

Mayor Grenke called the regular meeting to order at 7:37 p.m.

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

Absent: None

Also present were City Administrator Matt Harline, City Attorney Cydney Mayfield, Fire Chief Denny Rusch, Police Chief Larry Dudgeon, Don Jenkins with MECO Engineering, and James Smith with the Centralia Fireside Guard

APPOINTMENTS:

Mayor Grenke reappointed David Hoppock to the Industrial Development Authority for a 3 year term. Alderman Vollrath made a motion to accept the Mayor's reappointment David Hoppock to the Industrial Development Authority for a 3 year term. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

ACTION ITEMS:

Purchasing:

Accepting Best Bid for Sewer Lagoon Brush Control

Harline said that a requirement from DNR is to remove brush from the sides of the lagoons. Anything with deep roots can cause damage, and DNR requires no trees or large shrubs. We've done a lot of mowing, but there is some stuff toward the bottom of the lagoon banks that we cannot reach. There were 2 bids submitted and are in the packet. The bid from VMAC is less expensive, but there would be some wood that they might not be able to get at all and anything greater than 6" in diameter would be left on site for the City to remove. Both bids are based on decent weather, so there could be some delays at this time of year. Vollrath questioned how long it would be until DNR comes after the City. Harline said they won't come after the City, but do expect it to be fixed. Hudson asked for clarification that the more expensive bid would do all of the work, and what would be the City's cost to finish what the lower bid can't do. He asked if our City crew's time would be better spent doing something else. Magley stated that he would prefer to go with the more expensive bid, and they can grind the stumps down. Harline said that Sapp Construction has a bigger, better piece of equipment.

Bids for sewer lagoon brush control were presented in the meeting packet as follows:

- VMAC: \$15,800
- Sapp Construction, Inc.: \$18,000

Alderman Hudson made a motion to authorize the Mayor of the City of Centralia, Missouri, to enter into an agreement with Sapp Construction for the amount not to exceed \$18,000 for sewer lagoon brush control. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Pursuing Credit Card Processing

Alderman Wilkins made a motion to authorize the Mayor of the City of Centralia, Missouri, to pursue credit card processing with Central Bank and bring back an agreement to the Board on Monday, December 18th. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

NEW BUSINESS:

Setting Meeting Dates in January of 2018

Harline said that the last day to turn in a ballot issue to Boone County for the April 3, 2018 election is January 23, 2018. We would ask the voters for more than we actually need, that way if we don't get the State Revolving fund grant we would still have the money to complete the projects. If we could have a Board of Aldermen meeting on January 22nd we would have the best numbers. Alderman Vollrath made a motion was made to have the meetings on January 8th, 15th, 22nd in 2018. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Request from Papen Properties

Harline said that Papen Properties has purchased the old La Crosse building and they would like to put in self-service storage with access only on the inside. Currently, that is not a permitted or conditional use in the B-1 district. The City would have to make it a conditional use or a permitted use, and Harline said he would not think the Board would want to make that a permitted use. Harline said he wasn't sure what access issues there would be for the 2nd floor. Amending the zoning code would have to go through the Planning and Zoning Commission and have a public hearing at both. Papen Properties would then have to get the conditional use permit, which could include things that have to do with the aesthetics. Rodgers questioned if they had purchased this property for this reason specifically and didn't ask before they purchased it. Grenke said he had talked to Papen after the purchase of the property and said he'd need to talk to Harline.

Harline said the Board would need to refer this request to the Planning and Zoning Commission. Mayfield said there would need to be fifteen days' notice before the hearing before the Planning and Zoning Commission.

Magley questioned if Harline had seen any blue prints on this project. Harline said he had not yet seen blue prints, and this is about whether or not the City makes it a rule to allow this use in a B-1 district. Rodgers asked what that decision would open up for the City. He questioned if they changed the permitted use, could anyone build storage sheds by Friendship church, for instance. Magley said that he feels once you open that can of worms you have to open it up to everybody.

Lee said he thought that the sale of that property came with some stipulations, like they couldn't put in another lumber yard there. He said he hates to see empty buildings downtown, so would like to see what the Planning and Zoning Commission has to say. Grenke mentioned that it will be internal storage buildings, so he did not think it would not be an eyesore. There was some discussion regarding the intent for the property when it was purchased. Hudson commented that if the property was right on the square, he would be 100% against it, but since it is off the square he is interested.

Alderman Wilkins made a motion to refer the request to the Planning and Zoning Commission. Alderman Vollrath seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

CLOSED SESSION:

Alderman Lee moved the Board of Aldermen of the City of Centralia, Missouri hold a closed meeting and a closed vote, and the specific reason for closing the meeting and having a closed vote was 1) for legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys as provided for under Section 610.021 (1) of the Revised Statutes of Missouri; and 2) for leasing, purchasing or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor; such closed session and closed vote shall be fore as provided for under Section 610.021 (2); and 3) for preparation, including any discussions or work product, on behalf of the City of Centralia for negotiations with employee groups as provided for under Section 610.021 (9) of the Revised Statutes of Missouri. Alderman Lee asked that this motion be adopted by roll call vote. The motion was seconded by Alderman Wilkins. Roll call vote: FOR: Aldermen Robert Hudson, James Lee, Landon Magley, Don Rodgers, Andrea Vollrath, and David Wilkins. AGAINST: None.

The meeting went into closed session at 8:01 p.m.

During closed session only the items listed above were discussed. All votes remain closed pursuant to Sunshine Law due to ongoing negotiations.

Alderman Wilkins made a motion to return to open session. Alderman Vollrath seconded the motion. Returned to open session at 8:48 p.m.

Rusch left the meeting at 8:49 p.m.

Grenke said the meeting minutes will be posted in 48 hours. Smith questioned why it would be 48 hours, as Sunshine law allows 48 hours, but does not require it to be that long. Grenke agreed that Sunshine Law does allow 48 hours, and that is when the minutes would be available.

AS MAY ARISE

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

The meeting was recessed at 8:50 p.m.

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

Heather Russell, City Clerk