

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

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

Absent: Alderman Dick Ward

Also present were City Administrator Matt Harline, City Attorney Merritt Beck, Police Chief Larry Dudgeon, Darren Adams

Pledge of Allegiance:

Mayor Grenke led everyone in the pledge of allegiance.

James Smith entered the meeting at 7:01

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. Adopting the Agenda for the Board of Aldermen – Regular Meeting January 19, 2015
- B. Minutes of Prior Meetings
- C. Minutes of Public Works and Public Utilities Committee Meeting
- D. Minutes of General Government Committee Meeting
- E. Reports
 - 1. Treasurer’s & Collector’s Reports
 - 2. Activity Reports

Beck noted a correction in the Public Works & Public Utilities minutes. The word “but” should be “buy” on page 3.

Motion was made by Alderman Wilkins to accept the consent agenda as amended in its entirety. Alderman Lee 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 \$398,655.40 as follows:

ACCOUNTS PAYABLE OVER \$1250

January 19, 2015

Alyson Brooks (1/2 Reimbursement for Tuition)	\$ 1,955.00
Ameren (Heating)	\$ 3,247.25
Boone County Fire Protection	\$ 2,854.49
Boone County Resource Management (Bldg Permits 1-14 thru 12-8-14)	\$ 22,209.12
Boone Electric Coop	\$ 1,450.16
Boyd Ware (Demo of 316 W Bruton)	\$ 1,500.00
Butler Supply (Elect Dept. Supplies)	\$ 5,018.39
C & R (Christmas Treats \$1913.60)	\$ 1,937.15
Digital Alley (Body Cameras)	\$ 1,628.00
H D Power Solutions (elec Dept Transformer Pads \$1169.52)	\$ 1,322.17
H D Supply Waterworks (Water Dept. Supplies)	\$ 3,437.03
Illinois Power Marketing (Wholesale Electric)	\$ 139,759.01

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Luebbert Engineering (SRTS Grant Prop)	\$ 2,375.00
Meyers Truck Service (Parts/Repairs Unit # 4)	\$ 5,638.17
MISO	\$ 1,994.33
MJMEUC (Prairie State Charges)	\$ 84,363.83
MOPERM (Liab/Auto Ins)	\$ 45,960.00
Pitney Bowes (Postage)	\$ 2,500.00
Prengers (Christmas Treats \$1438.60)	\$ 1,454.44
S & D	\$ 2,404.94
S & S Electric(Repair/Replace Impellor)	\$ 4,889.77
Titan Industries (Grease away/Grow No More)	\$ 1,982.50
UMB Bank	\$ 12,783.31
Water & Sewer (Water Dept. Supplies)	\$ 19,995.82
Wilkerson Quarry (rock)	\$ 3,245.78
TOTAL	\$ 375,905.66

ADDED AFTER GGFC MEETING

City of Columbia (Landfill charges)	\$ 9,185.64
H D Supply Waterworks (Fire Hydrants)	\$ 2,788.00
MAMU (MPUA Dues \$ 2597.00 C Crump Apprentice \$2500)	\$ 5,097.00
MFA Oil (Fuel)	\$ 5,679.10
TOTAL:	\$ 22,749.74
GRAND TOTAL	\$ 398,655.40

Alderman Lee made the motion to approve the Accounts Payable over \$1250 in the amount of \$398,655.40. 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 7:05 p.m. by Mayor Grenke.

Hearing no comments, the Comments from Citizens portion of the meeting was closed at 7:05 p.m. by Mayor Grenke.

ECONOMIC DEVELOPMENT REPORT BY CHAMBER OF COMMERCE DIRECTOR:

There was a report provided in packet from the Chamber of Commerce which included minutes from the prior meeting

Harline mentioned that the Chamber contract comes due in April

PUBLIC HEARINGS: None Scheduled

ACTION AGENDA:

Finance: None Scheduled

Permits and Licenses: None Scheduled

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Legal:

ORDINANCE: Authorizing Compensation for a Certain City Employee

Grenke noted that there had been a closed session during the General Government & Public Safety meeting last week for Harline's six-month review, and the board has authorized a salary increase and an additional week of vacation.

Alderman Vollrath presented a bill marked and designated as bill no. 2732 to create an ordinance entitled "AN ORDINANCE TO FIX THE COMPENSATION OF A CERTAIN EMPLOYEE OF THE CITY OF CENTRALIA, MISSOURI." Alderman Vollrath 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 Vollrath 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 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, 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 2792.

ORDINANCE: Amending Section 2-11 of the Centralia City Code to Change the Age Requirements for Candidates for Aldermen in the City of Centralia

Beck noted that the city needed to revise the years of age a person can be alderman from 21 to 18 that was changed by state law. In addition it provides what a person shall not be delinquent with taxes to the State of Missouri at the time of filing. Both of these things have been shown on the City Clerk's information sheet for candidates.

Alderman Wilkins presented a bill marked and designated as bill no. 2733 to create an ordinance entitled "AN ORDINANCE AMENDING CENTRALIA CITY CODE SECTION 2-11 REGARDING QUALIFICATIONS FOR ALDERMEN." 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 Vollrath 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 Bormann 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, 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 2793.

PURCHASING:

ORDINANCE: Agreement with General Code

Alderman Lee presented a bill marked and designated as bill no. 2734 to create an ordinance entitled "AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK OF CENTRALIA, MISSOURI TO EXECUTE AN AGREEMENT WITH GENERAL CODE OF ROCHESTER, NEW YORK TO PROVIDE AN ELECTRONIC VERSION OF THE CENTRALIA CITY CODE AND TO PROVIDE WEB HOSTING SERVICES DESCRIBED AS STANDARD ECODE360 IN THE AGREEMENT." 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 Bormann 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 Bormann 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.

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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, 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 2794.

OLD BUSINESS:

Long Term Power

Harline said he'd attended a meeting last Tuesday in Hannibal, and the committee has narrowed down the search to four entities. Based on prices and assumption to take risks for price hikes. Set a capacity at 10 mWh, as we have never exceeded amount of usage. Right now Constellation has the best prices. They had also discussed the idea of selling our capacity to the market between now and June 2017 until this contract would go into effect. Prairie State has not been reliable enough to sell back in the past, but it now is. It may be potentially possible to get quite a bit of money back. Harline said he may have a letter for Board to look at during the next Public Works & Public Utilities meeting.

NEW BUSINESS:

Mayor:

Appointments:

Mayor Grenke appointed John Kottwitz to fill the vacant the position on the Cemetery Board to replace Chester Fritch until the term ends in April 2015. Alderman Bormann made a motion to accept the Mayor's appointment John Kottwitz to fill the vacant the position on the Cemetery Board to replace Chester Fritch until the term ends in April 2015. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Mayor Grenke appointed Norberto Mendez to the position of full-time Police Officer upon the recommendation of Chief Dudgeon effective February 1, 2015. Alderman Wilkins made a motion to accept the Mayor's appointment of Norberto Mendez to the position of full-time Police Officer effective February 1, 2015. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Aldermen: None

City Administrator:

The Thomas-Owen Subdivision was originally platted in 1975, and Harline handed out a map that was in the file from when there were discussions regarding the subdivision in 1997-98. There was some discussion about the background of the development of the subdivision. The City installed electric and water service, and several lot splits were done as well. Houses were built along Gano Chance Road, but never along Campbell Street and the street was never finished. There was some discussion regarding the existing services, and the cost to replace them as the electric service was outdated. The estimated cost to the City would be around \$22,000 for the 18 legally platted lots. There was some discussion about the condition of street prior to development.

Adams said that he had come to Harline to ask what could be done. He said this property has been in the Campbell family since 1975, and the family has indicated that it might be something they might want to get rid of. He noted that they could sell 70 foot lots in that area. He said the Campbell family doesn't want to make waves, but also doesn't want to put themselves under financial stress. Adams noted that he was here to open discussion to see what can be done.

Grenke questioned what the cost to put in a street would be. Adams said his estimate from Apac was \$48,000 with asphalt going on top of the gravel base and doing no curb and gutter. He said he doesn't know if the family is willing to pay to have that done. Harline noted that he is not looking for a decision tonight

There was some discussion regarding the antiquated meter packs that are already in place for the electric service. The meter packs would have been standard for 1998, but there is not much that we could reuse out there now.

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Grenke questioned how soon the family is looking for a decision, assuming the sooner the better. Adams responded that some of the family's health is getting worse, and they are looking to act soon. Lee asked if the family or Adams has a specific request of the Board. Adams said there was no specific request, they would just like to see how this can be worked out. Of course the family would like to see the city move everything and make it like it is supposed to be on paper. Harline said they have been looking at other options. It is a 1975 plat, so we are bound to 1975 rules as to what we can require of them. In this case we have a situation where if it were a brand new piece of ground there would be different requirements.

There was discussion regarding the reasons the development stalled, and whether or not there was an agreement included in the paperwork as to who would install the road. There seemed to not be any paperwork regarding that issue. Bormann pointed out that the new zoning laws specifically did not put a Sunset on when plats would have to be re-platted or would be invalid.

There was some discussion as to when the regulations changed regarding putting the utilities in the front of the lot instead of putting them in the back, it was around 2007-08 that it began

Adams said he would like to ask what can be done to open discussion regarding lifting the ban on selling fireworks and shooting off areal fireworks in town. He gave some statistics about the amount of money potentially brought in by the sale of fireworks per person. Grenke said he thinks it would be a topic for General Government & Public Safety meeting. Bormann noted that the Board had talked about it some, and we're forcing the sales tax outside of the city. He said he thinks it is something that maybe the Board should revisit. Harline noted that the Board does have options about making restrictions if there is very dry weather. Beck said that Chapter 11 of the City Code details what can and cannot be sold inside the city limits. He read the regulations regarding the sales of fireworks.

City Attorney:

Beck said that there has been a law suit filed against the City pertaining to the La Crosse Lumber property in which the City is a defendant. We believe the City isn't responsible and shouldn't be a part of this. The remedy being requested by Mr. Prenger is that the City pay by inverse condemnation, which is not covered by MOPERM. Harline said that they're saying we took the value from their property. Beck noted that they say we should have not issued a building permit when we did.

Beck said that since this suite was not covered by our insurance and we can probably have a recessed meeting to approve a law firm to represent us. He is still getting something together to present to the board as far as a recommendation

Harline said we have to have a response by 2/13/15, and he would prefer Beck be here to discuss and would like to recess the meeting to 2/2/15 and to have a closed session meeting.

City Clerk:

Russell noted that the election filing ends the next day, January 20th at 5 p.m.

As May Arise:

Harline said he'd had a brief meeting with Denny Rusch and met with reps from BCFPD and they want to continue discussions we've had over the years regarding cooperation with them. Their contract with Columbia ends in April.

Bormann asked about the outcome of the Board of Adjustment meeting on January 16th.

Harline said the Dexter subdivision developer poured foundations within 2 months of getting permit, but Harline was slow at getting the setbacks measured. When Harline told him he was too close to the street, the developer already had the slab poured, and would have to go to the Board of Adjustment to request a variance. The Board of Adjustment agreed to grant the variance. Harline noted that we don't want to set a precedent that if you build it before we get there, then you get to keep it. He will have to work with the developing community to give the city time to measure the setbacks.

Bormann questioned the legality of what happened. He noted that the way he read it, there was no legal basis of granting them the variance. Beck said that the Board of Adjustment felt differently based on the amount of money spent and that this person would know and it would never happen again.

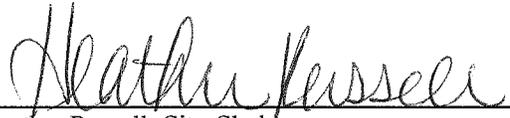
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There was some discussion about the decision made by the Board of Adjustment, and the responsibility of the developers and the City regarding the application and issuance of building permits.

Smith asked if the lady who got very loud regarding her porch went to the Board of Adjustment. Grenke noted that she did not.

There being no further business to discuss, Alderman Vollrath made the motion to recess to February 2, 2014 at 7:00 p.m. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

The meeting was recessed at 8:14 p.m.

A handwritten signature in cursive script that reads "Heather Russell". The signature is written in black ink and is positioned above a horizontal line.

Heather Russell, City Clerk