

AGENDA
CITY OF CENTRALIA, MISSOURI
Board of Aldermen – Regular Meeting
June 20, 2016
7:00 P.M.
City Hall Council Chambers

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. CONSENT AGENDA (Approved as a group unless separated by request of one or more Aldermen)
 - A. Minutes of Prior Meetings – *May 16, 2016 & June 6, 2016*
 - B. Minutes of Public Works and Public Utilities Committee Meeting – *June 6, 2016*
 - C. Minutes of General Government and Public Safety Committee Meeting – *June 13, 2016*
 - D. Reports
 - 1. Treasurer’s & Collector’s Reports
 - 2. Activity Reports
- IV. ACCOUNTS PAYABLE OVER \$1,250 = **\$331,737.81**
- V. COMMENTS FROM CITIZENS
- VI. ACTION AGENDA
 - A. Finance – None.
 - B. Permits and Licensing – None
 - C. Legal –
 - 1. Vacating (fully releasing) several easements related to Clark & Hinman’s Addition Block F – Ordinance.
Bill No. _____ Ordinance No. _____
 - 2. Approving the Final Plat of “DG Plat 1” Subdivision, a Minor Subdivision, and accepting easements – Ordinance.
Bill No. _____ Ordinance No. _____
 - 3. Authorizing the Mayor of the City of Centralia, Missouri to execute a lease agreement with Landis+Gyr Technology, Inc., of Overland, Missouri for Permission to Attach Equipment to City of Centralia, Missouri Utility Poles
Bill No. _____ Ordinance No. _____
 - D. Purchasing – None.
- VII. OLD BUSINESS – None
- VIII. NEW BUSINESS
 - A. Mayor
 - 1. Appointments
 - B. City Administrator
 - 1. City Administrator’s Monthly Report
 - C. City Attorney
 - D. City Clerk
- IX. AS MAY ARISE
- X. ADJOURN

Mayor Grenke called the regular meeting to order at 7:01 p.m.

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

Absent: None

Also present were City Administrator Matt Harline, City Attorney Merritt Beck, Police Chief Larry Dudgeon, James Smith with the Centralia Fireside Guard, Nathan Kuhn, Ryan Miller, Travis Miller, Diana Carter, Scott Vogler

Pledge of Allegiance:

Mayor Grenke led everyone in the pledge of allegiance.

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 – April 18, 2016, April 25, 2016 & May 2, 2016
- B. Minutes of Public Works and Public Utilities Committee Meeting – May 2, 2016
- C. Minutes of General Government Committee Meeting – May 9, 2016
- D. Reports
 1. Treasurer's & Collector's Reports
 2. Activity Reports

Motion was made by Alderman Wilkins to accept the consent agenda in its entirety. Alderman Andrea 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 \$292,716.35 as follows:

Alderman Bormann made the motion to approve the Accounts Payable over \$1250 in the amount of \$292,716.35. 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 7:03 p.m. by Mayor Grenke.

Grenke – welcomed boy scout...

Ryan Miller – 12 years old – citizenship badge. Introduced his dad, Travis Miller. Grenke thanked them for coming this evening.

Hearing no comments, the Comments from Citizens portion of the meeting was closed at 7:04 p.m. by Mayor Grenke.

CLOSED SESSION:

Alderman Wilkins moved the Board of Aldermen of the City of Centralia, Missouri hold a closed meeting and a closed vote, and the specific reason for closing the meeting and having a closed vote was: hiring, firing, disciplining or promoting a particular employee by the City of Centralia where personal information about the employee will be discussed or recorded, as provided for under Section 610.021 (3) of the Revised Statutes of Missouri and legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys will be discussed or recorded, as provided for under Section 610.021 (1) of the Revised Statutes of Missouri, Alderman Wilkins asked that this motion be adopted by roll call vote. The motion was seconded by Alderman Vollrath. Aldermen voting FOR: Bormann, Lee, Magley, Rodgers, Vollrath and Wilkins. Voting AGAINST: None. Closed session began at 7:05 p.m.

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Alderman Wilkins made a motion to return to open session and asked that this motion be adopted by roll call vote. Alderman Magley seconded the motion. Aldermen voting FOR: Bormann, Lee, Magley, Rodgers, Vollrath and Wilkins. Voting AGAINST: None. Returned to open session at 7:38 p.m.

Grenke – no vote was taken during closed session.

ECONOMIC DEVELOPMENT REPORT FROM CHAMBER OF COMMERCE:

The report from the Chamber of Commerce was provided in the meeting packet. The report was from Tuesday, May 10, 2016.

ACTION AGENDA:

Finance: None

Permits & Licensing: None

Legal:

ORDINANCE: Authorizing the Mayor and City Clerk of Centralia, Missouri to enter into an Agreement with Midland GIS Solutions of Maryville, Missouri for construction of a storm sewer utility GIS program for the City of Centralia, Missouri

Harline said we will be adding another layer to the GIS map for storm sewer that will show culverts with direction of flow. It is a budgeted item.

Alderman Lee presented a bill marked and designated as bill no. 2808 to create an ordinance entitled “AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK OF CENTRALIA, MISSOURI TO ENTER INTO AN AGREEMENT WITH MIDLAND GIS SOLUTIONS OF MARYVILLE, MISSOURI FOR CONSTRUCTION OF A STORM SEWER UTILITY GIS PROGRAM FOR THE CITY OF CENTRALIA, MISSOURI.” 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 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, Rodgers, 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 2857.

ORDINANCE: Authorizing the Mayor and City Clerk of Centralia, Missouri to enter into an Agreement with B & P Patterson Concrete & Construction, LLC of Linn, Missouri relating to installation of sidewalk

Harline noted that Scott Vogler with MECO Engineering was present at the meeting. B & P Patterson were not the lowest bid, but they were the best option for this project.

Alderman Vollrath presented a bill marked and designated as bill no. 2809 to create an ordinance entitled “AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A CONTRACT WITH B&P PATTERSON CONCRETE & CONSTRUCTION LLC OF LINN, MISSOURI TO CONSTRUCT SIDEWALK AND RELATED IMPROVEMENTS STREET.” 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

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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, Rodgers, 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 2858.

Purchasing:

Underground Electric Cable/Wire Bid

	Item	Qty	Each	Extend
Anixter Supply	#2 URD 15 kV Wire	7500	1.50	\$11,250.00
Fletcher Reinhardt	#2 URD 15 kV Wire	7500	1.754	\$13,155.00
Arkansas Elect.	#2 URD 15 kV Wire	7500	1.453	\$10,897.50
WESCO	#2 URD 15 kV Wire	7500	1.62	\$12,150.00
Brownstone Elect.	#2 URD 15 kV Wire	7500	1.53	\$11,475.00
Kriz-Davis	#2 URD 15 kV Wire	7500	1.58	\$11,850.00

Alderman Wilkins made a motion to accept the bid from Anixter Supply in the amount of \$11,250 for 7500' of #2 URD 15kV wire. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Conduit Bid

Alderman Vollrath made a motion to accept the bid from Anixter Supply in the amount of \$6408.10 for the conduit. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Pad Mount Transformer Bid

	Item	Qty	Each	Extend
Brownstown Supply	25kVA 120/240 Volt	20	\$1,010	\$20,200
Brownstown Supply	25kVA 120/240 Volt	20	\$1,275	\$25,500
WESCO	25kVA 120/240 Volt	20	\$1,485	\$29,700
Anixter Supply	25kVA 120/240 Volt	20	\$1,057	\$21,140
Fletcher/Reinhardt	25kVA 120/240 Volt	20	\$1,260	\$25,200
Arkansas Electric	25kVA 120/240 Volt	20	\$993	\$19,860
Kriz-Davis	25kVA 120/240 Volt	20	\$1,293	\$25,860

Alderman Bormann made a motion to accept the bid from Arkansas Electric in the amount of \$19,860 for 20 25kVA 120/240 Volt pad mount transformers. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Electric Dept. Pickup Truck Bid

Dealer	Site	Vehicle	State Bid price	mileage	time	travel cost*	total cost
Shawnee Mission Ford	Shawnee Mission, KS	Ford F-150 XL	\$21,292	157.1	2.58	\$ 364.50	\$21,656.50
Dave Sinclair Ford	St. Louis, MO	Ford F-150	\$21,384	130.5	2.20	\$ 307.50	\$21,691.50
Joe Machens Ford	Columbia, MO	Ford F-150	\$22,077	25.8	0.50	\$ 65.80	\$22,142.80
Lou Fusz Chevrolet	St. Peters, MO	Cheverolet Silverado	\$21,981	103.7	1.75	\$ 244.70	\$22,225.70
Lou Fusz GMC	St. Louis, MO	GMC Sierra	\$21,981	119.3	2.08	\$ 286.70	\$22,267.70
Forrest Chevrolet	Centralia MO	Cheverolet Silverado	\$22,481	0	0.00	\$ -	\$22,481.00

* travel costs \$0.50/mile and \$40/hour, round trip with an hour added to trips outside Boone County.

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Harline stated that there were five different state bid prices in the middle column, which were the actual cost of the trucks. He then made an estimate of the mileage and cost to send two employees and estimated things such as traffic, pit stops, lunch, etc. to come up with the prices listed in the last column. Forrest Chevrolet would be willing to do what they've done in the past, which is sell the City a Chevrolet at the state cost and their travel would add about \$500-\$700. It would be \$824 – \$1024 more to get a Chevy truck from Forrest Chevrolet vs. a Ford truck from Shawnee Mission Ford. There was some discussion regarding the cost and location of the trucks. Grenke said that the reason we've purchased from Forrest Chevrolet before is to stick with the Purchase with a Purpose program, spending Centralia money in Centralia. There was some discussion regarding the price difference as compared to the last truck that was purchased. Wilkins said he would like to give Forrest Chevrolet the opportunity to bid. Harline said it's not quite a 5% difference to buy local. Rodgers questioned if the truck was purchased from Shawnee Mission, KS, who would do the repair. Harline said probably Joe Machens Ford.

The issued was tabled to give Forrest Chevrolet the opportunity to match the price, or get closer to the lowest price. The meeting will need to be recessed until June 6th.

OLD BUSINESS: None

NEW BUSINESS:

Mayor:

Appointments:

Mayor Grenke reappointed Laurie Peavler, Bev Reynolds and Richard Dickerson to the Park Board for three year terms in 2019. Alderman Wilkins made a motion to approve the Mayor's appointments of Laurie Peavler, Bev Reynolds and Richard Dickerson to the Park Board for three year terms in 2019. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Mayor Grenke reappointed Oneda Roberts and Greg Pauley to the Cemetery Advisory Committee for three year terms ending in 2019. Alderman Wilkins made a motion to approve the Mayor's appointments of Oneda Roberts and Greg Pauley to the Cemetery Advisory Committee for three year terms ending in 2019. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

Mayor Grenke reappointed Scott Long to the Tree Board for three year term ending in 2019. Alderman Vollrath made a motion to approve the Mayor's appointments of Scott Long to the Tree Board for three year term ending in 2019. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

City Administrator:

Harline introduced the new City Administration Intern Nathan Kuhn. Kuhn is enrolled in the MPA program at the Truman School of Public Affairs, he lives in Columbia but is originally from Houston, TX. Kuhn said his undergraduate degree is in Middle East Studies. He is currently looking at public and non-profit management as his career after graduation. He said this internship gives him a lot of insight about the workings of Cities, as he plans to work with cities.

Harline said that he would like to have the board authorize the Planning and Zoning Commission to review the B-1 Zoning district sign restrictions. Currently, on the sight of Extreme Mart, there is a façade sign and 2 pole mounted signs. A strict interpretation of the restrictions would say that they could have one or the other. This issue came up when Prenger's was adding a new client in one of their buildings whose practice is to have a sign on the building and another one on the pole. B-1 is typically a zero-lot line, downtown business district. That particular piece of ground is on a former state highway, and the board could make an argument to go for B-2 zoning there. Harline said the proper course of action would be to encourage him to seek B-2 zoning, seek a variance to the Board of Adjustment, or look at the sign ordinance. There was some discussion as to why Extreme Mart was allowed to have both signs, with Bormann stating former City Administrator Lynn Behrns had given the permission and Magley stating the Board had voted on the issue. Wilkins suggested the Board should look at the sign ordinance.

City Attorney:

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City Clerk:

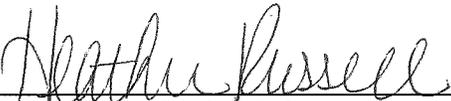
Russell noted that the next MML meeting in Moberly will be June 1st and registration is still open. Rodgers said he would like to go to the meeting.

AS MAY ARISE

Mayor Grenke reappointed Linda Bormann to the Board of Adjustment for five year term ending in 2021. Alderman Wilkins made a motion to approve the Mayor's appointments of Linda Bormann to the Board of Adjustment for five year term ending in 2021. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

There being no further business to discuss, Alderman Wilkins made the motion to recess until June 6th at 7 p.m. Alderman Bormann seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

The meeting was recessed at 8:15 p.m.



Heather Russell, City Clerk

Mayor Pro Tem Lee called the regular meeting to order at 7:00 p.m.

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

Absent: Alderman David Wilkins

Also present were City Administrator Matt Harline, City Attorney Merritt Beck, Police Chief Larry Dudgeon, Park Director Erle Bennett, Electric Dept. Foreman Mark Mustain, Street & Sanitation Dept. Foreman Phil Hoffman, Police Officer Norberto Mendez, Police Officer Taylor Tarwater, Brian Dulany, Nathan Kuhn, and James Smith with the Centralia Fireside Guard

Pledge of Allegiance:

Mayor Grenke led everyone in the pledge of allegiance.

SWEARING IN NEW PART TIME OFFICER:

Dudgeon requested to have Brian Delany sworn in as a part-time officer.

Dulany introduced himself to the Board. He stated that he had grown up in Moberly and lives there now. He is a 2007 graduate of the MACC Law Enforcement Training Center in Moberly, Missouri. He said he served on the Camden County & Randolph County Sheriff's departments.

Mayor Pro Tem Lee appoint Brian Dulany as a part-time officer with the Centralia Police Department upon recommendation of Chief Dudgeon. Alderman Magley made a motion to approve the Mayor Pro Tem's appointment of Brian Dulany as a part-time officer with the Centralia Police Department. Alderman Vollrath seconded the motion. On a call by the Mayor Pro Tem for ayes and nays, the motion passed unanimously.

City Clerk Russell administered the oath of office to Brian Dulany.

Dulany left the meeting at 7:03

COMMENTS FROM CITIZENS:

The Comments from Citizens portion of the meeting was opened at 7:03 p.m. by Mayor Pro Tem Lee.

Erle Bennett thanked the Board for approving financing for the pool project. The project is almost complete, and he feels everything has gone really well. They had great crowds at the pool so far and positive feedback. Bennett said he would also like to thank the other guys who had helped- water department, fire department, street department, and electric department for helping with the things they've helped with. He said he couldn't have done it without the help.

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

ACTION AGENDA:

Finance: None

Permits & Licensing: None

Legal: None

Purchasing:

Accepting the bid for a pickup truck for the Electric Department

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Harline said that he did not hear back from Brad Forrest so he called him, and provided a printout of the bid Forrest told him over the phone which is \$600 over the state bid price. The lowest purchase price is from Shawnee Mission Ford still, and Harline said he estimated about \$40 per hour for labor and benefits for two city workers to pick up the truck, and then they will have the cost of the city truck driven there and back and the new truck coming back. He estimated the travel costs to be approximately \$522.05. The difference in the price between purchasing from Forrest Chevrolet vs. Shawnee Mission Ford would be \$421.65 if you accept the travel cost estimate. Harline said the City has made it standard to buy from Forrest Chevrolet unless the difference was absorbent, so based on past practices he would suggest to go with Forrest Chevrolet.

Lee said that the City spends money on our Chamber and CREDI and they focus time and money on Purchase with a Purpose, so he finds it hard to not go with the local company

Alderman Bormann made a motion to purchase the truck from Forrest Chevrolet. Alderman Vollrath seconded the motion. On a call by the Mayor Pro Tem for ayes and nays, the motion passed unanimously.

Mayor Pro Tem suggested an edit to the agenda as requested by Chief Dudgeon to include discussion for a new police car for the Centralia Police Department.

Chief Dudgeon said that he has the opportunity through the Highway Patrol to purchase a used 2013 Ford police vehicle, SUV style, all-wheel drive. He said this type of vehicle is in high demand through the patrol. Dudgeon said there was \$16,000 or \$16,500 in the budget for a police vehicle, and this one is \$17,500. He said that what inspired this at this time was the vehicle was available, and the City budgeted the money. Dudgeon said he was thinking that the white Dodge pickup would be transferred to the Park Dept. that should take them into the next several years, and should serve Coach Bennett and the park department well. He said that in the past, we get the used vehicles and it takes a few days to get them up and running, but this time he would take what he could out of the Dodge truck to put in the 2013 Ford. Dudgeon noted that this particular vehicle was driven by a gaming lieutenant that he knows and took care of his vehicles very well.

It was asked what the cost to fix the transmission in the old yellow truck driven by the Park Dept., and Bennett said a used one would be \$700-\$800, depending on what can be found. He stated that the panel truck is still ok and might actually bring something at auction. Harline said the white Dodge was Lt. Bias' truck, and questioned if the shell left on it would make it an adequate replacement for the van. Bennett said he would rather not get rid of the van, as his maintenance employee keeps all of his tools in the van and it's easy to get in and out of. Bennett said he does have a service body truck that could be sold. He also said he doubted he would ever use the shell on the truck. He mentioned that he could entertain going to the Park Board to see if they could help defray some of the costs.

Harline noted that last year the Police Department bought two vehicles when we had budgeted for only one. He said the City had budgeted this year \$16,000 to purchase a vehicle if the need arose. Harline wondered if the police department would be able to get by with the vehicles they have should something happen to one of them.

Dudgeon stated that he shouldn't have to beg, and said to let him worry about getting by. He noted that he wouldn't be doing making the request right now if this vehicle had not come available. Harline said the \$1500 difference between the cost and the budgeted amount is immaterial. He was just concerned that there was nothing in writing to assure the cost would be \$17,500 for the SUV. Dudgeon assured that the cost will be \$17,500. Harline said he realizes the City needs to keep the Police Department in vehicles, but he has to consider the budget as a whole. Dudgeon said he does consider the budget, or else he would be getting three vehicles right now instead of one.

Alderman Bormann made a motion to purchase the 2013 Ford SUV from the Missouri State Highway Patrol not to exceed the amount of \$17,500. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Dudgeon said that this vehicle will be number 834 and we will be transferring vehicle 825 to the park dept.

OLD BUSINESS:

Recommendation to review the zoning code regarding sign permits

Alderman Vollrath made a motion to recommend to review the City code regarding sign permits to the Planning and Zoning Commission. Alderman Bormann seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

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Harline said there would be a Planning and Zoning Commission meeting on Thursday, June 23, 2016.

NEW BUSINESS:

Recommendation to review lot split/boundary adjustment procedure

Harline said that recently he has been in contact with someone who wanted to join two lots, so he would like to have the Planning and Zoning Commission review this also.

Alderman Vollrath made a motion to request that the Planning and Zoning Commission review the lot split/boundary adjustment procedure. Alderman Bormann seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Harline said this will be at the same meeting as the sign ordinance review.

Mayor:

Appointments:

City Administrator:

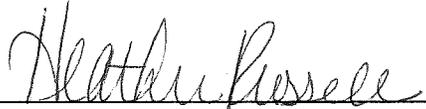
City Attorney:

City Clerk:

AS MAY ARISE

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

The meeting was adjourned at 7:32 p.m.



Heather Russell, City Clerk

Minutes of the Public Works and Public Utilities Committee for Monday, June 6, 2016.

The meeting was called to order by Alderman, Jim Lee, and Chairperson at 7:32 p.m.

Present.

Present also were Aldermen Landon Magley, Don Rodgers, Andrea Vollrath, and Don Bormann. Absent were Tim Grenke and David Wilkins. Also attending were City Administrator, Matt Harline, Street & Sanitation Foreman Phil Hoffman, Electric Foreman Mark Mustain, Police Chief Larry Dudgeon, Nathan Kuhn, City Intern, and James Smith of the Fireside Guard.

Comments from Citizens.

None.

Public Works

A.-ACTIVITY REPORT Lee asked for comments and questions and there were none.

B.-STREETS

Sidewalk Grant Update - Harline asked Hoffman if he had been out the site and Hoffman replied that nothing was going on yet. Harline reported that they were supposed to start any day. Hoffman noted that his crew had been assisting with installing water line in Southwest Country Estates. Harline noted that the pre-construction meeting had been held on May 24th in Jefferson City with B&P Patterson and MECO Engineering. Harline said the school side should be done before school starts again. Magley said he thought that there were penalties in the contract. Harline said that there were, but it was about 120 days.

C.-SANITATION

Test run to Love's Transfer Station – Hoffman reported that the sanitation department took all the trash for the previous week to Love's Transfer Station outside of Mexico and that it worked well. Hoffman noted that it was nice backing in on concrete, the time was about the same or less and it was easy to get in and out. In answer to a question from Bormann he said the rate was slightly cheaper than Columbia. Harline noted that .In answer to a question from Lee, Hoffman said that the trash was hauled from Mexico to a landfill near Bowling Green in semi-trailers. Bormann asked about recycling. Harline and Hoffman replied that Columbia will take the recycling at the same price they are now even if we don't take our trash there. Harline said besides Columbia and Macon the only other viable option would be Macon and that is much farther. In answer to a question from Bormann, Hoffman said that we generate about ten tons per day. Harline noted that taking the trash to Love's Transfer Station would reduce the funds going to the Mid-Missouri Solid Waste Management District.

Additional Charges for Residential Service – Harline noted that today was eh first day that we would start handing out additional charges. Harline stated that the refuse collectors would place sign on the house noting the additional charges pending and then City Hall would make the final call. Harline noted that he had spoken to the Department of Natural Resources about having a roll-off dumpster available for dropping off bulky items and excess trash. He said that DNR requested that he send an email with the question. Harline said that DNR would not let us establish our own transfer station and this might be seen in that light.

D.-STORM SEWER

Hoffman stated he was preparing to put 250 feet storm sewer in front of the new homes on Ivy Lane that Darren Adams was building. In answer to a question from Lee Hoffman said that they would be culverts underground and that they would be plastic with inlets. Lee asked if the road was paved. Bormann answered that it was one of our gravel roads.

E.-OTHER- Magley asked when we would be spraying for dust. Hoffman said that he had called the guy that does this and it should be about the first of the month. Hoffman said that we would do dust control on Ivy Lane next year or possibly late this year.

Electric Department

ACTIVITY REPORT Mustain replied that Anchor Fest went really well for the Electric Department this year. Lee asked for additional comments and questions and there were none

B.-GENERATION / PURCHASE. –

Purchase of capacity for June 1, 2017 – May 31, 2020 – Harline said the Mustain and he had participated on a conference call with Bob Harbour and the issue was very complicated. Harline explained that the company that owns the capacity that wants to sell it to us owns the capacity in MISO Zone 6 and we are in MISO Capacity Zone 5. Mustain added that we have to purchase capacity in our zone, if it is available. We would then have to sell off the portion that we bought in zone 6 but the timing could be tricky. Mustain replied in the affirmative to the question from Rodgers that the possibility exists that we could end up with more capacity than we need. Mustain replied in answer to Vollrath's question that this is for the period of June 1, 2017 – May 31, 2020. Harline said that we may even want to look at purchasing some solar or other power source in three years. Harline reported that we are looking at paying in the neighborhood of \$300,000 per year in capacity in the upcoming three years which is much more than in the existing contract. Harline noted that in the current contract the capacity was rolled into the price and was hard to calculate, but it was probably about one tenth as expensive. Harline said that we would start getting checks from Hannibal for the most recent capacity sale of the Prairie State capacity in the MISO market. Harline added that we made more this year than last. Harline replied in answer to a question from Rodgers that we had some time to purchase, but the market is more likely to go up.

MJMEUC Meeting report-

Harline noted that Missouri Joint Municipal Electric Utility Commission just agreed to buy power from the Clean Line DC power project. Harline said this was good news for Centralia because the project could mean more jobs at Hubbell. Mustain said that the new plan called to tie in to the regular AC grid in Ralls County.

DISTRIBUTION

Accepting bid for generator testing – Harline said that he and the intern (Nathan) had looked for options for better prices off the Mid-Missouri Regional Planning Commission's bid (for emergency generator maintenance) but they were not equivalent. Kuhn added that he was waiting for final word back on the details of the differences between the bids and if there was any chance to get the lower MMRPC price. **Vollrath Bormann made a motion to approve up to \$2,155.32 for generator testing from Cummins Mid-South. Magley seconded the motion and it was approved by unanimous voice vote.**

LED Streetlights – Mustain noted that we were looking at replacing five and adding three new LED lights along South Jefferson where the new sidewalk project was going in. Mustain reported that the vendors were given the width of the street and other information to help them design the

lighting for the bid. WESCO and Anixter bid slightly different products, Mustain said. Mustain added that the WESCO bid is the same light that they used on Columbia Street near the intermediate School. Mustain said that for those reason he recommended WESCO. Harline noted that we budgeted money for this project that had been requested by neighbors along that stretch of road at the meeting about the sidewalks. Harline said we don't have to do this, but it will give us another model of LED lights in a high traffic area. **Bormann made a motion to approve the lowest bid from WESCO in the amount of \$2,954.00. Vollrath seconded the motion and it was approved by unanimous voice vote.**

Downtown update: Mustain stated that so far they had only gotten two lights swapped out but they will be proceeding up Allen Street and so on. Rodgers asked when the project would be done. Mustain replied that by the end of the month it should be done but they had been pretty busy with Southwest Country Estates and other items.

Harline asked if Magley and Mustain wanted to get together to go over the presentation Mustain had made the previous month on lighting on the trail that Magley requested. They indicated they would try to get together.

Water and Sewer Department

A.-ACTIVITY REPORT Jim Lee asked for comments and questions on the monthly report and there were none. .

B.-WATER – Harline said that they were progressing on the aerator installation. Hoffman noted that they were getting water main installation started in Southwest Country Estates.

C.-SEWER. Smith from the Guard asked about the smell near Switzler and Jefferson. Lee and Magley agreed that there was a stink there. Harline said that there had been a blockage of the line by grease and rags but it had been cleared. Magley noted that it still smelled badly.

D.-OTHER – None.

OTHER –None.

AS MAY ARISE - None.

IX. Vollrath made a motion to adjourn the meeting that was seconded by and approved by unanimous voice vote.

The Committee adjourned 8:11 p.m.

Minutes of the General Government and Public Safety Committee meeting of Monday, June 13, 2016.

The meeting was called to order by Alderman David Wilkins, Chairperson at 7:01 p.m.

I. ATTENDANCE.

Present also were Mayor Tim Grenke (by phone), Aldermen Landon Magley, Don Rodgers, Andrea Vollrath, and Jim Lee. Absent – Don Bormann. Also attending were City Administrator Matt Harline, Fire Chief Denny Rusch, Police Chief Larry Dudgeon, Corey Mehaffy of the Moberly Area Economic Development Corporation (MAEDC), Lorry Myers and Emily Curtis from CREDI, Library Director Jack Meyer, City Intern Nathan Kuhn, and James Smith of the Fireside Guard.

II. PLEDGE OF ALLEGIANCE.

Those present participated in the Pledge of Allegiance.

III. COMMENTS FROM CITIZENS.

None.

IV. PRESENTATION BY COREY MEHAFFY OF THE MOBERLY AREA ECONOMIC DEVELOPMENT CORPORATION.

Mehaffy made a presentation about the operation and services available from MAEDC. Mehaffy gave a short history of MAEDC since its birth in 1988. Mehaffy noted that it wasn't working to get potential site selectors because they were not interested in making a one-stop call. Site selectors need to visit many sites in a visit, and this led to a regional approach. Mehaffy added that having prepared details on several ready sites is essential, and that it isn't an issue of one city pulling all the business away, the company is going to the place that is the best fit for them. He said that MAEDC had aided in the launch of 27 businesses. Mehaffy described how they had developed an entrepreneur program. They had a lot of projects that failed to thrive, so they developed a network of potential capital investors.

Mehaffy went on to describe how the regional process works for MAEDC, and how Howard, Randolph and Monroe counties pool their resources together and have a vote on the board. Mehaffy described the variety of projects by size and type and how the project in Glasgow was coupled with a CDBG grant and improved infrastructure there.

Mehaffy went on to describe more about the efforts of MAEDC saying that they generated over 40 site visits per year and how he travels to meet site selectors and other contacts. In addition to new projects, they have helped bridge contacts that led to contracts for business. Mehaffy noted that a lot goes in to being prepared to have a conversation about economic development, for instance having a certified site and all the information that goes in to that. Mehaffy asked for questions.

Lee asked if the Glasgow projects were related to their proximity to the river. Mehaffy said it was not really the river access so much as having a facility with special features like heavy cranes and a concrete designed for heavy loads. Wilkins asked about staff levels and Mehaffy replied that they had two full-time economic development professionals, one part-time, and one administrative staff. Rodgers asked about how much activity they had in Monroe County, and Mehaffy described an expansion project in Paris. Mehaffy noted that there were three certified sites in Monroe County and that they were about to get certified work ready status for Monroe County.

Harline stated that he had spoken with REDI, with whom the City had an excellent long-term

relationship, but they did not have additional capacity to help Centralia with more efforts. Harline added that he was also looking for a more rural development angle. Harline noted that it was hard to staff economic development out of his office and there was a need for staff because volunteer efforts were not enough. Harline asked if MAEDC had an incubator/accelerator and Mehaffy said that what they did was not really an incubator/accelerator, but they did coaching and held events that brought entrepreneurs in contact with each other. Lee asked if he would stay around. Lorry Myers asked if they were funded by membership. Mehaffy answered in the affirmative and explained that they partnered with the economic development organization in each of their counties.

V. PUBLIC SAFETY.

A. Police Department

1. *Activity Report:* Wilkins asked if there were any questions or comments on the Activity Report and there were none.

2. *Speed Limit on West Singleton:* Wilkins noted that there was a wealth of information in the packet. Wilkins stated that reason for the study was to see if the speed limit needed to be reduced and he said he thought the data indicated that it did not. Harline reviewed the data collected by the police department and assembled by Nathan Kuhn. Harline noted that the MODOT standard was to keep the speed limit at the 85th percentile of the observed speed driven by vehicles. Harline said that the data suggests that you could lower the speed limit but it would not be likely to change the behavior of the drivers. Harline said that he thinks Chief Dudgeon is of the same mind and thanked his officers for collecting the data. Chief Dudgeon said that it was no burden. He stated that he felt that the City looked into this and that no change in speed limit was needed.

3. *Other* Police Chief Dudgeon noted that our police department is still in the running for the freedom award from the Department of Defense. Chief Dudgeon noted that the City was going to be recognized for the Missouri Pro Patria award as the highest honor for a public entity showing support for our military on July 8th. Dudgeon added that the nomination was put together by Sargent Bellamy, and there is still a good chance that we would be going to D.C. to accept an award.

In response to a question from Wilkins, Chief Dudgeon stated that he didn't have much else to add except that Anchor Fest went well, especially the car show, although there are always some people that make you shake your head. Wilkins asked about odd pets, and Chief Dudgeon replied that was not a problem this year.

B. Fire Department.

1. *Activity Report:* Wilkins asked if there were any questions or comments on the Activity Report.

2. *Fire truck purchase update.* Chief Rusch reported that he was planning to send two firefighters down to see the truck in St. Louis to inspect and to bring some tools to see how they should fit on the truck. Chief Rusch added that it was getting pretty much done. Chief Rusch added that the radio would be installed and the truck could be here next week.

3. *Other.* Chief Rusch said in reply to a question from Wilkins that this was their first year providing the EMS support for the Anchor Fest and they were fairly busy. Chief Rusch noted that

there were about ten incidents of dehydration of mostly kids that hadn't had enough food and fluids.

D. Emergency Management. No report.

E. Protective Inspection.

1. *Dangerous Buildings.* – Harline noted the memo in the packet explaining that he and Kuhn had been inspecting properties starting with a list generated by Lynn Behrns. Harline reported that Kuhn had developed a checklist and form letter based directly from the City Code and we had three letters ready to send off. Harline said that he had a meeting arranged with Clifford De La Rosa and James Canon from the Boone County Resources office. Harline noted that the chart showed that we had been active in issuing demolition permits and removing dilapidated structures.

2. *Demolition contracts* Harline reported that the City had budgeted \$7,500 each year for the last five or so years to reimburse qualifying expenses for the demolition of dangerous houses. Harline stated that we had three contracts in hand, and one from last year that has not been executed, plus at least three people interested in signing a contract with the City for the \$1,500 reimbursement contracts. Harline said he had two questions for the Committee. The first was if the Committee would approve allowing up to three additional contracts (a total of \$4,500) and in exchange we would spend \$4,500 less on contracted sidewalk repairs where we had budgeted \$10,000. **Magley made a motion to allow spending of an additional \$4,500 for demolition and \$4,500 less for contract labor for sidewalk repair. The motion was seconded by Vollrath and approved by unanimous voice vote.**

Wilkins asked Harline to explain the second item. Harline said that the Maranatha Missionary Baptist Church at Rollins and Switzler had requested funds to assist them in demolishing their church. Harline noted that it was not a single family home, per se. Rodgers asked if Harline was considering commercial structures. Harline replied that he was not, just non-profits. Harline suggested that the \$1,500 might not be much incentive for a commercial structure. Wilkins said that he did not have a problem with the use of funds in this case. Wilkins asked if there was an ordinance that established this. Harline replied there was not. Harline said it was a program administered by the City, but it would require a change in the standard contract to sign an agreement with the church. Rodgers asked if there was a limit to the amount we spend. Harline said that the \$7,500 budget limited it to five per year. Harline said in response to a question from Rodgers that this is a one-time request to increase the amount this year and the Board could revisit it next year. Last year we only had one assistance contract and now we had a spike in interest. **Vollrath made a motion to allow using the demolition funds for a non-profit organization with a qualifying structure for demolition. The motion was seconded by Lee and approved by unanimous voice vote.**

Harline asked if the Committee would mind if he interpreted the program to allow funds to be spent for the removal of a trailer. Wilkins said it was targeted to residences so he did not have a problem with it and no objection to it being used for a trailer removal. No objections were raised by the Committee. Harline said he would allow the funds to be used for the trailer removal.

VI. GENERAL GOVERNMENT AND FINANCE.

A. Economic Development.

1. *CREDI contract renewal* Emily Curtis said that she has volunteered with CREDI for a couple years and the all-volunteer approach is not working, so the City needs to start back at square one. Wilkins asked if it was the lack of staff or the equivalent that was the main problem. Myers said that doing it all by volunteer work was good to lay the ground work, but it was exhausting and it could not be sustained. Myers said that they brought in a lot of young energetic people and ideas they had. They have identified the need for a day care, developed a great relationship with Hubbell, developed relationships with the schools, and laid a groundwork, but economic development is slow and takes lots of work, and so Myers said that CREDI was handing it back to the City. Myers said that with the \$6,000 for CREDI and the Chamber that we had \$12,000 toward the goal of the City's plan. Myers said perhaps a meeting of the important people to develop the economic development plan to find out what the City wants would be important if the City wants economic development. She stressed that while they have done fund raising and good events, but it can't be done by volunteers alone.

Rodgers said that he had talked with Myers about this before and that, like preparing for a hurricane, you have to have a plan before the opportunity comes, as Mehaffy had said. Mehaffy agreed with Rodger's point, noting that some of the replies to the requests for information are 60 pages long and need a response within 24 hours. Myers noted that it would have to have a point person – a face. Harline said that he had discussed this with Myers as well and that for \$6,000 or \$12,000 you can't get a full time contact person. Harline said that Lynn Berhns had always been involved and the City Administrator will always be involved, but it is likely that other people would be needed. Harline added that he had been in conversations with REDI and others, but additional time and effort is needed. Wilkins asked how the cost for membership in MAEDC is determined. Mehaffy said that the cost was based on population. Mehaffy stressed the importance of a long-term approach with trained staff to have the site specific information ready. Mehaffy added that it was expensive to do it that way, but that is what you have to do. Rodgers asked if you could have a successful town without economic development. Mehaffy said that you probably cannot keep the status quo, that you are either moving forward or backward, so you have to keep working at it to avoid losing what you have as well as bringing the new.

Harline said that he anticipated incorporating economic development into the Comprehensive Plan process. Harline said that he thought the answer might be enhancing our relationship with CREDI, maybe working with MAEDC or both, but it was probably not hiring a person on \$12,000. Wilkins agreed. Harline added that MAEDC works with a lot of smaller rural cities and that is why he had invited Mehaffy. He saw a role for CREDI or something like it, but it couldn't work on volunteers alone. Myers said that she did not want the efforts of CREDI to be lost, like the LIVE Centralia tours, and the tear off maps, and trying to bring a hotel to Centralia. Grenke thanked CREDI for their efforts. Grenke said that a steering committee meeting in about two weeks would be a good next step to avoid letting the work of CREDI go to waste. Grenke said that people from the City, CREDI, the Chamber, and the schools should meet to refocus our efforts in the right direction. Grenke suggested having a speaker from REDI maybe during the week of the 28th would be great. Wilkins said that what CREDI had accomplished with volunteer effort was amazing. Myers said that we have learned a lot and she is not in favor of doing nothing.

B. Park Board

Wilkins noted that agenda for the Park Board is in the packet.

C. Cemetery Advisory Committee.

Wilkins noted the information in the packet including the donations collected.

D. Tree Board.

No report.

E. Library Board

Jack Meyer, Library Director said that the Library Board had several members stepping down and they had some suggestions for appointees. Harline read the names and asked if any of the Board needed additional information on Angie Taylor (who will replace Laurel Auck), Julie Rhykart (who will replace Nancy Wheeler), and Terry Hamilton (who will replace Crystal Bridgman) for full terms to June 30, 2109, and Rhonda Brandow who would fill the unexpired term of Jenny Espenschied that runs until June 30, 2018. Wilkins asked about the adoption of the weapons policy. Meyer replied that the Library did not have one before, but this would prohibit weapons from the building and grounds. Meyer noted that he had attended a training where he found that libraries could serve as a center for obtaining passports. Meyer noted that there was a small \$100 training fee to the Library and they received \$25 for each application filled out. The Committee supported the Library moving forward with the passport program. Meyer noted that the summer reading program was experiencing the highest participation ever.

F. Finance

Financial statements for May 2016 were in the agenda packet. Harline stated that sales tax was about where it was last year, but behind two years ago.

G. Bills over \$1,250

Wilkins noted that the Committee received a preliminary list of bills over \$1,250, equal to \$292,527.98. Magley asked about the expense to repair the tractor at Sydenstrickers. Harline said that it was the tractor for mowing that broke down just before graduation.

H. Other General Government.

None

VII. OTHER.

None

VIII. AS MAY RISE.

None

IX. ADJOURN.

Magley, made a motion to adjourn the Committee meeting. Volrath seconded the motion which was then approved by unanimous voice vote at 8:37p.m.

CITY OF CENTRALIA, MISSOURI
 TREASURER'S REPORT
 CASH - CHECKING ACCOUNTS
 FOR THE MONTH OF MAY, 2016

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE	INVESTMENTS	TOTAL
GENERAL FUND	449,493.83	65,915.91	(138,670.60)	376,739.14	200,000.00	576,739.14
POOL	61,901.31	4,542.00	(17,194.17)	49,249.14		49,249.14
PARK	140,792.40	2,568.82	(31,480.92)	111,880.30	0.00	111,880.30
RECREATON CENTER	169,655.40	23,685.46	(24,747.18)	168,593.68	0.00	168,593.68
LIBRARY	0.00	15,256.48	(15,256.48)	0.00	0.00	0.00
LIBRARY DEBT SERVICE	0.00	329.36	(329.36)	0.00	23,654.53	23,654.53
CEMETERY	276,076.83	1,482.22	(6,267.83)	271,291.22	200,000.00	471,291.22
AVENUE OF FLAGS	5,626.35	102.19		5,728.54	0.00	5,728.54
TRAN. SALES TAX REVENUE	329,549.20	11,035.23		340,584.43	0.00	340,584.43
PARK SALES TAX	149,206.12	11,093.23		160,299.35	0.00	160,299.35
WATER-OPERATING	485,382.35	42,284.61	(48,952.13)	478,714.83	0.00	478,714.83
WATER-SECURITY DEPOSIT	15,223.00	1,100.00	(750.00)	15,573.00	0.00	15,573.00
SANITATION (LANDFILL)	229,658.66	37,694.47	(29,309.20)	238,043.93	0.00	238,043.93
SEWER	255,435.36	61,500.44	(10,488.95)	306,446.85	0.00	306,446.85
ELECTRIC-OPERATING	300,993.05	254,640.52	(277,961.15)	277,672.42	600,000.00	877,672.42
ELECT.-SECURITY DEPOSIT	34,795.00	2,800.00	(1,700.00)	35,895.00	0.00	35,895.00
CAPITAL PROJECTS	12,546.60	150.32		12,696.92	0.00	12,696.92
INTERNAL SERVICE:						
PERSONNEL	(179,321.55)	2,898.95	(369.24)	(176,791.84)		(176,791.84)
FINANCIAL	0.00	9,739.57	(9,739.57)	0.00		0.00
EQUIPMENT USE	512,686.67	22,674.79	(16,198.03)	519,163.43		519,163.43
TOTAL	3,249,700.58	571,494.57	(629,414.81)	3,191,780.34	1,023,654.53	4,215,434.87
A. B. Chance Memorial	2,124.54	158,197.90	(155,582.20)	4,740.24	236,026.23	240,766.47
PARK LEASE/PURCHASE	162,123.03			162,123.03	0.00	162,123.03
MAMU 08 Electric Substation						
COP Project Fund	0.00			0.00	0.00	0.00
COP Int. Reserve Acct.	37,663.47			37,663.47	0.00	37,663.47

Kathy Colvin

Kathy Colvin, Treasurer

CITY COLLECTOR'S REPORT

MAY, 2016

Real Estate Tax Collections	\$3,485.13
Personal Property Tax Collections	\$2,675.97
Dog Tax	\$32.00
Cat Tax	\$0.00
Merchant's License	\$260.50
Penalties	\$716.48
Railroad/Utility Tax	
Financial Institution Tax	
Sur Tax	
Total	\$7,170.08

Deposited in the Following Funds

General Fund	\$3,224.32
Park Fund	\$1,312.57
Library Revenue Fund	\$2,303.83
Library Bond (Tsfr to Library Debt Service Acct)	\$329.36
Total	\$7,170.08

Submitted by: Heather Russell
Heather Russell, City Collector

City of Centralia Activity Reports

May 2016

Prepared By: Phyllis Brown

BUILDING ADMINISTRATION

Permit Data	May-16	Apr 2016 - Mar 2017 Totals
New Residential & Duplex	2	4
Residential Additions, Alterations, Repairs, Elec Upgrade		1
Residential Storage Buildings/Fences/Carport/Swimming Pools/Detached Garage	2	8
New Commercial Buildings		
Non Residential Additions, Alterations, Repairs, Elec Upgrade, New Sign	1	1
Courtesy Inspections - New Trailers/Gas Lines	1	1
Renewal		
New Institutional		
Institutional Additions, Alterations, Repairs		
New Community Recreation Center		
Commerical Electrical Inspection		
Pole Barn		
Building Permit Summary		
Number of Permits Issued	6	15
Permit Valuation	\$236,320.00	\$534,870.00

ACTIVITY REPORT

		May-16						FYTD TOTALS		
		05/06/16		05/20/16		MAY TOTAL HOURS				
		HOURS		HOURS		HOURS				
	Cost Center #	DESCRIPTION	Pay Date							
			REG	OT	REG	OT	REG	OT	REG	OT
Office	1121	Court	9.50	0.00	1.50	0.00	11.00	0.00	22.75	0.00
	1142	Clerical	37.50	4.75	53.25	10.00	90.75	14.75	183.00	20.50
	1162	Payroll	17.00	3.50	20.25	1.25	37.25	4.75	62.25	8.00
	1163	Purchasing	21.50	0.50	21.00	4.50	42.50	5.00	69.75	6.75
	1165	Accounting	43.50	1.25	48.00	0.00	91.50	1.25	172.00	1.50
	6121	Cashier & Collecting	250.75	13.00	173.50	6.00	424.25	19.00	856.25	24.50
			<i>Central Office Monthly Total</i>	379.75	23.00	317.50	21.75	697.25	44.75	1,366.00

Street	1311	Administrative - Street	35.00	1.25	26.00	2.50	61.00	3.75	93.00	8.25
	1312	Street Maintenance	40.00	5.50	39.50	3.00	79.50	8.50	131.00	8.50
	1313	Alley Maintenance	3.50	0.00	0.00	0.00	3.50	0.00	3.50	0.00
	1314	Parking Lots/Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1315	Buildings/Grounds	2.50	0.00	4.50	1.00	7.00	1.00	18.00	1.00
	1316	Snow/Ice Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1317	Pavement Markings	4.50	0.00	0.00	0.00	4.50	0.00	14.50	0.00
	1318	Culverts	28.00	0.00	74.50	0.00	102.50	0.00	196.50	0.00
	1319	Brush/Tree Control	3.00	0.00	55.00	0.75	58.00	0.75	58.00	0.75
	1331	Streets & Alleys; City Property	4.50	0.00	5.50	2.00	10.00	2.00	10.00	2.00
	2211	Cemetery	3.50	1.00	17.50	4.50	21.00	5.50	28.00	6.00
		<i>Street Department Monthly Total</i>	124.50	7.75	222.50	13.75	347.00	21.50	552.50	26.50

Water	3111	Administrative - Water	26.50	7.00	40.00	8.00	66.50	15.00	118.50	24.50
	3112	Customer Service - Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3113	Water Wells - Maintenance	3.00	0.00	6.00	0.00	9.00	0.00	13.00	0.00
	3116	Water Service	149.50	15.50	129.50	6.50	279.00	22.00	504.00	40.00
	3117	Water Plant	60.00	2.00	64.00	2.00	124.00	4.00	233.50	4.00
	3119	Water Wells - Buildings/Grounds	0.00	0.00	2.00	0.00	2.00	0.00	2.00	0.00
	3121	Administrative - Sewer	8.00	0.00	3.00	0.00	11.00	0.00	13.00	0.00
	3123	Sewer	9.00	0.00	25.00	2.50	34.00	2.50	45.00	2.50
	3125	Lift Stations	21.00	0.00	11.00	0.00	32.00	0.00	60.00	0.00
	3127	Lagoons	21.50	0.00	17.00	0.00	38.50	0.00	68.50	0.00
	3128	Land Application	2.00	0.00	10.00	0.00	12.00	0.00	18.00	0.00
		<i>Water Department Monthly Total</i>	300.50	24.50	307.50	19.00	608.00	43.50	1,075.50	71.00

Electric	3131	Administrative - Electric	46.00	0.00	36.00	2.00	82.00	2.00	125.00	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	0.00	6.00	8.00	6.00	8.00	12.00	11.00	12.00
	3134	Electric Distribution	236.00	2.50	268.00	6.00	504.00	8.50	965.00	8.50
	3138	Brush/Trees	48.00	0.00	76.25	0.00	124.25	0.00	206.75	0.00
	3139	Street Lights	0.00	0.00	0.00	0.00	0.00	0.00	10.00	6.00
			<i>Electric Department Monthly Total</i>	330.00	8.50	388.25	14.00	718.25	22.50	1,317.75

ACTIVITY REPORT

		May-16						FYTD TOTALS		
		05/06/16		05/20/16		MAY TOTAL HOURS				
		HOURS		HOURS						
Cost Center #	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT	
		Sanitation	3322	Sanitation	200.50	2.50	195.50	2.00	396.00	4.50
	3323	Landfill	29.50	4.50	18.00	4.00	47.50	8.50	103.50	76.25
	Sanitation Department Monthly Total		230.00	7.00	213.50	6.00	443.50	13.00	925.00	88.25

Holiday/Sick/Vacation/Funeral		REG	OT	REG	OT	REG	OT	REG	OT	
6111	Holiday	0.00	0.00	16.00	0.00	16.00	0.00	61.00	0.00	
6112	Sick Time	98.50	0.00	28.25	0.00	126.75	0.00	321.25	0.00	
6113	Vacation	57.50	0.00	35.75	0.00	93.25	0.00	232.00	0.00	
6119	Funeral Leave	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Holiday/Sick/Vacation/Funeral Leave Monthly Total		156.00	0.00	80.00	0.00	236.00	0.00	614.25	0.00

Equipment Use:		REG	OT	REG	OT	REG	OT	REG	OT	
6212	Equipment/Vehicle Maintenance	0.00	0.00	26.00	0.00	26.00	0.00	54.50	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Equipment Use Monthly Total		0.00	0.00	26.00	0.00	26.00	0.00	54.50	0.00

Total Hours Worked	1,520.75	70.75	1,555.25	74.50	3,076.00	145.25	5,905.50	278.00
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Assistance For The Month (Hours are already included above)	Administration	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 Fire 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 Park Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Electric 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 Sanitation 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	0.00	0.00	0.00	0.00	0.00	0.00
	Electric Dept Assisted The Water Dept	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00
	Police Dept Assisted The Sanitation Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Electric Dept	0.00	0.00	13.00	0.00	13.00	0.00	29.00	0.00
	Street Dept Assisted The Park Dept	1.05	0.00	0.00	0.00	1.05	0.00	20.55	0.00
	Street Dept Assisted The Police Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Street Dept Assisted The Water Dept	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00
	Water Dept Assisted The Electric Dept	22.50	0.00	0.00	0.00	22.50	0.00	22.50	0.00
	Water Dept Assisted The Sanitation Dept	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	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Hours Assisted	23.55	0.00	23.00	10.00	46.55	10.00	83.05	10.00	

WATER DEPARTMENT EQUIPMENT USE

EQUIPMENT USAGE		May-16		TOTAL USAGE	
		MILEAGE	HOURS	MILEAGE	HOURS
# 3	1993 Ford F-700 Dump Truck	30.3		59951.5	
# 6	2006 Chev Silverado Pickup	713.6		96742.0	
# 19	2011 Chev Silverado Pickup	569.2		54624.0	
# 40	Sewer Machine		12.7		374.6
# 42	1984 Homelite Trash Pump		0.0		1221.2
# 74	Sewer Camera Van		24.1		2686.2
# 82	1992 UMC Sewer Van	93.9		89519.6	
# 83	Vac Trailer (Feb 2013 Water Dept reporting now; not Elec Dept)		0.0		201.4
# 87	2013 Chevy 1/2 Ton	939.0		51151.0	
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		1.1		9.6
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		280.7		
WATER		Apr-16		Apr-16	
1.	Monthly Well Water Processed (Raw Water #3, #4 & #6)		11,971,000.0		12,240,000.0
2.	Total Well Water Process Apr 2016- Mar 2017				
3.	Monthly Recycled Water Processed		0.0		0.0
4.	Total Recycled Water Processed Apr 2016 - Mar 2017		0.0		0.0
5.	Total Water Processed for Month		11,971,000.0		12,240,000.0
6.	Average Daily Processed		386,161.3		408,000.0
a.	High Day Raw Water		605,000.0		547,000.0
b.	Low Day Raw Water		383,000.0		348,000.0
7.	Total Water Processed Apr 2016 - Mar 2017		24,211,000.0		12,240,000.0
8.	Finished Water to Towers for Month		10,438,000.0		10,723,000.0
9.	Finished Water to Towers Apr 2016 - Mar 2017		21,161,000.0		10,723,000.0
NORTHEAST LAGOON PERFORMANCE		Apr-16		Apr-16	
1.	Influent BOD (MG/L)				
2.	Effluent BOD (MG/L)				
3.	% BOD Removal				
4.	Influent Suspended Solids (MG/L)				
5.	Effluent Suspended Solids (MG/L)				
6.	% Suspended Solids Removal				
7.	Effluent Discharge to Creek		NO		NO
8.	Monthly Gallons Treated		0.0		5,670,000.0
9.	Yearly Gallons Treated Apr 2016 - Mar 2017		5,670,000.0		5,670,000.0
10.	Monthly Irrigation Water Pumped		0.0		0.0
11.	Yearly Irrigation Water Pumped Apr 2016 - Mar 2017		0.0		0.0
NORTHWEST LAGOON PERFORMANCE		Apr-16		Apr-16	
1.	Influent BOD (MG/L)				
2.	Effluent BOD (MG/L)				
3.	% BOD Removal				
4.	Influent Suspended Solids				
5.	Effluent Suspended Solids				
6.	% Suspended Solids Removal				
7.	Effluent Discharge to Creek		NO		NO
8.	Monthly Gallons Treated		0.0		0.0
9.	Yearly Gallons Treated Apr 2016 - Mar 2017		0.0		0.0
10.	Monthly Irrigation Water Pumped		0.0		0.0
11.	Yearly Irrigation Water Pumped Apr 2016 - Mar 2017		0.0		0.0

STREET EQUIPMENT USE

	May-16	Apr 2016 - Mar 2017 Totals
TRASH COLLECTED ON DAILY ROUTES (Pounds)	452,631	859,491

	May-16		Apr 2016 - Mar 2017 Totals	
EQUIPMENT USE	MILEAGE	HOURS	MILEAGE	HOURS
#1 - 1989 John Deer 670B Motor Grader		4.0		3,043.0
#4 - 2002 Feightline Dump Truck	109.0		59,758.0	
#10 - 2008 1-Ton Chevrolet	336.0		37,316.0	
#13 - 2004 Freightliner Sanitation Truck	315.0		87,628.0	
#15 - 1990 Case Model 1550 Long Track Dozer		5.0		3,432.0
#18 - 2001 Dodge 2500 Pickup	143.0		74,301.0	
#25 - 2010 Chevy Pickup Silverado	506.0		32,684.0	
#50 - 1997 Gilcrest Propaver		0.0		587.0
#76 - 2008 International Dump Truck	161.0		28,243.0	
#77 - 2013 International Dump Truck	191.0		14,021.0	
#81 - 2009 John Deere Tractor w/Mower		56.0		2,187.0
#85 - 1997 Ford Truck Street Sweeper		11.0		6,521.0
#89 - 2013 Freightline Trash Truck	1,088.0		38,155.0	
#90 - 2014 New Holland B95C Backhoe <i>Purchd Feb 2014</i>		11.0		523.0
#91 - 2015 Chevy 3/4 Ton Pickup <i>Purchd 05/21/2014</i>	297.0		5,464.0	
#123 - 2015 John deere 524 Wheel Loader <i>Purchd 04/20/2015</i>		42.0		392.0

ELECTRIC EQUIPMENT USE

EQUIPMENT USE	May-16		APR 2016 - MAR 2017 TOTALS	
	MILEAGE	HOURS	MILEAGE	HOURS
#26 - 2003 International/Altec Digger Derrick		14.0		4081.0
#27 - 2009 Ford F-550 w/Altec AT40M Aerial Lift Device		65.0		4435.0
#29 - 2001 Ford Altec (+51 hr)		25.0		6238.0
#32 - 2006 Chev Silverado Truck	505.0		66225.0	
#34 - 2000 Chevrolet 1 Ton Truck (+200 mi)	70.0		70755.0	
#38 - 2010 Chevy Pickup 3/4-Ton w/Tool Bed	515.0		40360.0	
#75 - 2008 Kubota Mini Ex		17.0		1770.0
#84 - 2011 Bobcat A770		7.0		973.0
#88 - 2012 Altec DC1317 Series Chipper		14.0		439.0

ACCOUNTS PAYABLE OVER \$1250

June 20, 2015

Ameren (Transmission Charges)	\$20,204.15
Anixter (Wire / Conduit)	\$13,109.60
Butler Supply (Elec Dept. Supplies)	\$2,118.34
Charter Communications (Phone/Internet/ Cable /TV)	\$1,452.95
Digital Ally (Veh # 831 Camera)	\$3,120.00
Dynergy Marketing & Trade , LLC (Wholesale Electric)	\$102,849.66
Fire Master Fire Equipment (Helmets/Shields /Supplies)	\$1,355.33
H & R Russell Entr (Cemetery Mowing)	\$2,446.25
H & R Russell Entr (Landscaping)	\$2,245.00
Harbour Consulting (Consulting PPA)	\$1,299.04
KRIZ-Davis (LED Lamp)	\$1,610.70
KTM Auto & Farm Supplies (May Charges)	\$1,493.18
Leads on Line (Renewal)	\$1,488.00
MFA Oil (Fuel)	\$3,965.70
MISO (Monthly & Transmission Charges)	\$2,403.16
Missouri State Troopers Assn (Vests)	\$1,410.00
MJMEUC (Prairie State Charges)	\$83,169.05
PB Electronics (PD Radar)	\$1,435.00
Sydenstricker (JD 6330 Parts/Rep)	\$2,904.45
UMB Bank (MAMU 08 Elect Substation Lease Pmt)	\$13,169.57
Water & Sewer Supply (Pipe/Tees/Couplings)	\$4,278.65
WesTech Engineering Inc. (Aerator)	\$25,000.00
TOTAL	\$292,527.78

ADDED AFTER GGFC MEETING

Anixter (Elec Dept. Supplies)	\$4,733.10
Mississippi Lime	\$3,778.50
Missouri State Hwy Patrol (2013 Ford Veh # 834)	\$17,000.00
RDJ (Lollipops/Coloring books)	\$1,310.81
Wilkerson Bros Quarry (Rock)	\$3,425.99
TOTAL:	\$30,248.40

ADDED TODAY

City of Columbia (Landfill Charges)	\$8,961.63
TOTAL:	\$8,961.63

GRAND TOTAL

\$331,737.81

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A FULL RELEASE OF EASEMENTS.”

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

SECTION 1. The Mayor and City Clerk of the City of Centralia, Missouri are hereby authorized and directed to execute a full release instrument of easements, all pertaining to a portion of Block F of Clark and Hinman's Addition to the City of Centralia, Missouri, dated October 7, 1974, and recorded in Book 418, Page 596, Records of Boone County, Missouri; and dated January 3, 1994, and recorded in Book 1052, Page 373, Records of Boone County, Missouri; and dated September 16, 1996, and recorded in Book 1266, Page 467, Records of Boone County, Missouri; and dated October 7, 1996 and recorded in Book 1266, Page 468, Records of Boone County, Missouri.

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 20th day of June, 2016.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 20th day of June, 2016.

Mayor

ATTEST:

City Clerk

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE APPROVING THE FINAL PLAT OF “DG PLAT 1” SUBDIVISION, A MINOR SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP FIFTY-ONE NORTH, RANGE ELEVEN WEST, IN THE CITY OF CENTRALIA, BOONE COUNTY, MISSOURI, AND ACCEPTING DEDICATION TO THE CITY OF CENTRALIA, MISSOURI, OF THE UTILITY EASEMENTS AND OTHER EASEMENTS IN SAID PLAT AS THE PUBLIC PROPERTY OF THE CITY OF CENTRALIA, MISSOURI.”

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

SECTION 1. That the Final Plat of “DG Plat 1” Subdivision, a minor subdivision in the City of Centralia, Boone County, Missouri, described as follows:

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 11 WEST, CENTRALIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN 4575, PAGE 166, BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel 1: A tract of land containing 1.27 acres, more or less, being part of Block F of Clark and Hinman’s Addition to the City of Centralia, Boone County, Missouri, as shown by the plat recorded thereof recorded in Plat Book 1, Page 27, Records of Boone County Missouri, said tract being shown and described as Tract 1 of the survey recorded August 16, 2007 as Instrument No. 2007021407 in Book 3200, Page 86 of the Records of Boone County, Missouri.

Parcel 2: A tract of land containing 1.19 acres, more or less, being part of Block F of Clark and Hinman’s Addition to the City of Centralia, Boone County, Missouri, as shown by the plat recorded thereof recorded in Plat Book 1, Page 27, Records of Boone County Missouri, said tract being shown and described as Tract 2 of the survey recorded August 16, 2007 as Instrument No. 2007021407 in Book 3200, Page 86 of the Records of Boone County, Missouri.

be and the same is hereby approved, and the utility and other easements, in said subdivision dedicated to the public use on said final plat are hereby accepted as public property of the City of Centralia, Missouri.

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 20th day of June, 2016.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

The ordinance approved by the Mayor this 20th day of June, 2016.

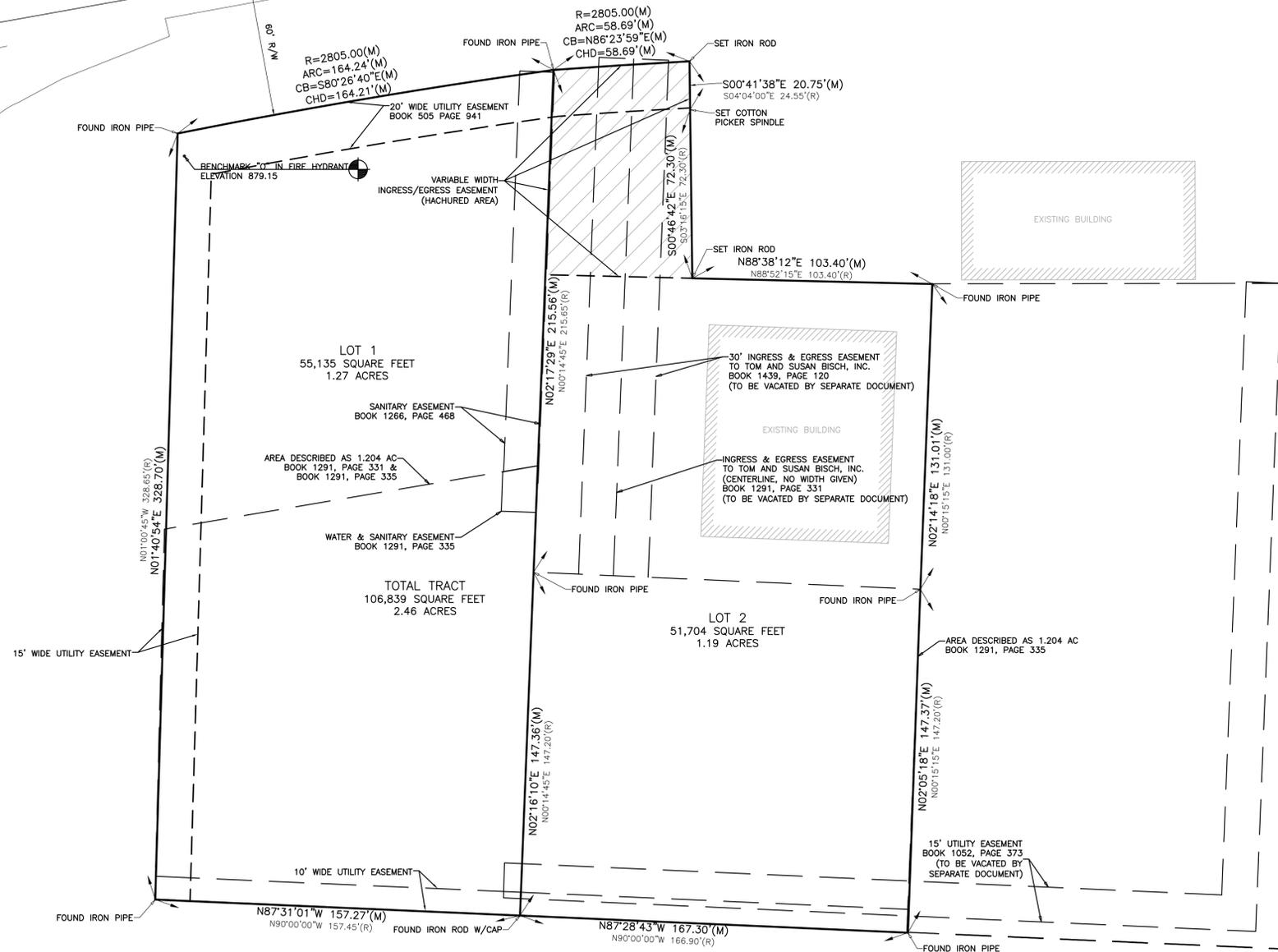
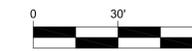
Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

DG PLAT 1

SW 1/4 OF SECTION 10 TOWNSHIP 51 NORTH,
RANGE 11 WEST OF THE 5TH P.M.
CENTRALIA, BOONE COUNTY, MISSOURI



CERTIFICATE OF OWNERSHIP:

_____, owner(s) of the tract of land shown hereon have caused the same to be surveyed and subdivided as shown hereon. Said subdivision shall be known as "DG PLAT 1."

The 15 ft. wide Utility Easement along U.S. Highway 124, the 20 ft. Utility Easement along U.S. Highway 22, and the 10 ft. Utility Easement along the south line of Lots 1 and 2, as shown hereon is hereby dedicated to the City of Centralia, Missouri for utility purposes.

The variable width Ingress/Egress Easement as shown herein is hereby dedicated to the owner of Lot 2.

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of _____, 2016.

STATE OF MISSOURI)

COUNTY OF _____) SS

On this ____ day of _____, 2016, before me personally appeared _____ to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: _____

Notary Public

CITY CERTIFICATE:

Approved by the City of Centralia Planning and Zoning Commission this ____ day of _____, 2016.

LeeAllen Smith
Chairman

Approved and Accepted by the City of Centralia Mayor and Board of Aldermen by Ordinance No. _____ this ____ day of _____, 2016.

Tim Grenke
Mayor

I, Heather Russell, City Clerk of Centralia, hereby certify that the foregoing plat has been approved as set forth above.

In witness whereof, I subscribe this certificate and affix the Official Seal of the City of Centralia on this ____ day of _____, 2016.

Heather Russell
City Clerk

RECORDER OF DEEDS CERTIFICATE:

STATE OF MISSOURI)
COUNTY OF BOONE) SS

I, Nora Dietzel, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record in my office on the ____ day of _____, 2016 at ____ o'clock _____, and duly recorded in Document Number _____ on said date.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal, at my office in Columbia, the date aforesaid.

Nora Dietzel, Recorder of Deeds

By _____, Deputy

STATE OF MISSOURI)
COUNTY OF BOONE) SS

This is to certify to Dollar General and Arc Design that during the month of March, 2016 we executed a Property Boundary Survey and Subdivision Plat of a tract of land being part of the Southwest Quarter of Section 10, Township 51 North, Range 11 West, of the 5th P.M., Boone County, Missouri.

To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Agriculture, Division of Land Survey and meets the accuracy requirement of a "Suburban Property" as defined therein.

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor for
Buescher Frankenberg Associates, Inc
Corporate Survey No. 00096

NOTES:

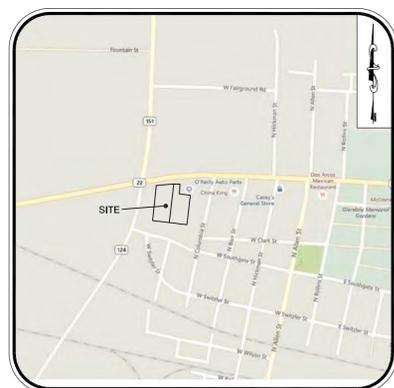
- Bearings referenced to grid North of the Missouri Coordinate system 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 1, 2015.
- This site scales within Zone X - Areas determined to be outside the 0.2% annual chance floodplain, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 75 of 470, Map No. 29019C0075D dated March 17, 2011.
- M = measured outboundary information obtained by BFA on 10/1/15

R = measured information as per "Clark and Hinman's Addition" recorded on 8/16/07 in Book 3158, Page 162, Boone County Recorder of Deed Office. Plat signed by Registered Land Surveyor Brush & Associates, Inc.

RECORD LEGAL DESCRIPTION

Parcel 1: A tract of land containing 1.27 acres, more or less, being part of Block F of Clark and Hinman's Addition to the City of Centralia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 1, Page 27, Records of Boone County, Missouri, said tract of land being shown and described as Tract One (1) of the survey recorded August 16, 2007 as instrument No. 2007021407 in Book 3200, Page 86, Records of Boone County, Missouri.

Parcel 2: A tract of land containing 1.19 acres, more or less, being part of Block F of Clark and Hinman's Addition to the City of Centralia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 1, Page 27, Records of Boone County, Missouri, said tract of land being shown and described as Tract Two (2) of the survey recorded August 16, 2007 as instrument No. 2007021407 in Book 3200, Page 86, Records of Boone County, Missouri.



SITE LOCATION MAP
NOT TO SCALE

From: Matt Harline, City Administrator

To: Mayor and Board of Alderman

Cc:

Date: June 20, 2016

Re: Agenda Item VI. C. 2. DG Plat 1 Minor Subdivision



Below is the discussion from the Planning and Zoning Commission meeting of April 21, 2016. The Staff recommends approval of the Final Plat as amended to meet the requirements of the Planning and Zoning Commission. The representatives of the owners have made other minor modifications to the plat to bring it into compliance with City Code.

Approving the Sketch Plat of DG Addition Plat 1

Harline reported that the applicant (Mark Frankenberg of Buescher Frankenberg Associates, Inc.) had submitted a sketch plat for DG Addition Plat 1 that was originally titled Dollar General Addition Plat 1. Harline said he had sought comments from the department heads and only Mustain from the Electric Department made a recommendation and that was a recommendation for an additional utility easement along the south border of both lots. Harline explained that Mark Frankenberg, surveyor on the project, was here. Harline said that by adopting this plat it could clear up several confusing existing easements. Bormann said that it would be better to remove the existing easements by a separate ordinance. Frankenberg said he agreed and that he felt the attorneys could work out the details, but it would be nice to have it reflected on the Final Plat. There was more discussion about the easements.

Bormann noted that technically this was not an addition but a subdivision. Frankenberg said that he was amenable to all the suggestions made so far. Mustain noted that there were two lots. Frankenberg affirmed that and noted that the utility easement requested would be across both lots. Hughes asked where the new Dollar General would go. Harline replied that it would be on Lot 1 of the proposed subdivision and they have the permits in place to move forward with construction. There was a brief discussion about access for Dollar General via an easement recorded on this plat and O'Reilly's as well. Frankenberg discussed the poorly written easements that he was hoping to clean up in this process. Bormann reiterated the need to clear up the easements by ordinance. Mustain replied in answer to a question from Bormann where the electric service was and his best guess on the other utilities. Harline projected the GIS map for the Commission to review. There was additional discussion about the location of existing utilities and easements. Frankenberg agreed with Bormann and Harline that a separate ordinance should be prepared to vacate all conflicting easements prior to approval of the Final Plat.

Frankenberg said that the owners wanted to get moving with construction of the Dollar General. Bormann said that he had no problem with them moving forward. Harline noted that building permits were already in place for the Dollar General and they can move forward. Bormann suggested that the plat reflect that all other easements had been released and reference the ordinance. Bormann agreed to a suggestion made by Frankenberg to clear up the easement that doesn't even touch this property.

Grenke made a motion to accept the Sketch Plat for DG Addition Plat 1 for approval with the condition that the following items be addressed before the Final Plat is submitted: That an ordinance be prepared that rescinds all existing easements that are extraneous and that the name of the subdivision not be named "Addition" in the Final Plat. The motion was seconded by G. Lee and approved by unanimous voice vote.

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI, TO EXECUTE A LEASE AGREEMENT WITH LANDIS+GYR TECHNOLOGY, INC., OF OVERLAND, MISSOURI FOR PERMISSION TO ATTACH EQUIPMENT TO CITY OF CENTRALIA, MISSOURI UTILITY POLES.”

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

SECTION 1. The Mayor of the City of Centralia, Missouri is hereby authorized and directed to execute a lease agreement with Landis+Gyr Technology, Inc., of Overland, Missouri for Permission to Attach Equipment to City of Centralia, Missouri Utility Poles, in exchange for an annual fee determined by the number of utility poles on which equipment is attached, multiplied by a per pole fee according to the terms and conditions of the Agreement hereby attached and referred to as “Attachment A.”

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 20th day of June, 2016.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 20th day of June, 2016.

Mayor

ATTEST:

City Clerk

ATTACHMENT A

FACILITY OR POLE ATTACHMENT AGREEMENT

THIS FACILITY OR POLE ATTACHMENT LEASE AGREEMENT (“LEASE”) is made and entered into as of ____/____/____, or the last signature date below if no date is inserted, between the following Lessor and Lessee:

Lessor: City of Centralia, Missouri a municipal Corporation,

Lessee: Landis+Gyr Technology, Inc., 8610 Page Avenue, Overland, MO 63114;
Attn: Ameren Program Manager (for notice purposes).

1. **Lease.** Lessor represents that Lessor is the owner of the pole(s) or other facility(ies) (“**Facility(ies)**” or “**Pole(s)**”, as applicable) described in Section 2 hereof, however, Lessee must obtain their own easement(s) for use of any Facility(ies) or Pole(s) of Lessor and must record such easement(s) in the proper county(ies). It is specifically understood that the Lessor is not assigning any portion of any of its easements under the terms of this lease or otherwise to Lessee.
2. **Site.** The Facilities and/or Poles which are subject to this Lease are identified in Exhibit A. Site locations may be added, changed, or deleted upon agreement and approval by both Lessor and Lessee.
3. **Use/Equipment.** “**Equipment**” means communications equipment, including transmitters, receivers, antennas, cables, control devices and related enclosures used to transmit or receive any frequency for any purpose that does not interfere with the operation(s) of the Lessor, Lessor’s members, or the general public, together with all ancillary wiring, cabling, mounting hardware, utility connections, circuit breakers, and other necessary hardware. Only electrically qualified personnel of the Lessee and/or only electrically qualified personnel of its designee shall be permitted to conduct activity at any Site(s), Facility(ies) or Pole(s) necessary for the successful performance of Lessee’s Equipment, including installing, removing, and maintaining Equipment. Any Equipment of the Lessee installed is not a fixture and title to the Equipment shall remain with Lessee. Without exception, the Equipment must maintain all proper clearances according to the National Electrical Safety Code. Lessee must have written permission from the Lessor prior to the installation of any Equipment on Lessor’s Site(s), Facility(ies) or Pole(s). Lessor may deny permission for installation of any and/or all Equipment on any Lessor Site(s), Facility(ies) or Pole(s) at its sole discretion. All labor or material provided by the Lessor for the purpose of facilitating the attachment (make ready) will be paid in advance.
4. **Term.** The term of this Lease (“**Term**”) shall be one (1) year commencing with the date

the Lease is entered into, or the last signature date below, whichever is earlier (“**Commencement Date**”). The Lease shall be deemed automatically extended for additional one (1) year term unless either party gives written notice to the other of its

termination of this Lease at least ninety (90) days prior to the expiration of the then current one (1) year term, which includes the initial one (1) year. Any additional one (1) year term is as an “**Additional Term**”.

- 5. Rent.** Upon the Commencement Date, Lessee shall pay Lessor in advance on a yearly basis the sum of One Hundred Eleven and Ninety-Two Cents \$111.92 per year (“Rent”) per Pole, Facility or Site. Rent shall be prorated for the initial year per Pole, Facility or Site, and thereafter, Lessee shall pay a full year’s Rent on or before the 15th day of July each calendar year, except that payment shall be prorated if this Lease terminates before the expiration of the then current calendar year. Rent cost will be reviewed from time to time and reasonable adjustments to the annual fee will be made as cost change. The rent is based on the established monthly base meter charge of \$8.91 per month or \$106.92 per year for all customers in the City of Centralia plus \$5.00 annual pole attachment. As the base meter charge increases, the rate will automatically increase. No amount will be metered or charged for actual electric use unless the agreement is amended by mutual agreement.
- 6. Termination.** Either party may terminate this Lease, but with respect to each affected Site(s), Facility(ies) or Pole(s) only: (a) in the event of a material breach of this Lease by the other party, meaning a substantial and significant violation of the Lease which would normally excuse the non-breaching party from further performance, which has not been cured within ten (10) days from the date of receipt of written notice of such breach from the non-breaching party, with the exception of Section 9 hereof; (b) in the event of any condemnation of the Site(s), Facility(ies) or Pole(s) by any governmental authority; or (c) in the event of any damage, destruction or other causality that renders the Site(s), Facility(ies) or Pole(s) temporarily or permanently unsuitable for Lessee’s intended use. Termination shall be effective (a) as of the end of the cure period in the case of any uncured material breach; (b) as of the date of possession in the case of any condemnation; or (c) as of the date of any occurrence described in clause (c) of the immediately preceding sentence. Lessee may terminate this Lease, but with respect to each affected Site(s), Facility(ies) or Pole(s) only, for any reason at any time prior to installing its Equipment. Thereafter, Lessee may terminate this Lease, but with respect to each affected Site(s), Facility(ies) or Pole(s) only, prior to the expiration of the initial Term and any Additional Term upon not less than thirty (30) days prior written notice to Lessor in the event that: (a) Lessee is unable to use a Site, Facility or Pole as desired by Lessee; (b) Lessee is unable to obtain any certificate, license, permit, recorded easement, authority or approval from any governmental authority or property owned that is necessary for Lessee’s intended use of a Site, Facility or Pole; or (c) any certificate, license, permit, recorded easement, authority or approval previously issued or given is cancelled, expires, lapses or is otherwise withdrawn or terminated.
- 7. Access/Utilities.** Lessee shall install and maintain its own Equipment at its own expense. Only electrically qualified personnel of the Lessee and/or only electrically qualified personnel of the Lessee’s designee shall have access to the Site(s), Facility(ies) or Pole(s) 24 hours/day, 7 days/week or as stipulated in any certificate, license, permit, recorded easement, authority or approval in effect. Lessor agrees to provide power and to connect the electricity source to Lessee’s Equipment to enable Lessee to use its Equipment as per

Lessor's Bylaws and policies as they exist and as may be amended by the Lessor or its members. Upon termination of its operations at the Site(s), Facility(ies) and Pole(s), Lessee shall remove all of its Equipment and surrender the Site(s), Facility(ies) and Pole(s) to Lessor in good condition, ordinary wear and tear excepted.

8. Interference. Lessee shall not permit any use of the Site(s), Facility(ies) and/or Pole(s) in any way which interferes with the operations of the Lessor. Lessor shall have the authority to immediately, without prior notice, disconnect and/or remove any Equipment of the Lessee at any Site(s), Facility(ies) and/or Pole(s) that are believed to interfere with the operations of the Lessor, including, but not limited to, noise on the Lessor's electrical system that may affect or interfere with electrical current, data flow and/or other Lessor operations.

9. Notices/Indemnification/Miscellaneous/Applicable Law.

(a) *Notices.* Notices shall be in writing, and shall be delivered certified mail, postage prepaid, return receipt requested or by a nationally recognized overnight delivery service to the address given at the beginning of this Lease or to the address specified in the most recent notice of any change of address delivered in accordance with the notice provisions of this Lease, with the exceptions of: (a) annual billing for electrical service and rent; (b) changes in rates, Bylaws and/or policies; which exceptions may all be mailed and delivered by regular mail through the United States Post Office. If the party does not accept delivery, then the notice provisions of this Lease shall be deemed satisfied.

(b) *Indemnification.* Lessee agrees to defend, pay on behalf of and hold harmless Lessor and its directors, officers, agents, and employees for all claims of whatsoever nature or kind, including those brought by employees of Lessee or Lessor's designee(s), arising out of or as a result of any act or failure to act, whether or not negligent, in connection with the performance of work performed or to be performed pursuant to this Lease. Lessee agrees to defend and pay all costs in defending these claims, including attorney fees.

(c) *Insurance* Lessee agrees to maintain public liability and property damage insurance (including automobile public liability and property damage insurance) to cover the obligations set forth above. The minimum insurance limits shall be \$1 million bodily injury and property damage. Lessor shall receive a minimum thirty (30) day notice in the event of cancellation of insurance required by this Lease. Lessee shall furnish a certificate of insurance to Lessor showing the above obligations and requirements are provided for by a qualified insurance carrier, and showing the Lessor as an additional insured on such insurance. In the event of any default by Lessee under the terms of this Lease, including but not limited to failure to make timely rent payments to Lessor, Lessee agrees to reimburse Lessor for its costs incurred in enforcing this Lease as a result of Lessee's default, including but not limited to Lessor's attorney fees and court costs.

(d) *Miscellaneous.* Each party represents that it has the authority to enter into this Lease. Neither party has been represented by any real estate broker in this transaction. Lessor warrants that the Lessee shall have enjoyment of the Site(s), Facility(ies) and/or Pole(s) upon attainment of any certificate, license, permit, recorded easement, authority or approval necessary under the terms of this Lease. This Lease represents the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, and negotiations, whether oral or written, with respect thereto. No amendment, change or waiver of any of the terms and conditions of this Lease shall be effective unless in writing and signed by both parties except as otherwise stated in this Lease. No waiver of any provision of this Lease shall constitute a waiver of any other provision of this Lease or of the same or any other provision in any other instance. If any term of this Lease is deemed invalid, the remainder of this Lease shall not be affected. This Lease shall inure to the benefit of and be binding upon the successors or assigns of each party and their successors or assigns. This Lease may be signed in counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument. Facsimile signatures shall be deemed original signatures.

(e) *Applicable Law.* This Lease shall be governed by and construed in accordance with the laws of the State of Missouri. The parties agree that any dispute arising out of or related to this agreement shall be litigated, if at all, in the Circuit Court of Boone County, Missouri.

The parties' authorized representatives have duly executed this Lease as of the dates set forth below.

LESSOR:	LESSEE:
By: _____	By: _____
Name: <u>Tim Grenke</u>	Name: <u>Mark Sullivan</u>
Title: <u>Mayor, City of Centralia, MO</u>	Title: <u>Program Manager</u>
Date: _____	Date: <u>May 10, 2016</u>

Attachments: Exhibit A

EXHIBIT A

Landis+Gyr Facility or Pole Attachment Agreement

City of Centralia, Missouri

ATTACHMENT LOCATIONS

Pole	Street Address	City/St/Zip	Centralia Power & Light Pole ID #
1	1029 E. Fairview St.	Centralia, Mo 65240	5906
2	544 S. Jefferson	Centralia, Mo 65240	5835
3	510 S. Rollins St. (corner of Sims and Collier)	Centralia, Mo 65240	6248
4	211 W. Bruton	Centralia, Mo 65240	6375
5	521 S. Central St.	Centralia, Mo 65240	6188
6	204 N. Columbia St.	Centralia, Mo 65240	5583

From: Matt Harline, City Administrator

To: Mayor & Board of Aldermen

Date: June 17, 2016

Re: City Administrator's Monthly Report – May 2016



- Participated in the Public Utilities and Public Works Meeting Committee meeting on May 1st.
- Participated in the General Government and Public Safety Committee meeting on May 8th.
- Participated in meetings of the Board of Aldermen on May 2nd and 15th.
- Participated in the Planning and Zoning Commission Meeting on April 21st.
- Assisted with the development of packets for the Committees, Commission and the Board of Aldermen meetings.
- Continued reviewing updates on capacity purchase bids and participated in teleconferences with Bob Harbour and representatives of the other cities. Participated in teleconference with Mark Mustain.
- Worked on water construction permit for SW Country Estates.
- Filed Tier II report, updated MISO contacts sent pole attachment bill to Charter.
- Visited the City of Moberly with Nathan Kuhn to observe how they enforce their rental inspection program.
- Reviewed interviewed and assisted Mike Forsee in the hiring of a new Water/Sewer Department Equipment Operator.
- Developed specifications, sent out request for bids and reviewed bids for asphalt over lay on several city streets.
- Developed specifications, sent out request for bids and reviewed bids for landscaping at several city utility projects.
- Met by phone with Century Link about cooperation on undergrounding and in new sub-divisions.
- Printed and assembled the FY2017 budget and budget document with the assistance of Phyllis Brown.
- Worked with MECO Engineering, MODOT and B&P Patterson of Linn for the approval of the contract for the Jefferson Street sidewalk project. Held preconstruction meeting with all parties in Jefferson City. Sent out fourth invoice to MODOT.
- Set up meeting at the end of the Chamber Board meeting with department heads plus Parks Department and police to prepare for Anchor Fest.
- Assisted in RHSOC annual grant application approval process.
- Conducted weed abatement hearing with Sandy Buck. With her cooperation, the help of Phyllis Brown and the Park Department got several problem yards mowed.
- Met with Amy Kurt of the Clean Line Energy Project about their efforts to build a DC power line.
- Participated in the Office Staff meeting.
- Attended meetings of REDI, CREDI, Chamber of Commerce, MCMA Annual Conference at Camden on the Lake, department heads, , MPUA RTO Committee and Park Board;
- Responded to various citizen requests, personnel issues, and reviewed payroll and as needed measured construction setbacks and reviewed parts of commercial business building permits, entered building permit information, and answered questions from the media and other tasks.

All of the tasks started and completed required the support of the Board of Aldermen and the cooperation of the staff in City Hall and the rest of the City staff.

Thank you.