseph, MO

05/19/14

**ELECTRIC DEPT.**  
Underground Primary Wire

ITEM	QTY.	HD Supply		Fletcher/Reinhardt		Arkansas Electric		WESCO		Brownstown Elec.		Kriz-Davis		Each	Extend
		Each	Extend	Each	Extend	Each	Extend	Each	Extend	Each	Extend	Each	Extend		
#2 URD 15kV wire	2500 ft	1.69/ft	\$ 4,225.00	1.842/ft	\$ 4,605.00	1.665/ft	\$ 4,162.50	1.95/ft.	\$ 9,750.00	1.86/ft	\$ 4,650.00	1.74/ft	\$ 4,350.00		\$ -
		Delivery: Mattoon, IL		Delivery: Stock Bridgeton, MO				Delivery: Stock Kansas City, MO <b>5000 ft. minimum</b>		Delivery: Stock Brownstown, IL		plus freight Delivery: 2-3 weeks St. Joseph, MO			
	<b>TOTAL</b>		<b>\$ 4,225.00</b>		<b>\$ 4,605.00</b>		<b>\$ 4,162.50</b>		<b>\$ 9,750.00</b>		<b>\$ 4,650.00</b>		<b>\$ 4,350.00</b>		<b>\$ -</b>