

AGENDA
CITY OF CENTRALIA, MISSOURI
Board of Aldermen – Regular Meeting
Monday, October 16, 2017
7:00 P.M.
City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. CONSENT AGENDA (Approved as a group unless separated by request of one or more Aldermen)
 - A. Minutes of Prior Meetings - *September 18, 2017 & October 2, 2017*
 - B. Minutes of Public Works and Public Utilities Committee Meeting - *October 2, 2017*
 - C. Minutes of General Government and Public Safety Committee Meeting - *October 9, 2017*
 - D. Minutes of Planning and Zoning Commission Meeting – *October 5, 2017*
 - E. Reports
 - 1. Treasurer’s & Collector’s Reports
 - 2. Activity Reports
- IV. ACCOUNTS PAYABLE OVER \$1,250 = **\$565,084.33**
- V. COMMENTS FROM CITIZENS
- VI. PRESENTATION BY NORTHERN DISTRICT COMMISSIONER – JANET THOMPSON
- VII. APPOINTING AN ALDERMAN TO COMPLETE UNEXPIRED TERM UNTIL APRIL 2018.
- VIII. PUBLIC HEARING
 - A. Amending Sections 31-44.1 of the Centralia City Code, concerning the Wireless Communication Facilities in the City of Centralia, Missouri.
- IX. ACTION AGENDA
 - A. Finance
 - 1. Authorizing the Mayor of Centralia, Missouri to enter into an Agreement with Piper Jaffray & Co. of Leawood, Kansas for Financial Services – Ordinance.
Bill No. _____ Ordinance No. _____
 - B. Permits and Licensing – None.
 - C. Legal
 - 1. Amending Sections 31-44.1 of the Centralia City Code, concerning the Wireless Communication Facilities in the City of Centralia, Missouri Employees – Ordinance
Bill No. _____ Ordinance No. _____
 - 2. Amending Section 2-81 of the Centralia City Code concerning the powers and duties of the Planning and Zoning Commission of the City of Centralia, Missouri – Ordinance.
Bill No. _____ Ordinance No. _____
 - 3. Accepting the conveyance of an electric utility easement to the City of Centralia, Missouri across the north side of 420 West Singleton – Ordinance.
Bill No. _____ Ordinance No. _____

- D. Purchasing
 - 1. Authorizing the Mayor of Centralia, Missouri to enter into an Agreement with Energy Solutions Professionals, LLC. of Overland Park, Kansas for an Investment Grade Audit on certain buildings of the City of Centralia, Missouri – Ordinance. Bill No. _____ Ordinance No. _____

X. OLD BUSINESS

XI. NEW BUSINESS

- A. Mayor
 - 1. Appointments
 - a) Planning and Zoning Commission
 - b) Library Board
 - c) Technology Committee
 - 2. Second Annual Veteran's Day 5/10K
- B. City Administrator
 - 1. Monthly Report
 - 2. Scheduling Saturday Work Session (Retreat)
- C. City Attorney
- D. City Clerk
 - 1. MML Regional Meeting in Jefferson City

XII. AS MAY ARISE

XIII. ADJOURN

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

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

Absent: Alderman Dick Ward

Also present were City Administrator Matt Harline, Cydney Mayfield, Heidi Chick with Williams-Keepers, Don Bormann, Police Chief Larry Dudgeon, James Smith with the Centralia Fireside Guard

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 – August 14 & 30, 2017 and September 11, 2017
- B. Minutes of Public Works and Public Utilities Committee Meeting – September 5, 2017
- C. Minutes of General Government Committee Meeting – September 11, 2017
- D. Minutes of Planning and Zoning Commission Meeting – September 7, 2017
- E. Reports
 - 1. Treasurer's & Collector's Reports
 - 2. Activity Reports

Wilkins said that in the Public Works & Public Utilities minutes he is reported as present, but he did not attend the meeting, and Laver Law firm should be Lauber Law Firm.

Motion was made by Alderman Lee to accept the consent agenda as amended in its entirety. Alderman Vollrath 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 \$400,062.62 as follows:

ACCOUNTS PAYABLE OVER \$1250

September 18, 2017

Aramark (July / August Charges)	\$1,712.42
Bank Of New York Mellon (Postage)	\$2,500.00
Banner (Trk Pump Testing)	\$1,345.98
Big Rivers Elec Coop (Capacity)	\$24,250.00
Blu Tower (Transformers)	\$6,025.00
Boone County Resource Management (Bldg. Permit (Aug 2016))	\$3,117.92
Butler Supply (Elec Dept Supplies)	\$1,475.03
Central Bank of Boone County (Park Lease Pmt)	\$42,727.13
Dayne's	\$28,506.90
Engineering Surveys & Services (Testing)	\$1,632.00
H & R Russell Entr (Cemetery Mowing)	\$2,519.62
Hannekan Roofing (Repair Storm Drainage)	\$1,375.00
HD Supply Waterworks	\$5,427.84

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Metal Culverts inc	\$1,596.63
Meyers Truck Service (Unit # 85 Parts/Repairs)	\$3,527.28
Midwest Meters (Meters)	\$2,146.50
MJMEUC (Prairie State Charges)	\$84,553.55
Nextera (Wholesale Electric)	\$152,535.91
Spectrum Business (St, Water, Elec, Fire, RC, CH & PD)	\$1,387.70
UMB Bank (MAMU 08 Substation)	\$12,635.56
Water & Sewer (Water Dept Supplies)	\$1,810.66
Williams Keepers (Bill # 4 Audit)	\$3,710.00
Wireless USA (Repeater \$2963.00)	\$3,800.00
TOTAL	\$390,318.63
ADDED TODAY	
MFA Oil (Fuel)	\$7,243.99
Thompson Law (Legal)	\$2,500.00
	\$9,743.99
GRAND TOTAL	\$400,062.62

Alderman Wilkins made the motion to approve the Accounts Payable over \$1250 in the amount of \$400,062.62. Alderman Vollrath 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 7:04 p.m. by Mayor Grenke.

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

PRESENTATION OF ANNUAL AUDIT FOR FISCAL YEAR 2016-17 BY WILLIAMS KEEPERS, LLC

Heidi Chick with Williams-Keepers presented the audit results for fiscal year 2016-17. She went over the summary statements, and said that they issued an unmodified or clean opinion. She that the bottom line is that anyone can read the report and look at the numbers and rely on everything that is on there. Chick presented two complete sets of financial statements: 1) government wide 2) fund financial statements. She explained the process the auditors go through while completing the audit and what information they verify.

Chick left the meeting at 7:25 p.m.

ECONOMIC DEVELOPMENT REPORT FROM CHAMBER OF COMMERCE

The minutes were provided in the General Government and Public Safety meeting packet. This Wednesday night will be the shop hop, and the BBQ contest is October 13th & 14th.

ACTION AGENDA:

Finance: None

Permits & Licensing: None

Legal:

ORDINANCE: Authorizing the Mayor of the City of Centralia to execute an engagement letter to secure legal services with Lauber Municipal Law, LLC

Harline said the City hired Thompson Law Firm in the interim until the City could hire a permanent replacement for Merritt Beck. We went through full RFQ process and received three submissions and interviewed all three firms. The committee that held the interview consisted of Harline, Grenke and Wilkins. The committee felt that the Lauber Law Firm was the best candidate for the position.

Alderman Vollrath presented a bill marked and designated as bill no. 2177 to create an ordinance entitled “AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI TO ENTER INTO AN AGREEMENT BY LETTER OF ENGAGEMENT WITH LAUBER MUNICIPAL LAW LLC. OF BOONVILLE AND LEES SUMMIT, MISSOURI, AND SETTING THE RATES OF COMPENSATION FOR LEGAL SERVICES.” Alderman Vollrath moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Vollrath moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Vollrath moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: 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 2917.

Harline introduced Cydney Mayfield as the representative from Lauber Law Firm, who will begin working with the City. Harline – the engagement starts November 1st. Thompson is working on the telecommunications law, but the letter allows us to start working on some abatement issues prior to November 1st.

ORDINANCE: Authorizing the Mayor of the City of Centralia, Missouri to execute and deliver a Quit-Claim deed to Boyd Harris Properties, LLC, a tract of real estate within the city limits of the City of Centralia

Grenke said this was discussed at planning and zoning and they recommended to move forward.

Harline said items 2 through 4 concern the same tract of land. City would be quit claiming a parcel of land which is about 3/10 of an acre which has no value to city. There is some drainage way in the slope that supports the sidewalk that would be right of way. Bormann said there is a ten foot strip that we think was railroad right of way. He also said he is working on the easements for the City and the vacation of the land for Boyd Harris.

Alderman Magley presented a bill marked and designated as bill no. 2178 to create an ordinance entitled “AN ORDINANCE DECLARING AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI TO SELL CERTAIN REAL ESTATE IN THE CITY OF CENTRALIA TO BOYD HARRIS PROPERTIES L.L.C.” Alderman Magley moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Vollrath and motion carried unanimously. The bill was then read by title only. Alderman Magley moved the bill be placed on its second reading. Motion was seconded by Alderman Vollrath and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Magley moved the final passage of the bill. Alderman Vollrath seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: 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 2918.

ORDINANCE: Accepting the conveyance of a sanitary sewer utility easement to the City of Centralia, Missouri across the south side of 420 West Singleton Street

Alderman Lee presented a bill marked and designated as bill no. 2179 to create an ordinance entitled “AN ORDINANCE ACCEPTING THE DEDICATION OF A SANITARY SEWER EASEMENT ACROSS THE SOUTH SIDE OF 420 WEST SINGLETON STREET.” 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: 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 2919.

ORDINANCE: Accepting the conveyance of a water utility easement to the City of Centralia, Missouri across the south side of 420 West Singleton Street

Alderman Wilkins presented a bill marked and designated as bill no. 2180 to create an ordinance entitled “AN ORDINANCE ACCEPTING THE DEDICATION OF A WATER LINE UTILITY EASEMENT ACROSS THE SOUTH AND WEST SIDES OF 420 WEST SINGLETON STREET.” Alderman Wilkins moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Vollrath and motion carried unanimously. The bill was then read by title only. Alderman Wilkins moved the bill be placed on its second reading. Motion was seconded by Alderman Vollrath and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Wilkins moved the final passage of the bill. Alderman Vollrath seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: 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 2920.

RESOLUTION: Adopting a Policy Resolution #29 of the City of Centralia, Missouri to establish Formal Written Policy to permit private entities to access the City Geographic Information System (GIS) for utility information

Alderman Rodgers presented a bill marked and designated as bill no. 2181 to create an ordinance entitled “A RESOLUTION OF THE CITY OF CENTRALIA MISSOURI, ADOPTING A FORMAL WRITTEN POLICY CONCERNING PERMITTING PRIVATE ENTITIES TO ACCESS CERTAIN GEOGRAPHIC INFORMATION SYSTEMS (GIS) DATA FROM THE CITY OF CENTRALIA, MISSOURI.” Alderman Rodgers moved that it be placed on its first and only reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Rodgers 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: 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 Resolution was designated as Resolution R-17-10.

Bormann pointed out that there is supposed to be an electric easement. Harline agreed and said it didn't get into the packet. Bormann said it can be recorded first and then the easement adopted later.

Purchasing: None

OLD BUSINESS: None

NEW BUSINESS:

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Mayor:

Appointments:

Mayor Grenke reappointed Robert Hudson to the Planning and Zoning Commission with a term to expire in September 2022. Alderman Vollrath made a motion to accept the Mayor's reappointment Robert Hudson to the Planning and Zoning Commission with a term to expire in September 2022. Alderman Lee seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Bormann left the meeting at 7:43 p.m.

Mayor Grenke appointed Cydney Mayfield as City Attorney as part of the Lauber Municipal Law, LLC, law firm. Alderman Wilkins made a motion to accept the Mayor's appointment of Cydney Mayfield as City Attorney as part of the Lauber Municipal Law, LLC, law firm. Alderman Lee seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Alderman Wilkins made a motion to decommission the ad hoc committee for selecting candidates for the City Attorney position. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

City Administrator:

Work Session on Building Codes

Harline suggested October 9th or November 13th as possible dates to have an earlier meeting to discuss the adoption of the building codes. Lee suggesting getting input from those affected by this change such as contractors and builders in the area. Harline said this meeting would be the opportunity at that time.

Board decided that November 13th would be the best time to allow notice to contractors in the area that might be interested in attending and the meeting was set for 6:30 p.m.

City Administrator's Monthly Report – August 2017

The report was provided in the packet.

City Attorney: None

City Clerk: None

AS MAY ARISE

Harline said that Alderman Ward had discussed his intention to resign from the Board of Aldermen. He is going to put something together in writing. Grenke said he will be looking to make an appointment for the Alderman Ward II position.

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

The meeting adjourned at 7:48 p.m.



Heather Russell, City Clerk

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

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

Absent: Alderman David Wilkins

Also present were City Administrator Matt Harline, City Attorney Thompson, Police Chief Larry Dudgeon, and James Smith with the Centralia Fireside Guard

Pledge of Allegiance:

Mayor Grenke led everyone in the pledge of allegiance.

Grenke said he would like to take a moment of silence in memory of the tragic shooting that happened in Las Vegas, NV. Also to recognize the law enforcement officers and first responders.

Dudgeon called to say the police would not be here tonight due to a case they have been working on since last night.

ACTION AGENDA:

Finance: None

Permits & Licensing: None

Legal:

ORDINANCE: Authorizing the Mayor of the City of Centralia, Missouri to enter into an agreement with the County for use of City Water tower for Joint Communications antenna

Harline said that first responders and others in the City would benefit from this antenna. There is already an antenna on the tower, so this would be an upgrade. Harline said Boone County will make sure the contractor does have insurance that would cover the City of Centralia in case of an accident. This will be a benefit to all residents of Centralia and northern Boone County.

Alderman Lee presented a bill marked and designated as bill no. 2182 to create an ordinance entitled "AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF CENTRALIA, MISSOURI TO ENTER INTO AN ANTENNA SITE LICENSE AND 2017 IMPROVEMENT AGREEMENT WITH BOONE COUNTY, MISSOURI FOR THE INSTALLATION OF PUBLIC SAFETY COMMUNICATION EQUIPMENT ON THE CITY WATER TOWER." 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 Vollrath 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 Vollrath and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Lee moved the final passage of the bill. Alderman Vollrath seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Lee, Magley, Rodgers, and Vollrath. 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 2921.

ORDINANCE: Authorizing the Mayor of the City of Centralia, Missouri to enter into a Pole Attachment agreement with Socket, LLC of Columbia, Missouri

Harline said that the memo sent out to the Board explained that the agreement gives the City an excellent high speed internet source that is better than what we had a bid for. That bid would have cost us about \$9000 per year. The City would give them the right to have attachment to our poles and we will work with them to help assist putting stuff up.

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Harline said he thinks this will be a great advantage for the city. The City will create an area right above the City Administrator's office in City Hall where there is already a switch where they will bring the fiber into the City and have an 24/7 access point where they can run their operation on our generator. We have a bunch of fiber there now, and the area is dusty and this is something we should do anyway.

Grenke questioned that since the City is granting socket the ability to put attachments on City poles if we can say which poles to use and not to use.

Harline said that we want our citizens to get good coverage, but we can say yes or no to which poles to use. He said that the City has similar agreements with Centurylink and Charter.

Lee asked if there are distances that have to occur between our electric lines, Charter lines, telephone lines and now this fiber optic. Armontrout said he thinks they like about 40 inches from any hot wire. He said the phone and cable are about one foot apart and socket will go above them about another foot.

Alderman Vollrath presented a bill marked and designated as bill no. 2183 to create an ordinance entitled "AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI, TO EXECUTE A LICENSE AND POLE ATTACHMENT AGREEMENT WITH SOCKET TELECOM, LLC, OF COLUMBIA, MISSOURI FOR PERMISSION TO ATTACH EQUIPMENT TO CITY OF CENTRALIA, MISSOURI UTILITY POLES, IN EXCHANGE FOR INTERNET SERVICE AND OTHER CONSIDERATIONS." 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 Lee 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 Magley and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Vollrath moved the final passage of the bill. Alderman Lee seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Lee, Magley, Rodgers, and Vollrath. 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 2922.

RESOLUTION: Authorizing Mayor Tim Grenke of Centralia, Missouri to file an application with the Missouri Department of Natural Resources Small Community Engineering Assistance Program under the Missouri Clean Water Law

Harline said this is the resolution very similar to the one passed recently. On advice of our attorney, we took Tim Grenke's name out the resolution, which is typical. However, DNR requires his name in the resolution, so this resolution includes his name and will be an amendment of the original resolution.

Alderman Rodgers presented a bill marked and designated as bill no. 2184 to create an ordinance entitled "A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SMALL COMMUNITY ENGINEERING ASSISTANCE PROGRAM UNDER THE MISSOURI CLEAN WATER LAW (SECTION 644, RSMO)." Alderman Rodgers moved that it be placed on its first and only reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Vollrath and motion carried unanimously. The bill was then read by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Rodgers moved the final passage of the bill. Alderman Magley seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Lee, Magley, Rodgers, and Vollrath. Voting AGAINST: None. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Resolution was designated as Resolution R-17-09A.

Purchasing:

Approving a Change Order for Asphalt Overlay project for 2017

Harline the original bid by capital paving \$188,477.23 based on our estimates for the amount of overlay plus the amount of removals for patching and the full depth of patching of six inches in some areas, primarily along CC Cox subdivision which is Eastmont, Briarwood and Westwind. There was rate per square yard for cold milling. We underestimated the amount for the asphalt patching. The change order shows the actual amount of \$22,275.10. Capital

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had the greatest advantage in the areas we went over. They had the lowest bid, and if we had gone with any of the other bids the underestimate would have been worse.

Hoffman said the problem we found was that after the trucks ran over it there was more patching needed than originally thought. Harline said we over estimated how much overlay asphalt we would need. We also added a couple of extra streets, including South Street and Poage Street.

Alderman Lee made a motion to authorize the Mayor of the City of Centralia, Missouri, to approve the change order in the amount of \$22,275.10 from Capital Paving. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Harline said this does put us slightly over our budgeted amount of \$206,000.

AS MAY ARISE

Grenke said he has received a resignation letter from Alderman Ward. He said he has spoken with Robert Hudson who ran against Ward in the last election, and he is interested in filling that position. Grenke said he intends to make the appointment at the regular meeting on October 16, 2017.

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

The meeting adjourned at 7:20 p.m.



Heather Russell, City Clerk

Minutes of the Public Works and Public Utilities Committee for Monday, October 2, 2017.

The meeting was called to order by Alderman Lee, Chairperson at 7:20 p.m.

I. Present.

Present were Mayor Tim Grenke, Aldermen Andrea Vollrath, Landon Magley, and Jim Lee. Also attending were City Administrator, Matt Harline, Street & Sanitation Foreman Phil Hoffman, Water & Wastewater Foreman, Mike Forsee, Electric Foreman Jeff Armontrout. Citizens present were Darren Adams and James Smith of the Fireside Guard.

II. Comments from Citizens: No comments from citizens

III. Electric Department

A. Activity Report

Activity Report - Lee asked for comments and questions on the Activity Report.

Armontrout said that in the next couple of weeks the Electric Dept. will be done with the Reed street project and everyone will have underground service. They did get all of the poles pulled on the 500 block of Central street so that is all done except the landscaping.

B. Generation

Harline said that the City of Rolla and others are planning a trip to Prairie State on November 2nd. Harline stated that anyone going would need to get to the plant (In Southern Illinois) by 9 a.m. Harline requested that if there is anyone on the Board who wanted to go see that let him know. Cydney Mayfield, the incoming City Attorney, has expressed interest in taking the tour of the mouth of the mine coal plant of which we own 2MW.

Harline said that there will be another meeting similar to the one that Lee, Armontrout and Harline went to Hannibal, where they will discuss municipal utility governance, later in November.

C. Distribution

D. Other

Harline said he attended MPUA meeting, where he learned some things and met with some different vendors. He said he talked with engineers at BHMFG about moving from an AMR system to an AMI system, which he said has some advantages. Harline noted that there are a lot of options including some less expensive ones. Harline said AMI allows for an outage management system that would be very beneficial and would let us know whose power is out before they called us.

IV. Public Works

A. Activity Report

Activity Report Lee asked for comments and questions on the Activity Report.

Hoffman said his department went from paving and went to pavement markings, and there are only have a few left and will be done.

Harline said that the Board of Aldermen authorized to paint some of the spaces on Railroad Street in front of Hog Haven BBQ at an angle, which would increase the number of parking spaces by 5 or 7. Harline stated that that now would be the time to change it if we wanted to, but he believes the consensus is to keep it all parallel parking due to the truck traffic on the street. For that reason, Harline said that the safer option would be to stick with the parallel parking.

Grenke said he thought we agreed to leave it as is for a year or so, and assess it again to see if there was a need. Harline agreed that was the case. Smith questioned if there have been any complaints from truck drivers about the lack of parking there. Grenke said he has not heard any comments. Harline said there are some people who rent truck parking spaces, so we do not want to be in the business of providing so much free space that we are competing with those who rent the spaces.

Smith said he had heard complaints from a truck driver about others parking in the truck only parking. Harline said that would be an enforcement issue.

There was some discussion regarding if the signs said truck only parking or truck parking allowed.

Lee said that in regard to the diagonal parking on the north and south sides of Singleton Street in front of Prenger's grocery store gets pretty tight in there sometimes, especially if you get a couple of extended bed trucks in there. Harline said there is an amount of parking required of those businesses and they can count any spaces in the street within a certain number of feet as part of their parking requirement. Before we change it, Harline said he would need to do a count to make sure we don't make those businesses out of compliance. There was some discussion about crowded parking in other areas of town.

B. Streets

1. Street Overlay Follow-up Harline and Hoffman agreed that it had been discussed.

C. Sanitation

1. Recycling roll-off project update

Harline said he has have the specs from the City of Columbia, but wanted to let you know they would be going out for bid pretty soon.

D. Storm Sewer

E. Other

Hoffman said he would like to bring up the need to look at City ordinances to see if there is anything about contractors unloading steel track equipment on our city streets. Hoffman reported that this happened recently on a newly paved street and didn't do any damage, but easily could have.

V. WATER AND SEWER DEPARTMENT.

A. Activity Report

Activity Report Lee asked for comments and questions on the Activity Report. Forsee said the Water & Sewer Dept. got the primary basin behind the water plant back on. Forsee reported that they installed a new bearing, chain, switches and everything is back on. Forsee reported that the wastewater is completely empty at both lagoons and all three farmer's ponds are empty.

B. Water

1. Repairs to scraper

Harline said it was a lot of labor from the City crews and we will keep track of the labor and include it in the capital project column. Harline added that the Water guys were out there many hours over the weekend working on this project, in addition to working on it Wednesday, Thursday and Friday of last week along with their regular duties.

C. Sewer

1. Pending change order for sanitary sewer rehab

Harline said we will have a change order at the October 16th meeting for the Visu Sewer contract for the sewer lining. We found a place between Eastmont and Jefferson where there is a sewer that needs lining. Forsee said the area is in bad shape; it is 272 feet long with 6 houses on it, and is about twelve foot deep. Forsee noted that the area is pretty tight, and if City crews go in there they are afraid they will tear up everything and be more than \$5,000 into the project. Forsee added that there was a blockage in one of the lines that we found when we had to go into it with the camera. Forsee stated that it was pretty bad. The goal, Forsee said, is to stop the infiltration and keep it from collapsing. Forsee explained that the line is clay tile, and if we can get the lining in it will be better than before. Harline said those are great places for roots to get in. Forsee said that there was already about a 4 foot root in the line. Harline said the cost will be about \$5700.

D. Other

VI. OTHER

A. Selecting Energy Savings Company for Energy Performance Contract

Harline gave an update: there were eight companies that toured the facilities, five companies submitted proposals, and the committee conducted three interviews. Harline noted that there were some follow up questions and all four members of the committee will get together Thursday night to bring a recommendation next Monday night. Harline

said that the goal is to make the operation savings pay for itself.

AS MAY RISE

Magley said there is a house on Rodemyre where the weeds in the backyard are tall enough to touch the ceiling and haven't been mowed all summer. It's between Howard Burton and Maple, the middle house.

Harline said there was one on another street across town also that had recently been caught, and he said he will talk to Sandy about it tomorrow.

Rodgers questioned if the City has given out warnings on grass this year. Harline said there are about 10-15 per week. We schedule a hearing about every 2 weeks, and we've done an abatement where we've cut the grass and sent the bill.

VIII. ADJOURN.

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

The Committee adjourned 7:45 p.m.

Minutes of the General Government and Public Safety Committee meeting of Monday, October 9, 2017.

The meeting was called to order by Alderman Wilkins, Chairperson at 7:00 p.m.

I. ATTENDANCE.

Present were Mayor Tim Grenke, Aldermen Andrea Vollrath, Jim Lee, Landon Magley, and David Wilkins, Also attending were City Administrator Matt Harline, Fire Chief Denny Rusch, Police Chief Larry Dudgeon, and James Smith with the Fireside Guard. Others present included Kent Clow, Energy Solutions Professionals, LLC.

II. PLEDGE OF ALLEGIANCE.

Those present participated in the Pledge of Allegiance.

III. COMMENTS FROM CITIZENS.

None

IV. PUBLIC SAFETY.

A. Police Department

1. *Activity Report:* Wilkins asked if there were any questions or comments on the Activity Report. Chief Dudgeon wanted to point out that the 2017 September numbers vs. 2016 September numbers are up (for calls). Dudgeon does understand it takes money to maintain a police force, but the calls are coming in. Dudgeon said Harline wanted him to speak about the new CAD (computer aided dispatch) system; Brenda went to training and there are going to be changes and it is progressing. Harline asked when they might be doing the install. Dudgeon said November 2017 but it may be closer to January 2018. Harline said it was in his draft to have Dudgeon explain. Dudgeon said the Luke Bryan concert went as well as it could. Grenke wanted to know how many people were there, Smith from the Fireside Guard said 15,000 attended. Dudgeon said they patrolled locally around Forrest Chevrolet and in the City limits. Traffic was directed in a way to keep it from getting to be too much.

2. Other
None

B. Fire Department.

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

2. ISO Inspection

Rusch said the inspection was mostly about documenting and they will be submitting a report back. Wilkins asked how often they did the inspections and Rusch said they are doing them on a five year rotation. Rusch added that during the inspection they wanted to see how you react to calls and water supply and were interested in the fire hydrants. Rusch responded to a question it will be about five to six months until we hear the results.

3. Other

Harline wanted to add that there is a rumor about Boone Hospital removing ambulance service from Centralia and this is not true. Harline said he spoke directly with Boone Hospital president Jim Sinek and Mr. Sinek said that they considered it as an option, but decided that they will continue to have the Ambulance available.

C. Emergency Management.

Grenke is scheduled to go to Virginia this November during the second week for emergency management class (EMAC) he did note that he is familiar with some of the software.

D. Protective Inspection.

1. Task Order with MECO Engineering for dangerous building inspection.

Harline said there is a memo and a task order, the purpose of which is to hire a structural engineer to inspect dangerous buildings, to make a report and to testify in court if they are needed,. If the property owner does take out a demolition permit, then this would not be needed.

Vollrath made a motion and Lee seconded the motion to authorize the Mayor to sign the Task Order number CEN18 – CD02 with MECO Engineering for an inspection, report and possibly testimony on the condition of the building at 110 East Railroad Street in Centralia. The motion passed by unanimous voice vote.

V. GENERAL GOVERNMENT AND FINANCE.

A. Economic Development.

Harline had received a pricing from Moberly Area Economic Development Corporation and their quoted price was \$20,000 per year. The cost for REDI is \$1,000 per year Harline said and they have been helpful with some projects. Harline noted that they had just had a great year in Columbia. Harline noted that the REDI budget is around \$400,000 per year and we get what we pay for.

B. Park Board

None

C. Cemetery Advisory Committee.

Harline said this December there will be requests for current bids on mowing the cemetery.

D. Tree Board.

None

E. Library Board

Wilkins noted the agenda and minutes of the previous meeting in the packet. Harline stated that they are still in need of one more person on the board.

F. July 2017 Financial Statements

Harline said the sales tax were still doing ok just a little behind last year. Harline added that Janet Thompson will speak at the next board meeting about the use tax which will be on the ballot this November. Harline speculated that the City of Centralia could take in about \$30,000 a year for the one cent sales tax, but by the time the other cities were going to, we were too late. Dudgeon asked if this is the tax that citizens have to approve and Harline said yes, it's a tax for Boone County that would be collected from online purchasing by Amazon etc. Harline said that we would need to go to Jefferson City if we wanted to pursue a public safety sales tax. Grenke said this would be good for a retreat.

G. Bills over \$1,250

Harline asked if anyone had any questions. Magley asked about unit 123, Wilkins said it was on the John Deere 2015, Magley said he thinks it should be on warranty. Harline is going to check more into this.

H. Other General Government.

1. Recommendation for Energy Performance Contract

Harline said there a couple companies that originally approached us with the idea of a project; eight or nine companies that looked at the proposal; five companies submitted proposals and we interviewed three. The Committee is recommending Energy Solutions Professionals, LLC (ESP) of Overland Parks, KS. Because they hit all of our number-one priorities. Trane and CTS out of St. Louis, Missouri and ESP out of Overland Park, Kansas made presentations and answered questions and we rescored the proposals. Trane put in the most effort but they suggested an environmental control system that was more complicated than necessary. Harline noted that ESP offered a solution at much less cost. The carpet and paint would be updated in City Hall, HVAC and lighting would be evaluated and possibly upgraded, street lighting would be updated to LED high efficient lighting and other improvements would all be part of the project Harline explained. Kent Clow (ESP said that they took a practical approach to the different options and wants to use local companies for bids and try to compete for the best value. Clow said they strive for the best savings. Clow noted that the first step is in the investment grade audit. Clow assured the Committee that ESP knows how to comply completely, by giving the City a turnkey solution. Clow reported that the City spent \$173,000 for utilities last year and this project could save up to \$30,000 per year. Kent wants to point out that they are independently owned and there are a lot of options; maybe some things could just use tuning up. Clow said there is no need to fix something that is not broke. Harline said the risk to the City is if we end up saying no then the City has to pay for the audit and that amount is \$2,247. **Lee made a motion Vollrath seconded to authorize City staff to draft an ordinance for consideration at the earliest possible meeting allowing the City to enter into an agreement with Energy Solutions Professionals, LLC of Overland Park, KS to perform an Investment Grade Audit of certain City buildings. The motion passed by unanimous voice vote.**

VII. OTHER.

Dudgeon wanted to point out that this Friday is the last home, high school football game and the BBQ competition is this weekend and so far there are 30 teams. Harline said that parts of Sneed, Allen and Singleton will be left open during the BBQ contest.

VIII. AS MAY RISE.

None

IX. ADJOURN.

Magley, made a motion to adjourn the Committee meeting, Vollrath seconded the motion which was then approved by unanimous voice vote at 7:45 p.m.

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, October, 2017.

The meeting was called to order at 6:00 p.m. by Chairman, LeeAllen Smith presiding.

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Don Bagley (Vice-Chair), Mayor Tim Grenke, Robert Hudson, Dale Hughes, Harvey Million, David Wilkins and Street Foreman, Phil Hoffman. Also present were City Administrator Matt Harline, and James Smith of the Centralia Fireside Guard. Absent: Alderman Jim Lee.

Pledge of Allegiance

Chairman Smith led those present in reciting the Pledge of Allegiance.

Minutes

Minutes from the previous meeting (September 7, 2017) were presented to the Commission. **Bagley made a motion to approve the minutes as submitted. The motion was seconded by Wilkins and approved by unanimous voice vote.**

Amendments Section 31-44.1 of the Centralia City Code concerning Wireless Tele-communication Towers in the City of Centralia

Public Hearing: Smith opened the public hearing for comment. No one from the public approached. Harline noted the City Code required any proposed changes in the Zoning Code had to be reviewed in public hearing by the Planning & Zoning Commission and advertised in the Centralia Fireside Guard. Harline noted that a notice was published in the Guard on September 20th advertising this hearing and the subsequent hearing before the Board of Aldermen on October 16th. Harline said this was largely the same as discussed at the P&Z meeting last month and noted that a detailed memo had been sent out that noted what those differences were. Million asked what the differences are in the new draft. Harline replied that this version adds the requirement that if a conditional use permit is needed than the applications for the telecommunications tower must go through the Board of Aldermen in addition to the Planning and Zoning Commission. Bagley asked if this keeps them out of certain zoning districts. Harline said we cannot outright ban them, but with this ordinance we would could hold them to our zoning codes, for example the height restriction in R-1 is 35 feet. Seeing no other comments Smith closed the public hearing.

Smith said that this is largely the same as last time when we made a recommendation. Harline explained that the ordinance has the change explained and is ready for the Commission's recommendation to the Board of Aldermen. **Million made a motion that the ordinance presented to the Planning and Zoning Commission tonight be sent to the Centralia Board of Alderman with a recommendation to pass it essentially as written. The motion was seconded by Wilkins. Voting in favor: Smith, Bagley, Grenke, Hudson, Hughes, Million, Wilkins and Hoffman. Opposed: None. The motion passes.**

As May Arise

Harline reported that he had spoken several times with the Regional Planning Commission Staff and the Comprehensive Plan is still in progress. Smith asked for an estimated time when the Commission would see it. Harline said he felt confident that it would be ready by Thanksgiving. Harline noted that it had been set back by a CDBG project.

Adjourn

Wilkins made a motion to adjourn that was seconded by Hughes and approved unanimously by voice vote. The meeting adjourned at 6:08 p.m.

CITY OF CENTRALIA, MISSOURI
 TREASURER'S REPORT
 CASH - CHECKING ACCOUNTS
 FOR THE MONTH OF SEPTEMBER 2017

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE	INVESTMENTS	TOTAL
GENERAL FUND	(12,264.11)	89,432.31	(131,385.85)	(54,217.65)	200,000.00	145,782.35
POOL	(16,074.97)		(2,929.70)	(19,004.67)		(19,004.67)
PARK	35,413.48	613.65	(12,705.96)	23,321.17	0.00	23,321.17
RECREATON CENTER	174,719.04	24,456.34	(22,967.98)	176,207.40	0.00	176,207.40
LIBRARY	0.00	10,552.53	(10,552.53)	0.00	0.00	0.00
LIBRARY DEBT SERVICE	0.00	128.36	(128.36)	0.00	10,130.75	10,130.75
CEMETERY	286,420.56	1,453.27	(2,874.75)	284,999.08	200,000.00	484,999.08
AVENUE OF FLAGS	9,883.42	310.46	(4,550.00)	5,643.88	0.00	5,643.88
TRAN. SALES TAX REVENUE	404,969.20	19,924.84		424,894.04	0.00	424,894.04
PARK SALES TAX	205,801.34	20,142.67	(42,727.13)	183,216.88	0.00	183,216.88
WATER-OPERATING	437,048.81	56,717.94	(45,199.41)	448,567.34	0.00	448,567.34
WATER-SECURITY DEPOSIT	16,863.00	993.12	(520.00)	17,336.12	0.00	17,336.12
SANITATION (LANDFILL)	351,457.49	38,565.33	(32,705.71)	357,317.11	0.00	357,317.11
SEWER	328,731.80	26,428.38	(16,720.62)	338,439.56	0.00	338,439.56
ELECTRIC-OPERATING	545,913.01	371,628.16	(358,577.63)	558,963.54	600,000.00	1,158,963.54
ELECT.-SECURITY DEPOSIT	37,765.00	1,950.00	(1,225.00)	38,490.00	0.00	38,490.00
CAPITAL PROJECTS	15,234.05	197.57		15,431.62	0.00	15,431.62
INTERNAL SERVICE:	0.00			0.00		
PERSONNEL	0.00	3,117.92	(3,117.92)	0.00		0.00
FINANCIAL	0.00	9,844.58	(9,844.58)	0.00		0.00
EQUIPMENT USE	453,116.30	42,860.85	(14,708.06)	481,269.09		481,269.09
TOTAL	3,274,997.42			3,280,874.51	1,010,130.75	4,291,005.26
A. B. Chance Memorial	2,834.86	0.05		2,834.91	232,798.70	235,633.61
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

September, 2017

Real Estate Tax Collections	\$1,652.61
Personal Property Tax Collections	\$835.02
Dog Tax	\$58.00
Cat Tax	\$31.00
Merchant's License	\$0.00
Penalties	\$648.27
Railroad/Utility Tax	
Financial Institution Tax	
Sur Tax	
Total	\$3,224.90

Deposited in the Following Funds

General Fund	\$1,413.49
Park Fund	\$593.17
Library Revenue Fund	\$1,089.88
Library Bond (Tsfr to Library Debt Service Acct)	\$128.36
Total	\$3,224.90

Submitted by: 
Heather Russell, City Collector

City of Centralia Activity Reports

September 2017

Prepared By: Phyllis Brown

BUILDING ADMINISTRATION

Permit Data	Sep-17	Apr 2017 - Mar 2018 Totals
New Residential & Duplex	2	25
Residential Additions, Alterations, Repairs, Porch/Decks, Elec Upgrade	1	12
Residential Storage Buildings/Fences/Carport/Swimming Pools/Detached Garage	3	19
Residential Pole Barn		1
New Commercial Buildings		2
Non Residential Additions, Alterations, Repairs, Elec Upgrade, New Sign	1	3
Courtesy Inspections - New Trailers/Gas Lines		
Renewal		
New Institutional		
Institutional Additions, Alterations, Repairs		
New Community Recreation Center		
Commerical Electrical Inspection		
Building Permit Summary		
<i>Number of Permits Issued</i>	7	62
<i>Permit Valuation</i>	\$ 350,300.00	\$ 3,704,250.00

ACTIVITY REPORT

		Sep-17							
		Pay Date				SEP TOTAL HOURS		FYTD TOTALS	
		09/08/17		09/22/17					
		HOURS		HOURS					
Cost Center #	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT
Office	1121 Court	2.00	0.00	2.00	0.00	4.00	0.00	40.00	2.00
	1141 Admin Asst Payroll - Intern	0.00	0.00	0.00	0.00	0.00	0.00	302.75	2.25
	1142 Clerical	26.00	9.00	30.25	6.00	56.25	15.00	531.75	63.75
	1162 Payroll	12.50	2.00	9.50	3.50	22.00	5.50	203.75	33.25
	1163 Purchasing	23.00	2.25	17.75	2.50	40.75	4.75	243.50	36.00
	1165 Accounting	43.50	0.00	42.00	0.00	85.50	0.00	578.00	5.50
	1421 Economic Development - Intern	0.00	0.00	0.00	0.00	0.00	0.00	129.50	0.00
	6121 Cashier & Collecting	217.75	20.00	193.00	9.50	410.75	29.50	2,744.25	169.50
Central Office Monthly Total		324.75	33.25	294.50	21.50	619.25	54.75	4,773.50	312.25

Street	1311 Administrative - Street	14.00	2.50	13.00	2.00	27.00	4.50	190.00	28.50
	1312 Street Maintenance	69.50	18.50	81.50	15.25	151.00	33.75	1,237.50	81.75
	1313 Alley Maintenance	2.00	0.00	0.00	0.00	2.00	0.00	7.50	0.00
	1314 Parking Lots/Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00	17.50	0.00
	1315 Buildings/Grounds	0.50	0.00	0.50	0.00	1.00	0.00	47.50	0.00
	1316 Snow/Ice Removal	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00
	1317 Pavement Markings	4.00	0.00	0.00	0.00	4.00	0.00	95.00	0.00
	1318 Culverts	78.50	0.00	54.50	0.00	133.00	0.00	442.50	13.00
	1319 Brush/Tree Control	7.00	0.00	0.00	0.00	7.00	0.00	84.00	5.00
	1331 Streets & Alleys; City Property	10.50	5.50	12.00	1.00	22.50	6.50	237.50	19.00
	2211 Cemetery	0.00	0.00	3.00	0.00	3.00	0.00	126.50	40.25
Street Department Monthly Total		186.00	26.50	164.50	18.25	350.50	44.75	2,488.50	187.50

Water	3111 Administrative - Water	28.00	6.50	39.00	8.00	67.00	14.50	533.00	97.00
	3112 Customer Service - Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3113 Water Wells - Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	49.00	1.00
	3116 Water Service	67.50	11.50	104.00	6.50	171.50	18.00	1,746.50	125.50
	3117 Water Plant	203.00	0.00	141.00	0.00	344.00	0.00	1,307.00	46.00
	3119 Water Wells - Buildings/Grounds	0.00	0.00	0.00	0.00	0.00	0.00	25.00	9.00
	3121 Administrative - Sewer	4.00	2.00	0.00	0.00	4.00	2.00	52.00	2.50
	3123 Sewer	3.00	2.50	7.00	0.00	10.00	2.50	83.50	9.00
	3125 Lift Stations	12.00	0.00	10.50	0.00	22.50	0.00	274.00	0.00
	3127 Lagoons	35.50	1.50	15.00	0.00	50.50	1.50	358.50	1.50
	3128 Land Application	34.00	2.00	14.50	0.00	48.50	2.00	253.50	2.00
Water Department Monthly Total		387.00	26.00	331.00	8.00	718.00	40.50	4,682.00	293.50

Electric	3131 Administrative - Electric	37.00	1.00	54.00	2.50	91.00	3.50	557.50	24.50
	3132 Customer Service - Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3133 Buildings/Grounds	16.00	6.00	0.00	7.50	16.00	13.50	134.00	76.50
	3134 Electric Distribution	331.50	18.00	264.00	10.00	595.50	28.00	3,477.75	102.00
	3138 Brush/Trees	13.00	0.00	12.00	0.00	25.00	0.00	438.00	13.50
	3139 Street Lights	4.00	0.00	0.00	0.00	4.00	0.00	51.00	2.00
Electric Department Monthly Total		401.50	25.00	330.00	20.00	731.50	45.00	4,658.25	218.50

ACTIVITY REPORT

		Sep-17							
		Pay Date				SEP TOTAL HOURS		FYTD TOTALS	
		09/08/17		09/22/17					
		HOURS		HOURS		HOURS			
Cost Center #	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT
Sanitation	3322 Sanitation	15.00	0.00	17.50	3.25	32.50	3.25	246.50	38.75
	3323 Landfill	3.50	6.50	7.00	0.00	10.50	6.50	91.50	61.50
	<i>Sanitation Department Monthly Total</i>	18.50	6.50	24.50	3.25	43.00	9.75	338.00	100.25

Holiday/Sick/Vacation/Funeral									
Cost Center #	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT
6111	Holiday	8.00	0.00	240.00	0.00	248.00	0.00	1,010.50	0.00
6112	Sick Time	19.25	0.00	64.00	0.00	83.25	0.00	584.50	0.00
6113	Vacation	61.50	0.00	53.50	0.00	115.00	0.00	1,040.25	0.00
6119	Funeral Leave	0.00	0.00	0.00	0.00	0.00	0.00	48.00	0.00
<i>Holiday/Sick/Vacation/Funeral Leave Monthly Total</i>		88.75	0.00	357.50	0.00	446.25	0.00	2,683.25	0.00

Equipment Use:									
Cost Center #	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT
6212	Equipment/Vehicle Maintenance	10.50	0.00	19.00	0.00	29.50	0.00	252.00	0.50
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Equipment Use Monthly Total</i>		10.50	0.00	19.00	0.00	29.50	0.00	252.00	0.50

Total Hours Worked	1,417.00	117.25	1,521.00	71.00	2,938.00	194.75	19,875.50	1,112.50
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Assistance For The Month (Hours are already included above)	DESCRIPTION	REG	OT	REG	OT	REG	OT	REG	OT	
	Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Electric Dept Assisted The Fire Dept	0.00	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	25.00	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	0.00
	Electric Dept Assisted The Sanitation Dept	0.00	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	10.00	0.00	0.00
	Electric Dept Assisted The Water Dept	0.00	0.00	0.00	0.00	0.00	0.00	77.00	0.00	0.00
	Police Dept Assisted The Sanitation Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Street Dept Assisted City Hall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Street Dept Assisted The Electric Dept	9.00	0.00	10.00	0.00	19.00	0.00	130.50	0.00	0.00
	Street Dept Assisted The Fire Dept	0.00	0.00	0.00	0.00	0.00	0.00	3.50	0.00	0.00
	Street Dept Assisted The Park Dept	0.00	0.00	0.00	0.00	0.00	0.00	42.50	0.00	0.00
	Street Dept Assisted The Police Dept	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
	Street Dept Assisted The Water Dept	0.00	0.00	0.00	0.00	0.00	0.00	7.00	0.00	0.00
	Water Dept Assisted City Hall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Water Dept Assisted The Electric Dept	0.00	0.00	0.00	0.00	0.00	0.00	24.00	0.00	0.00
	Water Dept Assisted The Fire Dept	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00
	Water Dept Assisted The Park Dept	0.00	0.00	0.00	0.00	0.00	0.00	9.00	0.00	0.00
	Water Dept Assisted The Sanitation Dept	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Dept Assisted The Street Dept	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Total Hours Assisted	9.00	0.00	10.00	0.00	19.00	0.00	337.50	0.00	

WATER DEPARTMENT EQUIPMENT USE

EQUIPMENT USAGE		Sep-17		TOTAL USAGE	
		MILEAGE	HOURS	MILEAGE	HOURS
# 4	2002 Freightliner Dump Tuck	688.8		61968.0	
# 6	2006 Chev Silverado Pickup	464.0		108958.0	
# 19	2011 Chev Silverado Pickup	800.0		66689.0	
# 40	Sewer Machine		0.0		391.0
# 42	1984 Homelite Trash Pump		0.0		1251.9
# 74	Sewer Camera Van		0.0		3104.7
# 82	1992 UMC Sewer Van	0.0		89751.4	
# 83	Vac Trailer (Feb 2013 Water Dept reporting now; not Elec Dept)		1.9		244.1
# 87	2013 Chevy 1/2 Ton	1080.0		69662.0	
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		323.7		0.0
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		56.5		
WATER		Sep-17		Aug-17	
1.	Monthly Well Water Processed (Raw Water #3, #4 & #6)		3,216,931.0		4,132,860.0
2.	Total Well Water Process Apr 2017- Mar 2018				
3.	Monthly Recycled Water Processed		0.0		0.0
4.	Total Recycled Water Processed Apr 2017 - Mar 2018		0.0		0.0
5.	Total Water Processed for Month		3,216,931.0		4,132,860.0
6.	Average Daily Processed		107,231.0		133,318.1
a.	High Day Raw Water		618,000.0		741,000.0
b.	Low Day Raw Water		431,000.0		389,000.0
7.	Total Water Processed Apr 2017 - Mar 2018		73,269,691.0		70,052,760.0
8.	Finished Water to Towers for Month		14,379,000.0		13,317,000.0
9.	Finished Water to Towers Apr 2017 - Mar 2018		84,143,000.0		69,764,000.0
NORTHEAST LAGOON PERFORMANCE		Sep-17		Aug-17	
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		984,667.0		36,672,000.0
9.	Yearly Gallons Treated Apr 2017 - Mar 2018		44,316,667.0		43,332,000.0
10.	Monthly Irrigation Water Pumped		0.0		0.0
11.	Yearly Irrigation Water Pumped Apr 2017 - Mar 2018		0.0		0.0
NORTHWEST LAGOON PERFORMANCE		Sep-17		Aug-17	
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		346,000.0		5,336,000.0
9.	Yearly Gallons Treated Apr 2017 - Mar 2018		41,406,000.0		41,060,000.0
10.	Monthly Irrigation Water Pumped		0.0		0.0
11.	Yearly Irrigation Water Pumped Apr 2017 - Mar 2018		0.0		0.0

STREET EQUIPMENT USE

	Sep-17			Apr 2017 - Mar 2018 Total Pounds	
RECYCLING (Pounds)	0			4,420	

	Sep-17			Apr 2017 - Mar 2018 Totals	
EQUIPMENT USE	MILEAGE	HOURS		MILEAGE	HOURS
#1 - 1989 John Deer 670B Motor Grader		1.0			3,072.0
#10 - 2008 1-Ton Chevrolet	169.0			41,506.0	
#15 - 1990 Case Model 1550 Long Track Dozer		0.0			3,567.0
#18 - 2001 Dodge 2500 Pickup	52.0			75,444.0	
#25 - 2010 Chevy Pickup Silverado	363.0			40,527.0	
#50 - 1997 Gilcrest Propaver		0.0			587.0
#76 - 2008 International Dump Truck	111.0			31,852.0	
#77 - 2013 International Dump Truck	278.0			17,251.0	
#81 - 2009 John Deere Tractor w/Mower		25.0			2,824.0
#85 - 1997 Ford Truck Street Sweeper		13.0			6,690.0
#90 - 2014 New Holland B95C Backhoe <i>Purchd Feb 2014</i>		22.0			837.0
#91 - 2015 Chevy 3/4 Ton Pickup <i>Purchd 05/21/2014</i>	356.0			10,646.0	
#104 - 2016 White International Dump Truck <i>Purchd 11/03/2016</i>		168.0			1,856.0
#123 - 2015 John deere 524 Wheel Loader <i>Purchd 04/20/2015</i>		17.0			915.0

ELECTRIC EQUIPMENT USE

EQUIPMENT USE	Sep-17		APR 2016 - MAR 2017 TOTALS	
	MILEAGE	HOURS	MILEAGE	HOURS
#26 - 2003 International/Altec Digger Derrick		28.0		4262.0
#27 - 2009 Ford F-550 w/Altec AT40M Aerial Lift Device		1082.0		6571.0
#29 - 2001 Ford Altec		7.0		6538.0
#34 - 2000 Chevrolet 1 Ton Truck	23.0		71138.0	
#38 - 2010 Chevy Pickup 3/4-Ton w/Tool Bed	365.0		47133.0	
#75 - 2008 Kubota Mini Ex		19.0		2141.0
#84 - 2011 Bobcat A770		15.0		1189.0
#88 - 2012 Altec DC1317 Series Chipper		2.0		513.0
#332 - 2017 Chevy Pickup 1/2 Ton w/Tool Box	1085.0		7330.0	

ACCOUNTS PAYABLE OVER \$1250

October 16, 2017

Adams Realty Investments (Demo 523 S Allen)	\$1,500.00
Ameren (Transmission Charges)	\$25,992.28
Bartlett & West (Water plant evaluation/DNR meeting prep)	\$6,269.36
Boone County Resource Management (Building Permits)	\$2,176.86
Boone Electric Coop	\$3,340.59
Brydon, Swearer & England PC (Legal fees Baca / Prenger)	\$2,247.25
Capital Paving & Construction (Asphalt Paving)	\$201,752.00
Centralia Chamber of Commerce (Economic Development)	\$6,000.00
Centralia R-VI Schools (Water & Sewer Refund)	\$27,579.92
Centralia VFW (200 Flags for Ave of Flags)	\$4,550.00
Dayne's Waste Disposal, Inc	\$28,231.21
Ferguson Entr Pressure Valve)	\$2,262.41
Fletcher Reinhardt (Elec Dept. Supplies)	\$1,329.44
H & R Russell Entr (Cemetery Mowing)	\$2,519.62
LaCrosse Lumber	\$1,573.22
Lauber Municipal Law LLC (Legal Service Danger Bldg)	\$1,920.00
Martin Equipment (Parts/ Repairs Unit # 123)	\$2,649.94
MFA Oil (Fuel)	\$2,627.63
Missouri DNR (Annual Water Primacy Fee)	\$6,287.34
MJMEUC (Prairie State Charges)	\$88,277.58
Nextera (Wholesale Electric)	\$114,292.29
Sherwin Williams (White marking pain)	\$3,157.23
Thompson Law	\$2,500.00
UMB Bank (MAMU 08 Elect Substation Lease Pmt)	\$12,633.16
Williams Keeper	\$9,950.00
Wireless USA (Pub Works Antenna Repair)	\$3,465.00
TOTAL	\$565,084.33

GRAND TOTAL **\$565,084.33**

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI TO ENTER INTO AN AGREEMENT WITH PIPER JAFFRAY & CO. OF LEAWOOD, KANSAS FOR FINANCIAL SERVICES.”

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 to execute an agreement for financial services, including services with respect to the planned issuance of Water Sewer Revenue Bonds and Lease-Purchase Financing for Energy-related improvements, for the Board of Aldermen of Centralia, Missouri.

SECTION 2. The terms and conditions shall be as generally described in the engagement letter,” Exhibit “A,” which is attached and herby made a part of this ordinance.

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

PASSED this _____ day of _____, 2017.

Presiding Officer

ATTEST:

Heather Russell, City Clerk

This ordinance approved by the Mayor this _____ day of _____, 2017.

Tim Grenke, Mayor

ATTEST:

Heather Russell, City Clerk

Exhibit A

FINANCIAL SERVICES AGREEMENT

This Financial Services Agreement, (the Agreement) is entered into on October 16, 2017 by and between City of Centralia, Missouri (the Client) and Piper Jaffray & Co. (Piper Jaffray or the Financial Services Provider). This Agreement will serve as our mutual agreement with respect to the terms and conditions of our engagement as your financial services provider, effective on the date this Agreement is executed (the Effective Date).

I. Scope of Services.

(A) **Services to be provided.** Piper Jaffray is engaged by the Client to provide services with respect to the planned issuance of the Client's Water Sewer Revenue Bonds and Lease-Purchase Financing for Energy-related improvements (the Issue(s)) and any additional issues to be identified in an amendment to the Agreement.

(B) **Scope of Services.** The Scope of Services to be provided respecting the Issue(s) shall consist of the following:

1. Evaluate options or alternatives with respect to the proposed new Issue(s),
2. Consult with and/or advise the Client on actual or potential changes in market place practices, market conditions or other matters that may have an impact on the Issues or Products.
3. Assist the Client in establishing a plan of financing
4. Assist the Client in establishing the structure, timing, terms and other similar matters concerning the Issue
5. Prepare the financing schedule
6. Provide assistance as to scheduling, coordinating and meeting procedural requirements relating to any required bond referendum. ,
7. Consult and meet with representatives of the Client and its agents or consultants with respect to the Issue
8. Attend meetings of the Client's governing body, as requested
9. Advise the Client on the manner of sale of the Issue
10. Make arrangements for printing, advertising and other vendor services necessary or appropriate in connection with the Issue
11. Advise the Client with regard to any continuing disclosure undertaking required to be entered into in connection with the Issue, including advising on the selection of a dissemination agent, if directed.
12. In a competitive bid sale, prepare the bid package, obtain CUSIP numbers, assist the Client in collecting and analyzing bids submitted by underwriters and in connection with the Client's selection of a winning bidder
13. At the time of sale, provide the Client with relevant data on comparable issues recently or currently being sold nationally and by comparable Clients
14. In a negotiated sale, coordinate pre-pricing discussions, supervise the sale process, advise the Client on matters relating to retail or other order periods and syndicate priorities, review the order book, advise on the acceptability of the underwriter's pricing and offer to purchase
15. Assist the Client in identifying an underwriter in a negotiated sale or other deal Participants such as an escrow agent, accountant, feasibility consultant, etc. to work on the Issue
16. Respond to questions from underwriters
17. Arrange and facilitate visits to, prepare materials for, and make recommendations to the Client in connection with credit ratings agencies, insurers and other credit or liquidity providers

18. Work with bond counsel and other transaction participants to prepare and/or review necessary authorizing documentation of the Client and other documents necessary to finalize and close the Issue
19. Coordinate working group sessions, closing, delivery of the new Issue and transfer of funds
20. Prepare a closing memorandum or transaction summary
21. Advise Client on potential exercise of optional or other call rights, or potential tender offers, for outstanding Issue(s)
22. Advise Client on potential refunding or other refinancing opportunities of its outstanding Issue(s)
23. Consult with and/or advise Client on actual or potential changes in market place practices, market conditions or other matters that may have an impact on Client's outstanding Issue(s)
24. Advise Client on post-issuance disclosure compliance matters, including specific issues that may arise from time to time and the preparation, review and revision of applicable policies and procedures, relating to outstanding Issue(s)
25. Advise Client on matters relating to compliance with, including testing and/or reporting on compliance with, bond or other covenants relating to outstanding Issue(s)
26. Review documentation of outstanding Issue(s) with Client personnel and with Client's bond counsel and other consultants
27. Assist Client in responding to inquiries from investors or other market participants in connection with Client's outstanding Issue(s)

For Services Respecting Official Statement. Piper Jaffray has not assumed responsibility for preparing or certifying as to the accuracy or completeness of any preliminary or final official statement, other than with respect to written information about Piper Jaffray as the municipal advisor if provided by Piper Jaffray in writing for inclusion in such documents.

II. Limitations on Scope of Services. In order to clarify the extent of our relationship, Piper Jaffray is required under MSRB Rule G-42¹ to describe any limitations on the scope of the activities to be performed for you. Accordingly, the Scope of Services are subject to the following limitations:

The Scope of Services is limited solely to the services described herein and is subject to limitations set forth within the descriptions of the Scope of Services. Any duties created by this Agreement do not extend beyond the Scope of Services or to any other contract, agreement, relationship, or understanding, if any, of any nature between the Client and the Financial Services Provider.

Unless explicitly directed by you in writing, the Scope of Services does not include evaluating advice or recommendations received by you from third parties.

The Scope of Services does not include tax, legal, accounting or engineering advice with respect to any Issue or Product or in connection with any opinion or certificate rendered by counsel or any other person at closing and does not include review or advice on any feasibility study.

III. Amending Scope of Services. The Scope of Services may be changed only by written amendment or supplement. The parties agree to amend or supplement the Scope of Services promptly to reflect any material changes or additions to the Scope of Services.

IV. Compensation. Compensation is contingent on the size of bond issue or nominal value of product and contingent on closing. Compensation will be calculated in the amount of 0.60% of the amount of any financing and the minimum fee, regardless of size, is \$10,000. Compensation is payable in immediately available funds at closing.

¹ See MSRB Rule G-42(c)(v).

V. IRMA Matters. If the Client has designated Piper Jaffray as its independent registered municipal advisor (“IRMA”) for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the “IRMA exemption”), the extent of the IRMA exemption is limited to the Scope of Services and any limitations thereto. Any reference to Piper Jaffray, its personnel and its role as IRMA in the written representation of the Client contemplated under SEC Rule 15Ba1-1(d)(3)(vi)(B) is subject to prior approval by Piper Jaffray and Client agrees not to represent, publicly or to any specific person, that Piper Jaffray is Client’s IRMA with respect to any aspect of municipal financial products or the issuance of municipal securities, or with respect to any specific municipal financial product or any specific issuance of municipal securities, outside the Scope of Services without Piper Jaffray’s prior written consent.

VI. Piper Jaffray’s Regulatory Duties When Servicing the Client. MSRB Rule G-42 requires that Piper Jaffray undertake certain inquiries or investigations of and relating to the Client in order for Piper Jaffray to fulfill certain aspects of the fiduciary duty owed to the Client. Such inquiries generally are triggered: (a) by the requirement that Piper Jaffray know the essential facts about the Client and the authority of each person acting on behalf of the Client so as to effectively service the relationship with the Client, to act in accordance with any special directions from the Client, to understand the authority of each person acting on behalf of the Client, and to comply with applicable laws, regulations and rules; (b) when Piper Jaffray undertakes a determination of suitability of any recommendation made by Piper Jaffray to the Client, if any or by others that Piper Jaffray reviews for the Client, if any; (c) when making any representations, including with regard to matters pertaining to the Client or any Issue or Product; and (d) when providing any information in connection with the preparation of the preliminary or final official statement, including information about the Client, its financial condition, its operational status and its municipal securities or municipal financial products. Specifically, Client agrees to provide to Piper Jaffray any documents on which the Client has relied in connection with any certification it may make with respect to the accuracy and completeness of any Official Statement for the Issue.

Client agrees to cooperate, and to cause its agents to cooperate, with Piper Jaffray in carrying out these duties to inquire or investigate, including providing to Piper Jaffray accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties.

In addition, the Client agrees that, to the extent the Client seeks to have Piper Jaffray provide advice with regard to any recommendation made by a third party, the Client will provide to Piper Jaffray written direction to do so as well as any information it has received from such third party relating to its recommendation.

VII. Expenses. Piper Jaffray will be responsible for all of Piper Jaffray’s out-of-pocket expenses unless otherwise agreed upon or if travel is directed by Client. If travel is directed by the Client, Client will reimburse Piper Jaffray for their expenses. In the event a new issue of securities is contemplated by this Agreement, Client will be responsible for the payment of all fees and expenses commonly known as costs of issuance, including but not limited to: publication expenses, local legal counsel, bond counsel, ratings, credit enhancement, travel associated with securing any rating or credit enhancement, printing of bonds, printing and distribution of required disclosure documents, trustee fees, paying agent fees, CUSIP registration, and the like.

VIII. Term of Agreement. The term of this Agreement shall begin on the Effective Date and ends, unless earlier terminated as provided below, on December 31, 2021.

This Agreement may be terminated with or without cause by either party upon the giving of at least thirty (30) days prior written notice to the other party of its intention to terminate, specifying in such notice the effective date of such termination. All fees due to Piper Jaffray shall be due and payable upon termination. Upon termination, the obligations of Piper Jaffray under this Agreement, including any amendment shall terminate immediately and Piper Jaffray shall thereafter have no continuing fiduciary or other duties to the Client. The provisions of Sections IV, VII, XII, XIV, XV and XVII shall survive termination of this Agreement.

IX. Independent Contractor. The Financial Services Provider is an independent contractor and nothing herein contained shall constitute or designate the Financial Services Provider or any of its employees or agents as employees or agents of the Client.

X. Entire Agreement/Amendments. This Agreement, including any amendments and Appendices hereto which are expressly incorporated herein, constitute the entire Agreement between the parties hereto and sets forth the rights, duties, and obligations of each to the other as of this date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified except by a writing executed by both the Financial Services Provider and Client.

XI. Required Disclosures. MSRB Rule G-42 requires that Piper Jaffray provide you with disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history. Such disclosures are provided in Piper Jaffray's Disclosure Statement attached as Appendix A to this Agreement.

XII. Limitation of Liability. In the absence of willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties hereunder on the part of Piper Jaffray or any of its associated persons, Piper Jaffray and its associated persons shall have no liability to the Client for any act or omission in the course of, or connected with, rendering services hereunder, or for any error of judgment or mistake of law, or for any loss arising out of any issuance of municipal securities, any municipal financial product or any other investment, or for any financial or other damages resulting from the Client's election to act or not to act, as the case may be, contrary to any advice or recommendation provided by Piper Jaffray to the Client. No recourse shall be had against Piper Jaffray for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of the Client arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with any Issue or Product, if any or otherwise relating to the tax treatment of any Issue or Product if any, or in connection with any opinion or certificate rendered by counsel or any other party. Notwithstanding the foregoing, nothing contained in this paragraph or elsewhere in this Agreement shall constitute a waiver by Client of any of its legal rights under applicable U.S. federal securities laws or any other laws whose applicability is not permitted to be contractually waived, nor shall it constitute a waiver or diminution of Piper Jaffray's fiduciary duty to Client under Section 15B(c)(1), if applicable, of the Securities Exchange Act of 1934, as amended, and the rules thereunder.

XIII. Official Statement. The Client acknowledges and understands that state and federal laws relating to disclosure in connection with municipal securities, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the Client and that the failure of the Financial Services Provider to advise the Client respecting these laws shall not constitute a breach by the Financial Services Provider or any of its duties and responsibilities under this Agreement. The Client acknowledges that any Official Statement distributed in connection with an issuance of securities are statements of the Client and not of Piper Jaffray.

XIV. Notices. Any written notice or communications required or permitted by this Agreement or by law to be served on, given to, or delivered to either party hereto, by the other party shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal services, when deposited in the United States' mail, first-class postage prepaid, addressed to the Client at:

City of Centralia
114 South Rollins
Centralia, MO 65240

Matt Harline, City Administrator
573-682-2139
Cityadmin@centraliamo.org

Or to the Financial Services Provider at:

Piper Jaffray & Co.
11635 Rosewood Street
Leawood, KS 66211

Todd Goffoy, Managing Director
913-345-3373
a.t.goffoy@pjc.com

With a copy to:

Piper Jaffray & Co.
Legal Department
800 Nicollet Mall, Suite 1000
Minneapolis, MN 55402

XV. Consent to Jurisdiction; Service of Process. The parties each hereby (a) submits to the jurisdiction of any State or Federal court sitting in the state of Missouri for the resolution of any claim or dispute with respect to or arising out of or relating to this Agreement or the relationship between the parties (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an inconvenient forum, (d) agrees not to commence any action or proceeding relating to this Agreement other than in a State or Federal court sitting in the state of Missouri and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

XVI. Choice of Law. This Agreement shall be construed and given effect in accordance with the laws of the state of Missouri.

XVII. Counterparts; Severability. This Agreement may be executed in two or more separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any term or provision of this Agreement which is invalid or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms and provisions of this Agreement or affecting the validity or enforceability of any of the terms or provisions of this Agreement in any other jurisdiction.

XVIII. Waiver of Jury Trial. THE PARTIES EACH HEREBY AGREES TO WAIVE ANY RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM OR ACTION ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THE RELATIONSHIP BETWEEN THE PARTIES. PARTIES AGREE TO WAIVE CONSEQUENTIAL AND PUNITIVE DAMAGES.

XIX. No Third Party Beneficiary. This Agreement is made solely for the benefit of the parties and their respective successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties and their respective successors and permitted assigns, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

XX. Authority. The undersigned represents and warrants that they have full legal authority to execute this Agreement on behalf of the Client. The following individual(s) at the Client have the authority to direct Piper Jaffray's performance of its activities under this Agreement:

Matt Harline, City Administrator

The following individuals at Piper Jaffray have the authority to direct Piper Jaffray's performance of its activities under this Agreement:

Todd Goffoy, Managing Director

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

PIPER JAFFRAY & CO.



By: _____

Todd Goffoy

Its: Managing Director

Date: October 16, 2017

ACCEPTED AND AGREED:

CITY OF CENTRALIA

By: _____

Matt Harline

Its: City Administrator

Date: _____

APPENDIX A – DISCLOSURE STATEMENT

Municipal Securities Rulemaking Board Rule G-42 (the Rule) requires that Piper Jaffray provide you with the following disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history. Accordingly, this Appendix A provides information regarding conflicts of interest and legal or disciplinary events of Piper Jaffray required to be disclosed to pursuant to MSRB Rule G-42(b) and (c)(ii).

(A) **Disclosures of Conflicts of Interest.** The Rule requires that Piper Jaffray provide to you disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in the Rule, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by us, Piper Jaffray is required to provide a written statement to that effect.

Accordingly, we make the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under the Agreement, together with explanations of how we address or intend to manage or mitigate each conflict. To that end, with respect to all of the conflicts disclosed below, we mitigate such conflicts through our adherence to our fiduciary duty to you in connection with municipal advisory activities, which includes a duty of loyalty to you in performing all municipal advisory activities for the Client. This duty of loyalty obligates us to deal honestly and with the utmost good faith with you and to act in your best interests without regard to our financial or other interests. In addition, as a broker dealer with a client oriented business, our success and profitability over time is based on assuring the foundations exist of integrity and quality of service. Furthermore, Piper Jaffray's supervisory structure, utilizing our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of Piper Jaffray potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

Compensation-Based Conflicts. The fees due under the Agreement are based on the size of the Issue and the payment of such fees is contingent upon the successful delivery of the Issue. While this form of compensation is customary in the municipal securities market, this may present the appearance of a conflict or the potential for a conflict because it could create an incentive for Piper Jaffray to recommend unnecessary financings or financings that are disadvantageous to the Client, or to advise the Client to increase the size of the issue. We believe that the appearance of a conflict or potential conflict is mitigated by our duty of care and fiduciary duty and the general mitigations related to our duties to you, as described above.

Transactions in Client's Securities. As a municipal advisor, Piper Jaffray cannot act as an underwriter in connection with the same issue of bonds for which Piper Jaffray is acting as a municipal advisor. From time to time, Piper Jaffray or its affiliates may submit orders for and acquire your securities issued in an Issue under the Agreement from members of the underwriting syndicate, either for its own trading account or for the accounts of its customers. Again, while we do not believe that this activity creates a material conflict of interest, we note that to mitigate any perception of conflict and to fulfill Piper Jaffray's regulatory duties to the Client, Piper Jaffray's activities are engaged in on customary terms through units of Piper Jaffray that operate independently from Piper Jaffray's municipal advisory business, thereby eliminating the likelihood that such investment activities would have an impact on the services provided by Piper Jaffray to you under the Agreement.

(B) **Disclosures of Information Regarding Legal Events and Disciplinary History.** The Rule requires that all municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to a client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. Accordingly, Piper Jaffray sets out below required disclosures and related information in connection with such disclosures.

- I. **Material Legal or Disciplinary Event.** There are no legal or disciplinary events that are material to the Client's evaluation of Piper Jaffray or the integrity of Piper Jaffray's management or advisory personnel disclosed, or that should be disclosed, on any Form MA or Form MA-I filed with the SEC.
- II. **Most Recent Change in Legal or Disciplinary Event Disclosure.** Piper Jaffray has not made any material legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC.

(C) **How to Access Form MA and Form MA-I Filings.** Piper Jaffray's most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at <http://www.sec.gov/edgar/searchedgar/companysearch.html>. The Form MA and the Form MA-I include information regarding legal events and disciplinary history about municipal advisor firms and their personnel, including information about any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation. The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by Piper Jaffray in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by Piper Jaffray on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org>, and Piper Jaffray's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov>. For purposes of accessing such BrokerCheck reports or Form ADV, Piper Jaffray's CRD number is 665.

(D) **Future Supplemental Disclosures.** As required by the Rule, this Section 5 may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of Piper Jaffray. Piper Jaffray will provide you with any such supplement or amendment as it becomes available throughout the term of the Agreement.

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

"AN ORDINANCE REPEALING AND REPLACING SECTION 31-44.1 OF THE CENTRALIA CITY CODE."

WHEREAS, the City of Centralia Planning and Zoning Commission, after consideration on October 5, 2017, voted of 7 to 0 to recommend to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Section 31-44.1 of the Centralia City Code be repealed and replaced with a new Section 31-44.1 to better provide for regulation of Wireless Communication Facilities in the City of Centralia, Missouri; and

WHEREAS, no citizens made comments at the public hearing, with no citizens supporting the proposed amendment and no citizens opposing the proposed amendment, and no written protest has been made to such proposed amendment and no letter of support has been received; and

WHEREAS, in accordance with Section 31-9 of the Centralia City Code, notice of a public hearing regarding the proposed amendment to Section 31-44.1 of the Centralia City Code was given by the Board of Aldermen, stating that a hearing would be held on October 16, 2017 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the September 20, 2017 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on October 16, 2017 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing all parties in interest and citizens were given an opportunity to be heard in relation to the recommended amendment; and

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri, have determined that the repealing and replacing Section 31-44.1 of the Centralia City Code is in the best interest of the City.

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

SECTION 1. Section 31-44.1 Wireless Communication Facilities of the Centralia City Code is hereby repealed and replaced with the attached code provisions made part of this ordinance by reference herein.

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

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

PASSED this _____ day of _____, 2017.

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2017.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

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ARTICLE XVII: WIRELESS COMMUNICATIONS FACILITIES

Section 31-44.1 Wireless communications Facilities

SECTION 1: PURPOSE

- A. **Statement of Purpose.** The general purpose of this Article is to regulate the placement, construction and modification of telecommunications Towers, Support Structures, and Antennas in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in the City of Centralia. Specifically, this Article is intended to:
1. Provide for the appropriate location and development of telecommunications facilities and systems to serve the citizens and businesses of the City of Centralia;
 2. Minimize adverse visual impacts of Wireless Communications Facilities through careful design, siting, landscape screening, and innovative camouflaging techniques;
 3. Maximize the use of existing and Support Structures so as to minimize the need to construct new or additional facilities;
 4. Facilitate the addition of the least visible new Support Structures capable of achieving these objectives;
 5. Ensure that any new Support Structure is located in an area compatible with the neighborhood or surrounding community to the extent possible; and
 6. Ensure that regulation of Wireless Communications Facilities does not have the effect of prohibiting the provision of personal wireless services, and does not unreasonably discriminate among functionally equivalent providers of such service.
- B. **Applicability.** Notwithstanding any ordinance to the contrary, the procedures set forth in this section shall be applicable to all Wireless Communications Facilities existing or installed, built or modified after the effective date of this Article to the fullest extent permitted by law.

SECTION 2: DEFINITIONS

As used in this Article, the following terms shall have the meanings and usages indicated:

ANTENNA: Any device that transmits and/or receives radio waves for voice, data or video communications purposes including, but not limited to, television, AM/FM radio, microwave, cellular telephone and similar forms of communications. The term shall exclude satellite earth station antennas less than two (2) meters in diameter (mounted within twelve feet (12') of the ground or building-mounted) and any receive-only home television antennas.

AGL (Above Ground Level): Ground level shall be determined by the average elevation of the natural ground level within a radius of fifty feet (50') from the center location of measurement.

CABINET: A structure for the protection and security of communications equipment associated with one (1) or more Antennas where direct access to equipment is provided from the exterior and that has horizontal dimensions that do not exceed four feet (4') by six feet (6'), and vertical height that does not exceed six feet (6').

DIRECTOR: The City Administrator of the City of Centralia or his/her designee or official acting in such capacity.

DISGUISED SUPPORT STRUCTURE: Any free-standing, man-made structure designed for the support of Antennas, the presence of which is camouflaged or concealed as an appropriately placed and designed architectural or natural feature. Depending on the location and type of disguise used, such concealment may require placement underground of the utilities leading to the structure. Such structures may include but are not limited to clock towers, campaniles, observation towers, light standards, flag poles and artificial trees. For purposes of this definition, a structure “camouflaged or concealed as an appropriately-placed and designed architectural or natural feature” shall meet the following additional criteria: (1) it is consistent with and contributes to and does not detract from the character and property values and use of the area and neighborhood in which it is located, (2) it does not contain distorted proportions, size, or other features not typically found on the type of structure or feature to which it is designed to replicate, (3) it cannot be identified as an Antenna Support Structure by persons with reasonable sensibilities and knowledge, (4) its equipment, accessory buildings, or other aspects or attachments relating to the Disguised Support Structure are wholly concealed using a manner consistent with and typically associated with the architectural or natural structure or feature being replicated, and (5) it is of a height, design and type that would ordinarily occur at the location and neighborhood selected.

FAA: The Federal Aviation Administration.

FCC: The Federal Communications Commission.

HEIGHT: The vertical distance measured from the average grade of the base of the structure at ground level to its highest point and including the main structure and all attachments thereto.

INCIDENTAL USE: Any use authorized herein that exists in addition to the principal use of the property.

MODIFICATION: Any addition, deletion or change, including the addition or replacement of Antennas, or any change to a structure requiring a building permit or other governmental approval.

SHELTER: A building for the protection and security of communications equipment associated with one (1) or more Antennas and where access to equipment is gained from the interior of the building. Human occupancy for office or other uses or the storage of other materials and equipment not in direct support of the connected Antennas is prohibited.

SUBSTANTIAL MODIFICATION: The mounting of a proposed wireless facility on a wireless support structure which, as applied to the structure as it was originally constructed:

- (a) Increases the existing vertical height of the structure by:
 - a. More than ten percent; or
 - b. The height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; or
- (b) Involves adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure more than twenty feet or more than the width of the wireless support structure at the level of the appurtenance, whichever is greater (except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable);
- (c) Involves the installation of more than the standard number of new outdoor equipment cabinets for the technology involved, not to exceed four new equipment cabinets; or
- (d) Increases the square footage of the existing equipment compound by more than one thousand two hundred fifty square feet;

SUPPORT STRUCTURE: A Tower or Disguised Support Structure.

TOWER: A structure designed for the support of one (1) or more Antennas and including guyed towers, self-supporting (lattice) towers, or monopoles, but not Disguised Support Structures or buildings. The term shall also not include any Support Structure that includes attachments of sixty-five feet (65') or less in height owned and operated solely for use by an amateur radio operator licensed by the Federal Communication Commission.

WIRELESS COMMUNICATIONS FACILITY: Any Antenna, Cabinet, Shelter and Support Structure and associated equipment.

SECTION 3: APPLICATION PROCEDURES; TIMING.

- A. Applications for permitted, administrative, or conditional uses pursuant to this Article shall be subject to the supplementary procedures in this Article. Applications shall be submitted to the City as a complete application on forms provided by the City. A "complete application" shall be an application submitted on the forms provided by the City, fully executed by the applicant, identifying the specific approval sought, and containing all attachments, fees and information as required thereon or by the City, consistent with this Article. Applications shall be accompanied by a building permit application and other applicable forms, and such application fees as may be established to reimburse the City for its inspection and review costs.
- B. Co-location requests. A final decision on all applications to co-locate wireless communication facilities on an existing Support Structure shall be made no later than forty-five (45) days after receipt of a complete application from an Applicant, unless extended by the City for good cause or by consent of the Applicant.
- C. Other applications; new Support Structures. A final decision on all other applications under this Article, including but not limited to applications for new Support Structures, shall be made no later than one hundred twenty (120) days after receipt of a complete application from an Applicant or within such additional time as may be mutually agreed to by an Applicant and the City.
- D. Incomplete applications. Within thirty (30) days after receipt of an incomplete application, and within fifteen (15) days after the receipt of an incomplete co-location application, the Director shall provide notice to the Applicant stating that the application is incomplete and generally identifying the code provisions or application requirements not satisfied or information not provided that the Applicant must satisfy for a complete application commencing the City's review process. Nothing in this procedure shall alter the affirmative obligation of each applicant to review the applicable code and satisfy all applicable provisions as may apply to the applicant's specific submission.

SECTION 4: GENERAL REQUIREMENTS

- A. The requirements set forth in this Article shall be applicable to all Wireless Communications Facilities within the City installed, built or modified after the effective date of this Article to the full extent permitted by law.
 1. Principal or incidental use. Wireless Communications Facilities shall be Conditional Use in all zoning districts, subject to any applicable requirement relating to yard, height or setback. An incidental use subject to a leasehold interest of a person other than the lot owner may be approved for a Tower only if the leasehold area separately meets all requirements for a separate subdivided lot, including dedicated access, parking, and lot size, applicable to a primary use in the district in which the use is proposed.
 2. Building codes, safety standards and zoning compliance. Wireless Communications Facilities shall be constructed and maintained in compliance with all standards contained

in applicable State and local building codes. A certified engineer's structural report shall be required with each application, unless waived upon application to the Director stating why such report is unnecessary to the specific application and a determination in the discretion of the Director approving such statement. In addition to any other approvals required by this Article, no Wireless Communication Facility or portion thereof shall be erected, replaced, or expanded prior to receipt of a Certificate of Zoning Compliance and the issuance of a Building Permit. For all sites located within a Historic Preservation District, a Certificate of Appropriateness shall also be required.

3. Regulatory compliance. All Wireless Communications Facilities shall meet or exceed current standards and regulations of the FAA, FCC and any other local, State or Federal agency with the authority to regulate Wireless Communications Facilities, and including all required licenses, permits and taxes applicable to such structure and/or modification. Should such standards or regulations be amended, then the owner shall bring such devices and structure into compliance with the revised standards or regulations within the time period mandated by the controlling agency. No approval for any placement, construction or modification of any Wireless Communications Facilities permitted by this Article shall be granted for any Applicant having an uncured violation of this Article, any zoning regulation regarding the lot on which the structure is proposed, or any other governmental regulatory, licensing, or tax requirement applicable to such Antenna or structures within the City.
4. Security. All Wireless Communications Facilities shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any application to install, build or modify Wireless Communications Facilities. Additional measures may be required as a condition of the issuance of a Building Permit or Administrative Permit as deemed necessary by the Director or by the Board of Aldermen for a Conditional Use Permit.
5. Lighting. Antennas and Support Structures shall not be lighted unless required by the FAA or other State or Federal agency with authority to regulate, in which case a description of the required lighting scheme will be made a part of the application to install, build or modify the Antennas or Support Structure. Lighting may also be approved as a consistent component of a Disguised Support Structure. Equipment Cabinets and Shelters may have lighting only as approved by the Director or Board of Aldermen on the approved site plan.
6. Advertising. Except for a Disguised Support Structure in the form of an otherwise lawfully permitted sign, the placement of advertising on Wireless Communications Facilities is prohibited other than identification signage of not greater than 1 square foot on ground equipment.
7. Design.
 - a. Color. Subject to the requirements of the FAA or any applicable State or Federal agency, Towers and attachments shall be painted a neutral color consistent with the natural or built environment of the site or an alternative painting scheme approved by the Director, or Board of Aldermen, consistent with the requirements of this Article. Unpainted galvanized steel Support Structures are not permitted.
 - b. Ground equipment. Equipment Shelters or Cabinets shall have an exterior finish compatible with the natural or built environment of the site and shall also comply with any design guidelines as may be applicable to the particular zoning district in which the facility is located. All equipment shall be either placed underground,

- contained in a single Shelter or Cabinet, or wholly concealed within a building, approved walled compounds or another alternative method of concealment approved by the Director or Board of Aldermen.
- c. Antenna design. Antennas attached to a Disguised Support Structure or Tower shall be contained within the Disguised Support Structure or within or mounted flush on the surface of the Tower to which they are mounted. Antennas attached to an existing building or structure shall be of a color identical to the surface to which they are mounted. All Antennas shall be designed to be disguised and maximally concealed on or within the Support Structure. Exposed Antennas on “crows nest” or other visible platforms or extensions are prohibited.
 - d. Height. Support Structures shall be no taller than necessary and shall not exceed the height limitation of any airport overlay zone as may be adopted by the City or other regulatory agency. Support Structures may exceed underlying zoning district height restrictions for buildings and structures only where shown to be necessary, provided that no reasonable alternative exists. District height restrictions shall be considered by the City in determining the appropriateness of the design and location of the application under the applicable standards for approval.
 - e. Monopole design. All Towers shall be of a monopole design. Lattice, guyed towers or other non-monopole Tower designs shall not be permitted.
 - f. Compound walls/landscaping. All Towers shall be surrounded by a minimum of six (6) foot high decorative wall constructed of brick, stone or comparable masonry materials and a landscape strip of not less than ten feet (10') in width and planted with materials, which will provide a visual barrier to a minimum height of six feet (6'). The landscape strip shall be exterior to any security wall. In lieu of the required wall and landscape strip, an alternative means of screening may be approved by the Director, or by the Board of Aldermen, upon demonstration by the Applicant that an equivalent degree of visual screening will be achieved. Landscaping or other improvements may be required for Disguised Support Structures if needed to implement an approved disguise.
 - g. Setbacks. All Support Structures, and related structures, fences and walls shall be separated from the property line of any adjacent property zoned for a residential use at least a distance equal to the height of the Support Structure, and shall be separated from all building setback lines by at least a distance equal to one-half (1/2) of the height of the Support Structure.
 - h. Storage. Vehicle or outdoor storage on any Support Structure site is prohibited, unless otherwise permitted by the zoning.
 - i. Parking. On-site parking for periodic maintenance and service shall be provided at all Antenna or Support Structure locations consistent with the underlying zoning district and the type of Antenna or Support Structure approval granted.
8. Shared use.
- a. Existing Support Structures. Prior to the issuance of any permit to alter or modify any Support Structure existing on the effective date of this Article, the owner shall provide to the City a written statement that the Applicant conducted an analysis of available co-location opportunities on existing wireless towers within the same search ring defined by the Applicant.

- b. Support Structure inventories. Prior to the issuance of any permit to install, build or modify any Support Structure, such Applicant shall furnish the Director an inventory of (1) all Support Structures owned or controlled by such Applicant and by the proposed Antenna user (if the proposed Antenna user is different from the Applicant), and (2) all Towers owned by any person located within one and one-half (1½) miles of the proposed structure. The inventory shall include the structure or Antenna reference name or number, the street location, latitude and longitude, structure type, height, type and mounting height of existing Antennas and an assessment of available ground space for the placement of additional equipment shelters.
- c. Shared use--new Support Structures. Any new Support Structure approved at a height of sixty feet (60') AGL (Above Ground Level) or higher shall be designed and constructed to accommodate at least one additional user. The Director may waive this requirement for Disguised Support Structures if the Applicant submits a written request demonstrating that compliance cannot be achieved without violating one or more of the definitional requirements of a Disguised Support Structure.
- d. Notice of Support Structure applications. Prior to any application for the construction of a new Support Structure, a copy of the application or a summary containing the height, design, location and type and frequency of Antennas shall be delivered by certified mail to all known potential Tower users within City, including but not limited to all companies providing wireless internet and commercial mobile radio services in the City, and such other potential users, if any, if identified on a schedule maintained by the Director. Proof of such delivery shall be documented by the Applicant with the application to the City. The Director may establish a form required to be used for such notifications and establish other procedures consistent with and as may facilitate compliance with this Article. The Director shall, before deciding on the application or forwarding it to the Planning and Zoning Commission or Board of Aldermen for review, allow all persons receiving notice at least fifteen (15) calendar days to respond to the City and request to locate within one (1) mile of such area. The failure of the receiving party to use this process or respond to any such notice shall be considered cause for denying requests by such party for new Support Structures.

SECTION 5: PERMITTED USE

- A. The placement of Wireless Communications Facilities is permitted in all zoning districts only as follows:
 - 1. The attachment of additional or replacement complying Antennas or equipment to any existing fully conforming Wireless Communications Facility which does not require a Substantial Modification to the height of the Structure or to the accompanying ground equipment provided that all requirements of this Article and the underlying zoning ordinance are met, including that such changes to ground equipment or height are approved by the Director or Board of Aldermen.
 - 2. The mounting of Antennas on any existing and conforming building or structure other than a Support Structure (such as a water tower), provided that the presence of the Antennas and equipment is concealed by architectural elements or fully camouflaged and concealed by painting a color identical to the surface to which they are attached and further provided that all requirements of this Article and the underlying zoning ordinance are met.

3. The mounting of Antennas on or within any existing high-voltage electric transmission tower, but not exceeding the height of such tower by more than ten feet (10'), provided that all requirements of this Article and the underlying zoning ordinance are met, except minimum setbacks provided in this Article shall not apply.
4. The installation of Antennas or the construction of a Support Structure on buildings or land owned by the City following the approval of a lease agreement by the Board of Aldermen and subject to such specifications, conditions and requirements as set forth in the lease.

SECTION 6: AUTHORIZATION BY ADMINISTRATIVE PERMIT

- A. The placement of Wireless Communications Facilities is permitted in all zoning districts by Administrative Permit approved by the Director only as follows:
 1. The attachment of additional or replacement Antennas, equipment, Cabinets or Shelters to any nonconforming Support Structure existing on the effective date of this Article or subsequently approved in accordance with these regulations and not satisfying the requirements for such attachment pursuant to Section 5 as a permitted use as long as the Applicant provides documentation from which the Director has reasonably determined that the application will bring the Support Structure (including ground equipment and site) into conformance with this Article to the maximum extent feasible and further provided that the proposal does not cause a Substantial Modification to the height of the Support Structure or to the exterior equipment compound area. A "nonconforming Support Structure" shall be any Support Structure or associated site or equipment that does not comply with all of the requirements of this Article, including but not limited to the General Requirements herein and the requirements of the underlying zoning district.
 2. The one-time replacement of any Tower existing on the effective date of this Article or subsequently approved in accordance with these regulations so long as the purpose of the replacement is to accommodate shared use of the site or to eliminate a safety hazard and the new structure otherwise complies with this Article. The new Tower shall be of the same type as the original except that a guyed or self-supporting (lattice) tower shall be replaced by a monopole. The height of the new monopole Tower may exceed that of the original to the extent the additional height would not be considered a Substantial Modification to the original tower. Subsequent replacements or replacements requiring what would be a Substantial Modification to the existing tower shall require the approval of a Conditional Use Permit.
 3. The construction of a Disguised Support Structure provided that all related equipment shall be placed underground or concealed within the structure or associated buildings consistent with the disguise when the structure is located in any district other than a district authorizing industrial uses as a permitted use. Equipment may be placed in an appropriately concealed Cabinet if the Disguised Support Structure is incidental to an industrial, commercial, institutional or other non-residential use.
 4. The placement in any M-1 or B-2 zoning district, as defined by this code, of camouflaged Antennas on wooden or steel functioning utility poles not to exceed forty feet (40') in height and on any such poles (or functional replacement poles of no greater height) existing in any other district on the date of adoption of this Article. All related equipment for Antennas permitted by this sub-section shall be located outside of the rights-of-way in a concealed Cabinet or underground and shall otherwise comply with requirements for accessory utility facilities provided in this Code.

5. Temporary Towers erected and maintained for a period not to exceed sixty (60) days for the purpose of replacing an existing Tower, testing an existing or proposed network, or special events requiring mobile towers. The approval for such Tower shall be limited to the amount of time necessary for its purpose and approval may be further conditioned for public safety and other purposes of this Article.
- B. Application Procedures. Applications for Administrative Permits shall be made on the appropriate forms to the Director and accompanied by a deposit of one hundred dollars (100.00), or such other deposit amounts as may be established. In addition to the above fee, upon request by the Director, an Applicant shall deposit with the City such additional amounts reasonably necessary to reimburse the City for actual and direct costs and fees for legal, engineering or other contractual or other consultant services determined by the City to be needed in review or action on the application. No application for an Administrative Permit under this section shall be deemed complete until the Applicant has paid all fees and deposits required under this Article. Any amount not used by the City shall be refunded to the Applicant upon written request after a final decision. Applicant shall submit along with its completed application form a:
1. A detailed site plan, based on a closed boundary survey of the host parcel, indicating all existing and proposed improvements including buildings, drives, walkways, parking areas and other structures, public rights-of-way, the zoning categories of the subject and adjoining properties, the location of and distance to off-site residential structures, required setbacks, required buffer and landscape areas, hydrologic features, and the coordinates and height AGL of the existing or proposed Support Structure.
 2. The application shall be reviewed by the Director to determine compliance with the above standards and transmit the application for review and comment by other departments and public agencies as may be affected by the proposed facility.
 3. In reviewing an application, the Director may require the Applicant to provide additional information, including technical studies, and/or may require Applicant to pay the cost of such studies if to be performed by the City, if such studies are reasonably necessary to assess whether the standards for approval are satisfied. An application shall not be deemed complete until satisfaction of all application requirements and submission of all requested information as provided herein.
 4. The Director shall issue a decision on the permit within the time provided in Section 3 or the application shall be deemed approved unless the time period for review and action is extended by writing of the Director or Board of Aldermen for reasonable cause. The Director may deny the application or approve the application as submitted or with such modifications as are, in his/her judgment, reasonably necessary to protect the safety or general welfare of the citizens consistent with and to effectuate the purposes of this Article. The Director may consider the purposes of this Article and the factors established herein for granting a Conditional Use Permit, as well as any other considerations consistent with the Article. A decision to deny an application shall be made in writing and state the specific reasons for the denial.
- C. Appeals. Unless otherwise required by law, appeals from the decision of the Director shall be made first to the Board of Aldermen in accordance with the procedures for a contested case as defined in Chapter 536, RSMo., within ten (10) days of any denial.

SECTION 7: CONDITIONAL USE PERMIT REQUIRED

- A. All proposals to install, build or modify Wireless Communications Facilities not permitted by Section 5 (Permitted Uses) or Section 6 (Administrative Permit) shall require a recommendation of

the Planning and Zoning Commission and approval of the conditional use permit by the Board of Aldermen, subject to the forthcoming limitations.

1. Applications. Applications for conditional use permits shall be filed on such forms required by the Director and processed subject to the requirements of and in the manner and time frame as established for conditional use permits in the Zoning Code and, in addition to such other requirements, shall be accompanied by one hundred dollars (100.00), or such other deposit amount as may be established by the Board of Aldermen. In addition, upon request by the Director, an Applicant shall deposit with the City such additional amounts reasonably necessary to reimburse the City for such actual and Direct costs and fees for legal, engineering or other contractual or other consultant services determined by the City to be needed in review or action on the application. No application for a Conditional Use Permit under this section shall be deemed complete until the Applicant has paid all fees and deposits required under this Article. Any amount not used by the City shall be refunded to the Applicant upon written request after a final decision.
2. Additional minimum requirements. No conditional use permit shall be issued unless the applicant has clearly demonstrated by substantial evidence that placement of Wireless Communications Facilities pursuant to Section 5 (Permitted Uses) or Section 6 (Administrative Permits) of this Article is not technologically or economically feasible. The City may consider current or emerging industry standards and practices, among other information, in determining feasibility.
3. Decision and findings required. A decision shall be accompanied by substantial evidence supporting the decision, which shall be made a part of the written record of the meeting at which a final decision on the application is rendered. Evidence shall be under oath and may be submitted with the application or thereafter, or presented during the public hearing by the Applicant or others.
4. Findings Required: In addition to the determinations or limitations specified herein and by this Zoning Code for the consideration of Conditional Use Permits, no Conditional Use Permit shall be approved by the Board of Aldermen unless findings in the affirmative are made that the following conditions exist:
 - a. Applicant has conducted an analysis of available co-location opportunities on existing wireless towers within the same search ring as defined by the Applicant in its application.
 - b. That the design of the Wireless Communications Facilities, including ground layout, maximally reduces visual degradation and otherwise complies with provisions and intent of this Article. New Towers shall be of a monopole design.
 - c. That the proposal minimizes the number and/or height size, and visibility of Wireless Communications Facilities that will be required in the area. Where alternate technology or design exists, or is reasonably available that would satisfy the general need for the proposal, this factor is ordinarily not satisfied.
 - d. That the Applicant has not previously failed to request to locate within one (1) mile of any existing structures after receiving notice that such structure was being built in the same area of the new structure defined by the Applicant in its application.

Provided, that if one, but not more than one, of the previous five (a-d) conditions is not satisfied, approval may be granted only on a finding of unique circumstances otherwise necessitating approval to satisfy the purposes of this Article.

- B. Additional height limitations. No Tower shall be approved at a height exceeding one hundred fifty feet (150') AGL unless the applicant clearly demonstrates that such height is required for the proper function of the applicant's system or that of a public safety communications system of a governmental entity sharing the Tower. Such showing must also be supported by the opinion of a telecommunications consultant or expert. The opinion of the consultant or expert shall include a statement that no available alternatives exist to exceeding the height limit including but not limited to the use of two or more Support Structures, and the reason why such alternatives are not viable.
- C. Historic Preservation: A Conditional Use Permit shall not be issued for any Wireless Communications Facility that the Board of Aldermen determines would create a significant negative visual impact or otherwise have a significant negative impact on the historical character and quality of any property within a Historic Preservation District or such District as a whole.

SECTION 8: OBSOLETE NON-COMPLYING SUPPORT STRUCTURES

Any upper portion of a Support Structure which is not occupied by active Antennas for a period of twelve (12) months, and any entire Support Structure which is not so occupied for a period of six (6) months, shall be removed at the owner's expense. Removal of upper portions of a Support Structure manufactured as a single unit shall not be required. Failure to comply with this provision shall constitute a nuisance that may be remedied by the City at the Support Structure or property owner's expense. Any Applicant for a new Support Structure not built as a disguised part of another existing or permitted structure shall place a bond or other security with the City prior to any final approval for the purpose of removing any Support Structure as required herein and to compensate the City for performing proper maintenance of such Support Structures to ensure such structures do not become unsafe or otherwise fail to be maintained in compliance with this Article.

SECTION 9: COMMERCIAL OPERATION OF UNLAWFUL WIRELESS COMMUNICATIONS FACILITIES

Notwithstanding any right that may exist for a governmental entity to operate or construct Wireless Communications Facilities, it shall be unlawful for any person to erect or operate for any private commercial purpose any Wireless Communications Facilities in violation of any provision of this Article, regardless of whether such Wireless Communications Facilities are located on land owned by a governmental entity.

SECTION 10: PENALTY

Except as may otherwise be provided by law, any person violating this Article shall be subject to a fine of not more than two hundred dollars (\$200.00). Each day the violation continues shall constitute a separate offense.

From: Matt Harline, City Administrator
To: Board of Aldermen, City Clerk
CC: Charles Thompson, City Attorney
Date: October 12, 2017
Re: Meeting Notes



Item IX-C-1 & 2 – Amending Section 31-44.1 the Centralia City Code concerning Wireless Communication Facilities

At the request of the Commission and The Board of Aldermen have before them two draft ordinances prepared by City Attorney, Charles Thompson to regulate Wireless Telecommunications Towers within the restricted parameters currently allowed under State and Federal Law. The ordinance has been reviewed by the Commission at two meetings and a public hearing. If the Board of Aldermen are convinced the ordinances serve their purpose staff feels that this ordinance is ready to approve. Because this is an amendment to the Zoning Code, it requires a full public hearing. A public hearing was conducted by the Planning & Zoning Commission on October 5th (the minutes are in the packet) and the ordinance to change Section 31-44.1 was recommended unanimously. The public hearing at P&Z and the one tonight were advertised in the Centralia Fireside Guard on September 20th.

The State Legislature has greatly restricted the City's ability to regulate telecommunications towers. The attached ordinance, which is essentially the same as reviewed in September allows the City to assert the remaining authority it has, and thereby maintain some protections for property owners in the City.

This ordinance allows permitting by one of three possible ways:

1. Permit by right when the applicant is simply doing maintenance, reattaching a replacement antenna or attaching a new antenna to an existing structure that does not qualify as a Substantial Modification (e.g. increase the height more than 10 feet or in excess of standard height restrictions in that zoning district. We would request them to complete a permit, and they may be required to obtain building permit, depending on the alteration, but they would have the right to this use.
2. Permit by administrative decision if the applicant is replacing a non-conforming tower with a conforming tower of the same size but does not increase the size of the facility such that it would be considered a Substantial Modification or when attaching additional antennae to an existing non-conforming tower. The new towers would have to be in B-2, M-1 or B-P District. This permit would have to be approved by the City Administrator or his designee.

3. Permitting via a conditional use permit that would require a recommendation by this Commission and final approval by the Board of Aldermen. Both the administrative and the conditional use permit would require plans and drawings. The way the ordinance has been drafted, a second approval (based on the recommendation of this Commission) would be required by the Board of Aldermen. A separate ordinance has also been prepared to amend Section 2-81 of the City Code to codify this additional requirement.

Staff recommendation Staff feels that the ordinances as drafted, with the changes recommended by the Planning & Zoning Commission included, are the best ordinances allowable under current Missouri Law. After receiving comments during the public hearing, if the Commission agrees they may choose to make a motion to approve the prepared ordinances.

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE ADDING SUBSECTION K TO SECTION 2-81 OF THE CENTRALIA CITY CODE.”

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

SECTION 1. Subsection K of Section 2-81 of the Centralia City Code shall read as follows:

K. Hear and recommend to the Board of Aldermen whether to grant, deny or reject applications for the issuance of conditional use permits for Wireless Communications Facilities as they are defined in Sec. 31-44.1 of this code.

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

SECTION 3. This ordinance shall take effect and be in full force and effect from and after its passage and approval by the Board of Aldermen of the City of Centralia, Missouri.

PASSED this ____ day of _____, 2017, by the Board of Alderman of the City of Centralia, Missouri.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this ____ day of _____, 2017.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE DEDICATION OF AN ELECTRIC EASEMENT ACROSS THE NORTH SIDE OF 420 WEST SINGLETON STREET.

BE IT ORDAINED:

WHEREAS, Boyd Harris, acting as the Agent for Boyd Harris Properties, L.L.C., a Missouri Corporation desires that the City of Centralia to hold an electric utility easement over a 20-foot portion of the north side of the property commonly known as 420 West Singleton Street Centralia, Missouri; and

WHEREAS, Boyd Harris Properties, L.L.C., a Missouri Corporation, is the owner of the tract of land shown as A.R.P 4.2.27 west of the Blocks 20, 34, 35, and 50 in the Original Town of Centralia as recorded in Deed Book 60 at Page 379, located in the south half of the southwest quarter of section 10, township 51 north, range 11 west, Centralia, Boone County, Missouri, commonly known as 420 West Singleton Street; and

WHEREAS, the City of Centralia, Missouri has determined that the easement across the property described “Exhibit A” is the best and most efficient way to provide electric services; and

WHEREAS, Boyd Harris, as Agent of Boyd Harris Properties, L.L.C., has executed an Electric Easement, a copy of which is attached hereto and incorporated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF CENTRALIA, MISSOURI, TO WIT:

Section 1. The conveyance of the Electric Easement described in “Exhibit A” a copy of which is attached hereto and incorporated by reference herein from Boyd Harris Properties, L.L.C., a Missouri Corporation to the City of Centralia, Missouri:

A 20-foot easement over a portion of the tract of land shown as A.R.P 4.2.27 west of the Blocks 20, 34, 35, and 50 in the Original Town of Centralia as recorded in Deed Book 60 at Page 379, located in the south half of the southwest quarter of section 10, township 51

north, range 11 west, Centralia, Boone County, Missouri, the centerline of which is described as follows:

Starting at the southwest corner of Block 34 of the Original Town of Centralia; Thence with the north right-of-way line of Sneed Street, N78° 07'W, 50.0 feet to the present west right-of-way line of Columbia Street; Thence with the west right-of-way line, N11° 53'E, 230.9 feet, said point being the Point of Beginning; Thence S79° 49' 45"W, 98.15 feet; Thence S75° 15'W, 66.1 feet to the east right-of-way line of the COLT Railroad.

for the purpose of constructing, laying, maintaining, repairing, replacing, using and operating overhead or underground electric lines and all necessary attachments and appurtenances thereon and thereto.
is hereby accepted.

Section 2. The Mayor of the City of Centralia, Missouri, is hereby authorized to execute the any and all documents necessary to accept this Electric Easement on behalf of the city.

Section 3. This Ordinance shall take effect and be in force from and after its passage by the Board of Alderman and approval by the Mayor of the City of Centralia, Missouri.

PASSED by the Board of Alderman of the City of Centralia, Missouri this ____ day of _____, 2017.

ATTEST:

Presiding Officer

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2017.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

ELECTRIC EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, THAT:

On this ____ day of August, 2017, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Boyd Harris Properties, L.L.C., a Missouri Limited Liability Company, Centralia, Boone County, Missouri, Party of the First Part (Grantor), for its successors and assigns, does hereby grant, bargain, sell and convey unto the City of Centralia, Missouri, a municipal corporation, 114 South Rollins, Centralia, Missouri 65240, Boone County, Missouri, Party of the Second Part (Grantee), its successors and assigns, forever and in perpetuity from the date hereof, a permanent utility easement over, under, through, and across the following described real estate situated in the City of Centralia, Boone County, Missouri:

A 20-foot easement over a portion of the tract of land shown as A.R.P 4.2.27 west of the Blocks 20, 34, 35, and 50 in the Original Town of Centralia as recorded in Deed Book 60 at Page 379, located in the south half of the southwest quarter of section 10, township 51 north, range 11 west, Centralia, Boone County, Missouri, the centerline of which is described as follows:

Starting at the southwest corner of Block 34 of the Original Town of Centralia; Thence with the north right-of-way line of Sneed Street, N78°-07'W, 50.0 feet to the present west right-of-way line of Columbia Street; Thence with the west right-of-way line, N11°-53'E, 230.9 feet, said point being the Point of Beginning; Thence S79°-49'-45"W, 98.15 feet; Thence S75°-15'W, 66.1 feet to the east right-of-way line of the COLT Railroad.

for the purpose of constructing, laying, maintaining, repairing, replacing, using and operating overhead or underground electric lines and all necessary attachments and appurtenances thereon and thereto.

TO HAVE AND TO HOLD unto the said City of Centralia, Missouri, its successors and assigns, forever, and the undersigned Party of the First Part does hereby expressly covenant that it is the owner, in fee simple, of the above described real estate, that it has good right and authority to make and execute this instrument and that the said City of Centralia, Missouri, its employees, officers, agents, successors and assigns, shall, at all times, have free access to and ingress and egress to and from and over, through and across said real estate for the purposes herein described.

The said City of Centralia, Missouri, its employees, officers, agents, successors and assigns, further shall, at all times, have the right to enter upon and trim, clear, move or remove from the above described property any tree, bush, brush, vegetation, structure, fence or obstruction of any kind or character whatsoever which, in the sole judgment of the City of Centralia, Missouri, may endanger the safety of or interfere with the operation and maintenance of the easement or the electric lines for which the easement was granted. In addition, the said City of Centralia, Missouri, its employees, officers, agents, successors and assigns, shall, at all times, have the right to use the above described property to pile earth, place or move equipment and machinery, place or store materials and perform any other act necessary for the purpose of exercising any of the rights herein granted.

If the City of Centralia, Missouri, its employees, officers, agents, successors and assigns, in constructing, laying, maintaining, repairing, replacing, using or operating the overhead or underground electric lines, enter upon the above described property and disturb the ground in doing so, then the City of Centralia, Missouri, or its successors and assigns, shall to the best of its ability, restore the ground to as near as possible the same condition that existed prior to entrance, and shall sow grass seed over ground that had grass before being disturbed. Neither the City of Centralia, Missouri nor its successors and assigns shall have any obligation or responsibility to replace or pay for damages for any structure, obstruction, fence, improvement, tree, bush, shrub, flower or plant of any kind that is cleared, trimmed, moved or removed under the terms of this easement.

No permanent buildings (including sheds) shall hereafter be built on nor any trees planted on the above described property, which said prohibition may be enforced by injunctive relief in addition to any available remedies at law.

This electric easement conveyance is non-exclusive, shall run with the land and shall be binding upon the Party of the First Part and its successors and assigns.

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI TO ENTER INTO AN AGREEMENT WITH ENERGY SOLUTIONS PROFESSIONALS, LLC. OF OVERLAND PARK, KANSAS FOR AN INVESTMENT GRADE AUDIT ON CERTAIN BUILDINGS OF THE CITY OF CENTRALIA, MISSOURI.”

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 enter into an Agreement with Energy Solutions Professionals, LLC of Overland Park, Kansas for an Investment Grade Audit on certain buildings of the City of Centralia, Missouri.

SECTION 2. The terms and conditions shall be as generally described in the engagement letter,” Exhibit “A,” which is attached and herby made a part of this ordinance.

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

PASSED this _____ day of _____, 2017.

Presiding Officer

ATTEST:

Heather Russell, City Clerk

This ordinance approved by the Mayor this _____ day of _____, 2017.

Tim Grenke, Mayor

ATTEST:

Heather Russell, City Clerk

INVESTMENT GRADE AUDIT AGREEMENT

This Investment Grade Audit Agreement ("Agreement") is entered into this 16th day of Oct., 2017 by and between Energy Solutions Professionals, LLC. ("ESCO"), and City of Centralia, Missouri ("City") for an energy and facility audit, a report on the findings and assistance developing a final scope of work for inclusion in a potential Energy Performance Contract for the City's facilities as set forth in Section 4.

SECTION 1. GENERAL.

The primary objective in completing an Investment Grade Audit (IGA) of the City's facilities is to provide detailed information regarding the technical, economic and business aspects of proceedings with an Energy Performance Contract at the City's facilities. The IGA will provide comprehensive information on the existing conditions, cost of implementing a wide array of energy-saving facility-improvement measures, the guaranteed savings associated with each individual measure and a detailed financial picture about the impacts of implementing an energy performance contract. This data enables the City to make an informed decision about proceeding with a guaranteed Energy Performance Contract.

This agreement is a mutual commitment between the ESCO and the City. The ESCO commits to conducting the analysis necessary to develop a project that may be fully funded from re-directed energy savings, and that if this is not accomplished the City will not owe the ESCO the IGA Fee identified in Section 5 of this agreement. The City commits that; if a paid-from-savings project is identified, they will pay for the Audit, or enter into the Energy Performance Contract. If the City proceeds into the Energy Performance Contract, the audit fee will be rolled-into the project cost and will be paid for by savings.

SECTION 2. SCOPE OF WORK.

2.1. Energy Audit Data

ESCO shall prepare a Investment Grade Audit (IGA) of the City's facilities. The City will provide its complete cooperation in connection with the preparation of the IGA. To assist ESCO in preparing the IGA, City shall furnish (or cause others to furnish) to ESCO information pertinent to understanding the energy-consuming characteristics of their facilities. This information will include accurate and complete data concerning utility usage and cost for all facilities for the most current 24-month (minimum) time period. Additional data required will include; but not be limited to: physical access to facilities for conducting field surveys; historical operation and maintenance costs; occupancy information and schedules; description of any changes in the building structure or its heating, cooling, lighting or other systems or energy requirements; descriptions of all energy consuming equipment used at the Facilities; and description of energy management procedures presently utilized. If requested by ESCO, City will also provide any prior energy audits of the Facilities, existing construction documentation, equipment submittals and any other related data.

2.2 Field Survey

ESCO will conduct a comprehensive field survey of the Facilities to gather information and data pertinent to the analysis of energy usage and preparation of the IGA. The field survey shall include physical review of, but not be limited to, the heating, ventilating, and air conditioning systems, temperature control systems, lighting systems, water-consuming systems, energy plant, and the building envelope. The physical review shall provide equipment quantities, characteristics and all pertinent model or nameplate data, and data-logging of significant energy consuming systems. Descriptions of equipment operation, equipment condition, and comfort levels will be recorded for each Facility. In addition, the survey will include interviews with all key personnel responsible for operating each facility.

2.3 Investment Grade Audit Report and Energy Performance Contract

ESCO shall present to the City the written IGA Report within 120 days after execution of this Agreement. The IGA Report shall set forth the following information:

- A. An Executive Summary providing an overview of the IGA process, audit findings and a summary of technical and financial parameters associated with the (potential) Energy Performance Contract.
- B. A Technical Section that provides facility write-ups identifying existing conditions, a list and description of potential Energy Conservation Measure (ECM) opportunities, guaranteed cost and savings for each ECM analyzed, even those not recommended for inclusion in project. The costs will be based on firm subcontractor and/or vendor quotes, and the guaranteed savings on a combination of engineering methods, logged-data and/or accepted energy-estimating programs.
- C. A Financial Analysis Section that will summarize various financing options and avenues for funding the potential Energy Performance Contract, including sample pro forma cash flow tables for various combinations of Energy Conservation Measures.
- D. A Project Management Plan Section that will identify the steps necessary to implement the Energy Performance Contract. This plan will include a project time-line associated with completing each step in order to fulfill City's objectives for an implementation schedule.
- E. Appendices necessary to provide full disclosure on how the savings were calculated and how they will be measured and verified to fulfill the guarantee, field-measured data, cut-sheets or any other pertinent technical information that will help the City understand the full scope and financial parameters for all ECMs evaluated.
- F. An Energy Performance Contract agreement that will be developed in cooperation with City's staff. This contract will include firm financing parameters, guaranteed costs, mutually developed Measurement & Verification plan.

SECTION 3. ACCEPTANCE OF THE INVESTMENT GRADE AUDIT REPORT

The IGA Report will be presented with a guaranteed Energy Performance Contract (EPC) agreement. The City will be given 60 days from the date of presentation of this Report to execute an EPC; or other implementation agreement, with ESCO, in which case the IGA Fee will be included in the EPC contract amount and be paid for from savings. If the City does not execute the EPC or implementation agreement with ESCO, the IGA fee will be paid by the City within 60 days from the date the IGA Report was presented. If not paid within 30 days, a \$150 late fee will be assessed.

- 3.1 If, at any time during the audit it is determined by ESCO that for technical, cost or lack of savings reasons the economics of the project will not meet the stated objectives, or that it does not seem feasible to spend more funds to complete the remaining work of this Agreement, ESCO will advise the City immediately. Under such circumstances, the City may; at its option, terminate this Agreement at no expense, or agree to have the ESCO proceed with the work covered in this Agreement subject to mutually agreeable revised financial parameters.
- 3.2 Upon execution of the guaranteed Energy Performance Contract (EPC) agreement, the IGA Report shall become a part of this agreement; and will be attached as a "Schedule".
- 3.3 To Clarify Acceptance and Payment terms: a) the City will not owe ESCO the IGA Fee if ESCO fails to meet the mutually agreed performance levels; b) the City may elect to pay the IGA Fee amount directly or roll this Fee into the Energy Performance Contract project so that the IGA is paid for by program savings.

SECTION 4. FACILITIES

The City Facilities to be evaluated as part of this Agreement include:

Building	Sq Ft	IGA Fee per -SF	IGA Fee per Building
City Hall	5,242	\$0.06	\$315
Fire Station	4,000	\$0.06	\$240
Library	5,175	\$0.06	\$311
Police Dept	2,250	\$0.06	\$135
Rec Center	18,720	\$0.06	\$1,123
Water Plant	2,061	\$0.06	\$124
TOTALS	37,448		\$2,247

NOTES:

1. The Total IGA Fee will be based on the building area (sq-ft) times \$0.06. The Total IGA Fee for the buildings identified in the above table would be \$2,247.

SECTION 5. ACCEPTANCE.

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto subscribe their names to this instrument on the date first above written.

City of Centralia, Missouri

Energy Solutions Professionals, LLC.

By: _____

By: T. O'Keefe

Title: _____

Title: Managing Member

From: Matt Harline, City Administrator

To: Mayor & Board of Aldermen

Date: October 16, 2017



Re: City Administrator's Monthly Report – October 16, 2017

- Participated in the combined Public Utilities and Public Works Committee Meeting on September 5th.
- Participated in the General Government and Public Safety Committee meeting on September 11th.
- Participated in meetings of the Board of Aldermen meeting on September 18th.
- Participated in the Planning & Zoning Commission Meeting on September 7th.
- Assisted with the development of packets for the Committees, Commission and the Board meetings.
- Completed the Management Discussion and Analysis for the Annual Financial Audit. Working with City Clerk, Heather Russell and staff of Williams & Keepers we completed the audit for presentation.
- Assisted in preparing the engagement letter to hire Lauber Municipal Law.
- Cooperated with the Mayor and Clean Line to prepare a letter to the editor in support of the project.
- Held two additional three interviews with Energy Performance Contracting companies. Tabulated responses and followed up with vendors.
- Worked on CDBG application with Show-Me Shortline staff, staff at the MO Dept. of Economic Development and MMRPC.
- Worked on sewer rehabilitation slip lining bid packet. Reviewed proposals and prepared recommendation for Committee recommendation and Agreement for Board approval.
- Reviewed and supplied information for a law enforcement grant proposal by Officer Dulany.
- Handled personnel issue in Electric Department and helped issue job notice. Reviewed applications.
- Worked with Mike Forsee, the Water Department and Bartlett & West on water plant report and some repair issues.
- Made arrangements for the repair of the antenna at the Panther Tower for the public works radios.
- Worked with Charles Thompson and Boone County on lease agreement for the public safety radio system antenna on the Howard Burton Tower.
- Worked on SCEAP grant with Bartlett & West and DNR for \$50,000.
- Worked with Diana Carter to prepare response to Baca questions on lawsuit.
- Worked with Charles Thompson on preparing an updated wireless telecom towers ordinance.
- Worked with Don Bormann on utility easements at 420 W Singleton and Reed Street.
- Worked on storm water issue on Chris Ct.
- Worked on AS-400 access with Boone County Resource Management. Reviewed changes to International Building Codes for the 2015 version.
- Met with Hubbell staff and spoke with MO Dept. of Economic Development staff about EEZ project.
- Worked with County and city officials from across Boone County to assess the viability of pursuing a use tax ballot issue.
- Met with Socket and worked on Pole Attachment agreement.
- Reviewed Municipal Court Audit.
- Worked on dangerous building abatement with Cydney Mayfield.
- Worked with MMRPC staff and Terry Maglich of the MO Dept. of Economic Development on a potential CDBG economic development project. Assigned addresses as needed.
- Met with Sandy Buck several times on weed and other nuisance violations.

- Attended meetings of, department heads, REDI, MPUA Joint Operating Committee (JOC) and RTO Committee as part of the MPUA Annual Conference, MML Annual Conference and Park Board;
- Responded to various citizen requests, personnel issues, reviewed payroll, issued Unlicensed Vehicle Permits and as needed measured construction setbacks and reviewed parts of commercial business building permits, entered building permit information, 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.