

**AGENDA**  
**CITY OF CENTRALIA, MISSOURI**  
**Board of Aldermen**  
**Special Meeting**  
Monday, July 2, 2018  
7:00 P.M.  
City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. COMMENTS FROM CITIZENS
- IV. PUBLIC HEARING – ANNEXATION REQUEST
- V. ACTION AGENDA
  - A. Purchasing –
    - 1. Authorizing the Mayor of the City of Centralia, Missouri to enter into an Amendment of the Existing Electric Service Agreement with NextEra Power Marketing of Juno Beach, Florida.  
– Ordinance.  
Bill No. \_\_\_\_\_ Ordinance No. \_\_\_\_\_
- VI. NEW BUSINESS
  - 1. Swearing in Part-Time Police Officer
  - 2. Appointments
- VII. CLOSED SESSION\*
- VIII. AS MAY ARISE
- IX. ADJOURN

\*During the meeting, the Board of Aldermen may elect to go into closed session and hold a closed vote, and the purpose of such closed session and closed vote shall be:

- 1. as provided for under Section 610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore;

**AGENDA**  
**CITY OF CENTRALIA, MISSOURI**  
**Board of Aldermen**  
**Public Works and Public Utilities Committee**

Monday, July 2, 2018  
Immediately Following Board of Aldermen Special Meeting (~7:30)  
City Hall Council Chambers

- I. ATTENDANCE
- II. PLEDGE OF ALLEGIANCE
- III. COMMENTS FROM CITIZENS
- IV. ELECTRIC DEPARTMENT
  - A. Activity Report
  - B. Generation/Purchase
  - C. Distribution
  - D. Other
    - 1. Update on Energy Savings Project
- V. PUBLIC WORKS
  - A. Activity Report
  - B. Streets
  - C. Sanitation
  - D. Storm water
    - 1. Update on Mayes Meadow Project
  - E. Other
- VI. WATER AND SEWER DEPARTMENT
  - A. Activity Report
  - B. Water
  - C. Sewer
  - D. Other
    - 1. Water Plant Project Schedule from Bartlett & West
- VII. OTHER
  - A. Request to close Railroad Street on July 28<sup>th</sup> (motion)
- VIII. AS MAY ARISE
- IX. ADJOURN

PETITION REQUESTING ANNEXATION OF LAND TO  
THE CITY OF CENTRALIA, MISSOURI

That we, SSS Homes, LLC and Boyd Harris Properties, LLC, hereinafter referred to as Petitioners, hereby present their petition requesting annexation to the Board of Aldermen of the City of Centralia, Missouri, with this petition stating and alleging the following:

1. That Petitioners, SSS Homes, LLC and Boyd Harris Properties, LLC, are the owners of all fee interests of record in and to the following described tract of real estate in Boone County, Missouri:

A portion of the parcel of property conveyed to SSS Homes, LLC and Boyd Harris Properties, LLC, by warranty deed dated April 4, 2018, and recorded in Book 4876 at Page 4, Records of Boone County, Missouri described as:

Tract 2 of a survey recorded in Book 289 at Page 443, a portion of Lot 2 in Block B of J. C. Hitt's Subdivision, located in Section 16, Township 51 North, Range 11 West, Centralia, Boone County, Missouri.

2. That said real estate is not now a part of any incorporated municipality.

3. That said real estate adjoins and is contiguous and compact to the existing corporate limits of the City of Centralia, Missouri.

4. That Petitioners request that said real estate be annexed to and be included within the corporate limits of the City of Centralia, Missouri, as authorized by the provisions of Section 71.012, Revised Statutes of Missouri.

5. That Petitioners request that: (1) the City of Centralia, Missouri, cause the required notice to be published; (2) the Board of Aldermen of the City of Centralia, Missouri, conduct the public hearing required by law; and (3) the Board of Aldermen of the City of Centralia, Missouri, thereafter adopt an ordinance extending the limits of the City of Centralia, Missouri, to include the above described real estate.

Date: 4-6-2018

Thomas F. Schupp

Thomas F. Schupp  
Member of SSS Homes, LLC

Date: 4-6-2018

Boyd L. Harris

Boyd L. Harris  
Member of Boyd Harris Properties, L.L.C

OWNER and PETITIONERS

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF BOONE     )

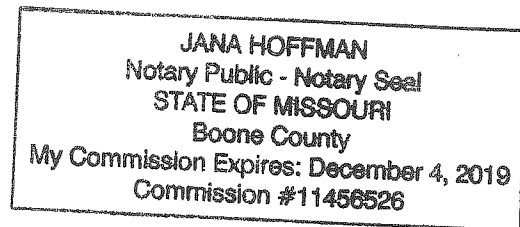
On this 6<sup>th</sup> day of April, 2018, before me personally appeared Thomas F. Schupp, to me personally known, who being duly sworn, did say he is a member of SSS Homes, LLC, a limited liability company and that this instrument was executed by him on behalf of SSS Homes, LLC, by authority of its members, and he acknowledged this instrument to be the free act and deed of SSS Homes, LLC and himself.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Centralia, Boone County, Missouri the day and year first above written.

Jana Hoffman

Notary Public

My commission expires: 12-4-2019



STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF BOONE     )

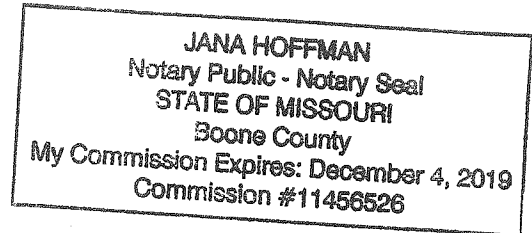
On this 6<sup>th</sup> day of April, 2018, before me personally appeared Boyd L. Harris to me personally known, who being duly sworn, did say he is a member of Boyd Harris Properties, L.L.C., a limited liability company and that this instrument was executed by him on behalf of Boyd Harris Properties,, L.L.C., by authority of its members, and he acknowledged this instrument to be the free act and deed of Boyd Harris Properties, L.L.C. and himself.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Centralia, Boone County, Missouri the day and year first above written.

Jana Hoffman

Notary Public

My commission expires: 12-4-2019



ZONING REQUEST

TO: The Board of Aldermen and the Planning and Zoning Commission  
of the City of Centralia, Missouri

Please be advised that the undersigned, SSS Homes, LLC and Boyd Harris Properties, LLC, the owner of the parcel of property in Boone County, Missouri that is being requested to be annexed into the City of Centralia, Missouri per the Petition Requesting Annexation of Land to the City of Centralia, Missouri from SSS Homes, LLC and Boyd Harris Properties, LLC, that they have signed on the 6<sup>th</sup> day of April, 2018, a request that said land be zoned "R-2". The undersigned understand and acknowledge that this zoning request cannot be made a condition to the petition requesting annexation.

Date: 4-6-2018



Thomas F. Schupp  
Member of SSS Homes, LLC



Boyd L. Harris  
Member of Boyd Harris Properties, L.L.C.

OWNER and PETITIONERS

## Heather Russell

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**From:** rkharbour@aol.com  
**Sent:** Monday, June 25, 2018 10:51 AM  
**To:** lindsay.krumpelman@marcelinemo.us; Matt Harline; dean.gauthier@marcelinemo.us; camolaw@aol.com; richard.hoon@marcelinemo.us; kahokacity@cablerocket.tv; t.dicus@cityofcalifornia.net; a.hill@cityofcalifornia.net; todd.field@marcelinemo.us  
**Subject:** Zone 5 Capacity ZRCs

To all:

As you recall we have to hold our breath each year at the MISO auction hoping there will be no split in the pricing of our zone 6 ZRCs from price of those in Zone 5. This risk will continue in 2020 with our Zone 3 ZRCs. If there were a split, it could cost us money as we have to sell our ZRCs and buy Zone 5 each year.

We now have an opportunity to trade our zone 3 ZRCs for Zone 5 ZRCs at no cost to us. This would make us completely hedged on the ZRCs we own in years 2020 thru 23. We would still have the risk one more year on Zone 6 ZRCs.

This comes about by NextEra having an opportunity to use our Zone 3 ZRCs to make an energy deal in Zone 3 and give us Zone 5 ZRCs they have in their portfolio. (Remember that NextEra offered to sell us Zone 5 ZRCs for 2020 thru 2023 at a price of over \$3. We bought Zone 3 for \$2.15 and assumed the annual auction risk.)

If we do this, it removes this ZRC cost risk due to a split in prices. However, If we keep Zone 3 and there is a split, and if the prices in Zone 5 are lower than in Zone 3, we could make some money. However, there are too many "if's" in the previous sentence and I do not see the conditions in near future to lower Zone 6 ZRC costs. I recommend that we swap our Zone 3 for Zone 5 and eliminate the cost risk.

The Current Annual capacity cost in our contracts at \$2.15/KWMonth is:

|            |                                  |
|------------|----------------------------------|
| California | \$306,000 per year for 11.9 ZRCs |
| Centralia  | \$246,000 per year for 9.5 ZRCs  |
| Kahoka     | \$134,000 per year for 5.2 ZRCs  |
| Marceline  | \$83,000 per year for 3.2 ZRCs   |

NextEra would prepare an amendment to our contracts changing our capacity from Zone 3 to Zone 5 for the 2020 to 2023 year. They would like your approval this week to do this.

I will call your city contact to discuss.

Thanks  
Bob Harbour

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 AMENDMENT OF THE EXISTING ELECTRIC SERVICE AGREEMENT WITH NEXTERA ENERGY POWER MARKETING, LLC OF JUNO BEACH, FL.”

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

SECTION 1. The Mayor of the City of Centralia, Missouri is hereby authorized and directed to execute an amended Electric Service Full Requirements Agreement and other necessary documents required to be signed by the agreement terms on behalf of the City of Centralia, Missouri, with NextEra Energy Power Marketing, LLC of Juno Beach, Florida.

SECTION 2. The terms and conditions of this amendment shall be as defined in “Exhibit A”, hereto attached.

SECTION 3. This ordinance amends ordinance 2952.

SECTION 4. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

**PASSED by the Board of Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

|                               |                               |
|-------------------------------|-------------------------------|
| <b>Alderman Wilkins</b> _____ | <b>Alderman Bormann</b> _____ |
| <b>Alderman Hudson</b> _____  | <b>Alderman Rodgers</b> _____ |
| <b>Alderman Lee</b> _____     | <b>Alderman Magley</b> _____  |

\_\_\_\_\_  
**Presiding Officer**

ATTEST:

\_\_\_\_\_  
Deputy City Clerk, Donna Stephens

This ordinance approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor, Tim Grenke

ATTEST:

\_\_\_\_\_  
Deputy City Clerk, Donna Stephens





**Electric Department Activity Report**  
**June 2018**

*Cards- 29*

*Locates- 68*

*Disconnects- 13*

*Rereads- 48*

*Tree Trimming for power line clearance*

*511 South Rollins*

*111 North Barr*

*Pioneer Court*

*Fenton Funeral Home*

*105 South Reed*

*322 East Singleton*

*Adams Street (Rodney Griffin to Bruton)*

*813 East Mitchell*

*Set up and tear down Anchorfest*

*Replace gaskets at Sims Irrigation Pivot*

*New Home Services:*

*703 Jason Court, 606 Jason Court, 413 North Lee Street, Rerouted primary service for Show Me Short Line to allow expansion of existing building at 1302 East Rowland Street, 921 Lois Drive. Rerouted temporary service drop for 102 South Jefferson.*

*Repaired street light at 612 North Barr and two school zone lights.*

*Set a street light pole at 620 South Porter Street for a new D-D light.*

*Set a new pole at Wigham and Jefferson Street then transferred equipment to new pole.*

*Pulled guy pole and anchor in the 600 block of Bruton Street.*

*Had one outage in the area of Pioneer Court and 111 North Barr due to wind and falling tree limbs.*

*Clayton Crump attended transformer banking schooling in Columbia.*

**STREET DEPARTMENT**  
**Activity Report for June 2018**

1. *Collected and bailed cardboard from businesses 2 days a week*
2. *Did 76 locates this month*
3. *Finished up installing the safety fence around the Narraganset building*
4. *Had to drive the 1 ton and one of the dump trucks on highway to clean out the exhaust filter*
5. *Put up P&Z signs on 2 properties*
6. *Hauled off several brush piles around town*
7. *Did some sign maintenance*
8. *Hauled all of the barricades and 2 temporary stop signs back to the street barn after the Anchor Festival*
9. *Straightened and repaired stop sign at Wigham/Jefferson that had been hit*
10. *Replaced pole and base on street name sign at Allen/Wigham that had been run over*
11. *Installed a No Outlet sign on Mystic dr*
12. *Talked with homeowner on Alco about drainage*
13. *Replaced the post and relocated the Battlefield, Chance Gardens, and Library sign at Hwy22/Jefferson*
14. *Moved the 3 on 3 basketball goals back to the street barn*
15. *Repaired a hole in the concrete street on Hampton dr*
16. *Replaced post on Rowland street sign*
17. *Mayor Grenke and myself went and met with the Wards at the corner of Lockport and Gano to answer some drainage questions*
18. *Bladed Ivy, Campbell, and s. Columbia to get ready for dust control, handed out notices to all of the residents on the streets and then had Glenn Cobb apply dust control to them*
19. *Talked with several homeowners about driveway culvert replacement*
20. *Added some rock and smoothed up several shoulders*
21. *Did some ditch cleaning: Head st, 200 blk s. Allen, Brick st, Orchard st, Southland st, 800 blk of s. Allen, 700 blk n. Allen, e. Gano, 800 blk s. Rollins, n. Hickman*
22. *Poured and finished concrete to repair street cut on n. Allen*
23. *Swept streets around town*
24. *Pushed the brush pit at the old landfill site with the dozer*
25. *Hauled off some tree limbs that fallen into streets from storms*
26. *Dug out and set 3 – 26ft x 10in plastic culverts on Campbell st. for new houses for Darren Adams*
27. *Dug out and set 20ft of 12in plastic culvert at the city park to make ditch crossing south of the south pond*
28. *Dug out and relocated a bench by the south pond, and also dug out a pad for a new bench at the city park*
29. *Installed a no thru truck sign on Lakeview st, on the east side of Jefferson*
30. *Spent several days hauling off brush and grass from the drop off site out to the old landfill site*
31. *Got a scrap dumpster from Central Metals and loaded with old appliances to get rid of*
32. *Interviewed several people and hired Anthony Burks for street department*
33. *Heather, and myself went and met with Mr. Gordon at 901 Eastmont to discuss his driveway*
34. *Tore out concrete header wall and added 12ft of 12in metal culvert to the driveway at 220 Southwest Circle*
35. *Had Sydenstrickers come up and repair 3pt on mower tractor*

36. *Mowed street ditches around town*
37. *Cleaned and did maintenance on backhoe, work truck, mower tractor, loader, and street sweeper*
38. *Trimmed tree limbs that were blocking signs*
39. *Had Anthony pile and stir compost with the loader to get some practice running it*
40. *Delivered barricades for the shop hop*
41. *Had Cardinal Door come and replace broken spring on one of the shop doors*
42. *Spent a couple days working on drainage around town*
43. *Borrowed the sewer machine and flushed several culverts that were stopped up*
44. *Repaired back gate at the landfill where someone had removed from hinges*
45. *Dug out and poured concrete to repair street cut on Hawthorn*
46. *Replaced 2 leaking coolant lines on the mower tractor and also replaced fan belt and hood cylinders*
47. *Had Coring and Cutting come up and cut curb at 901 Eastmont to smooth driveway entrance*
48. *Heather and myself met with Don Jenkins from MECO Eng, to get update and answer some questions on Mayes Meadows*



Martin Equipment  
 106 Industrial Dr.  
 Ashland, MO 65010  
 (573) 657-2154

|  |   |
|--|---|
| <b>Quote Issued To : CITY OF CENTRALIA</b><br>114 S ROLLINS STREET<br>CENTRALIA , MO , 65240<br>573-682-2139 | <b>QUOTATION</b><br><b>Quote # :</b> 5004140<br><b>Issue Date :</b> 7/2/2018<br><b>Expire Date :</b> 7/12/2018<br><b>Est Delivery :</b> 9/10/2018<br><b>FOB :</b> |
| <b>Quote Issued By :</b> Cannon, Rowdy   |   |

**ITEMS LISTED FOR SALE**

| Item #   | Year | Make | Model  | Serial # | Hours | Sale Price       |
|--|------|------|--------|----------|-------|------------------|
|  | 2018 | JD   | 331GXT | (TBD)    | 0     | 67,822.75        |
| 331G COMPACT TRACK LOADER<br>Deluxe Cab Package With ISO-H Switchable Controls and EH Joystick Performance Package & Hi-Flow Engine - Turbocharged<br>Reversing Fan Drive<br>Cab Enclosure with Air-Conditioning, Heat and Defrost<br>Air Suspension Seat (Cloth with Heat)<br>3-Inch Seat Belt with Shoulder Harness<br>ISO-H Switchable Controls and EH Joystick Performance Package<br>High Flow Hydraulics<br>Ride Control and Hydraulic Self-Level Up<br>Wide Zig-Zag Bar Track - 17.7 in.<br>English Operator's Manual & Decals<br>Deluxe Lighting Package<br>Power Quik-Tatch<br>Less JDLink<br>Cold Start Package<br>Chrome Exhaust<br>Engine Air Precleaner<br>Radio, AM/FM with Bluetooth<br>Foot Rest with Floormat<br>Rear View Camera<br>Counterweight, Stackable (Single Set)<br>Counterweight, Stackable (Second Set)<br>HD Rear Grille<br>84 in. HD Construction Bucket (21.0 cu. ft.) with Edge |      |      |        |          |       |                  |
| <b>Total:</b>  |      |      |        |          |       | <b>67,822.75</b> |

**Notes**

PRICE INCLUDED THE FOLLOWING:  
 2YR/2000HR COMPREHENSIVE WARRANTY  
 48" PALLET FORKS  
 78' HIGH FLOW ROTARY CUTTER  
 SEVERE DUTY DOOR

**QUOTE SUMMARY**

|                                      |                  |
|--------------------------------------|------------------|
| <b>Total Sale Price :</b>            | <b>67,822.75</b> |
| <b>Less Trade Allowance :</b>        | <b>0.00</b>      |
| <b>Additional Taxable Items :</b>    | <b>0.00</b>      |
| <hr/>                                |                  |
| <b>Subtotal:</b>                     | <b>67,822.75</b> |
| <b>Sales Tax :</b>                   | <b>0.00</b>      |
| <b>Additional Nontaxable Items :</b> | <b>0.00</b>      |
| <hr/>                                |                  |
| <b>Total :</b>                       | <b>67,822.75</b> |

**Acceptance Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.  
All prices are subject to expiration of any current sales programs and incentives.



ERIC FARRENS

Office: 573-442-1252

Cell:573-682-7019

Customer

Name: CITY OF CENTRALIA

Phone: 0

Date: 6/27/2018

Address: 0

Cell: 0

City,

State, Zip: 0

Email: 0

| Model                                 | Serial #  | Retail W/Freight | Henderson Price |
|---------------------------------------|-----------|------------------|-----------------|
| C238 CAB/HEAT/AIR/HIGH FLOW/ PILOT    | 0         | \$90,922.00      | \$54,498.93     |
| Description                           | Part/Kit# | Retail           | Henderson Price |
| Options: 48" WALK-THRU PALLET FORKS   |           | \$1,095.00       | \$795.00        |
| Options: 78" NEW HOLLAND BRUSH CUTTER |           | \$8,995.00       | \$6,500.00      |
| Options: 78" BOLT ON TOOTH BAR        |           | \$895.00         | \$700.00        |
| FRONT DEMO DOOR W/ HARNESS            |           | \$4,215.00       | \$2,490.00      |

Total Price with setup/delivery and options: \$102,431.00

67,868.93

| Description  |      |
|--------------|------|
| Trade #1: 0  | 0.00 |
| Trade #2: 0  | 0.00 |
| Trade #3: 0  | 0.00 |
| Trade #4: 0  | 0.00 |
| Trade Total: | 0.00 |

Trade Difference (before Taxes):

Henderson Price  
67,868.93

**ACTIVITY REPORT  
WATER DEPARTMENT  
JUNE 2018**

- *Changed leaking meter key valves at 716 Porter, 109 Sims, 113 Sunset*
- *Made water tap at 413 Lee street*
- *Made water tap at 609 Switzler*
- *Replaced water service at 713 N. Allen*
- *Replaced water service at 432 N. Hickman*
- *Dug up sewer main at 440 Miles to repair suck hole – old abandoned pipe – capped*
- *Raised manhole to grade and straightened on N. Allen, 700 block*
- *Flushed sewer main at 579 Tidball to assist plumbers find issue with service – main ok*
- *Flushed sewer main at 11 Leabrook to open blockage*
- *Flushed sewer main at 800 block of S. Rollins to open blockage*
- *Inspected sewer main tap for Peavler on S. Rollins*
- *Inspected sewer capping of 210 E. Railroad*
- *Removed old curtain that was across NE lagoon and removed chain*
- *Flushed drain at Country Club to assist in opening blockage*
- *Found leak at Hobby Horse and worked valves to assure that main could be shut off*
- *Called to High school for leak and advised that it was theirs to fix*
- *Worked on fire hydrant at Southgate / N. Rollins – will have to replace*
- *Met with Bartlett & West on suggested improvements for Water Plant*
- *Checked leak at 702 Jason – ok*
- *Purchased new wheel valve for Bownes pump house and made arrangements to replace when irrigation would not be disturbed*
- *Call out to 703 Porter to check for leak – ok*
- *Pulled Fountain Road pumps to clean obstruction*
- *Mowed both lagoons and weed eated around overland flow pipes*
- *Daily checks on farmers ponds and valve operation to send water to them for irrigation*
- *Put new pulleys on staff gauges at both lagoon pump houses*
- *Call out to check on #3 Well failure – lightning*
- *Dug out several holes for Parks to be concreted*
- *Checked out 902 S. Allen to see if leak on them had been fixed – ok*
- *Cleaned high service building to make room for improvements*
- *Call out to 115 Reed to check on sewer gas smell – customer issue*
- *Shut off water at 221 S. Allen due to leak*
- *Read all utility meters for billing*
- *13 disconnects for nonpayment*
- *16 missed readings*
- *Cody and Aaron gone 8 days to distribution classes*



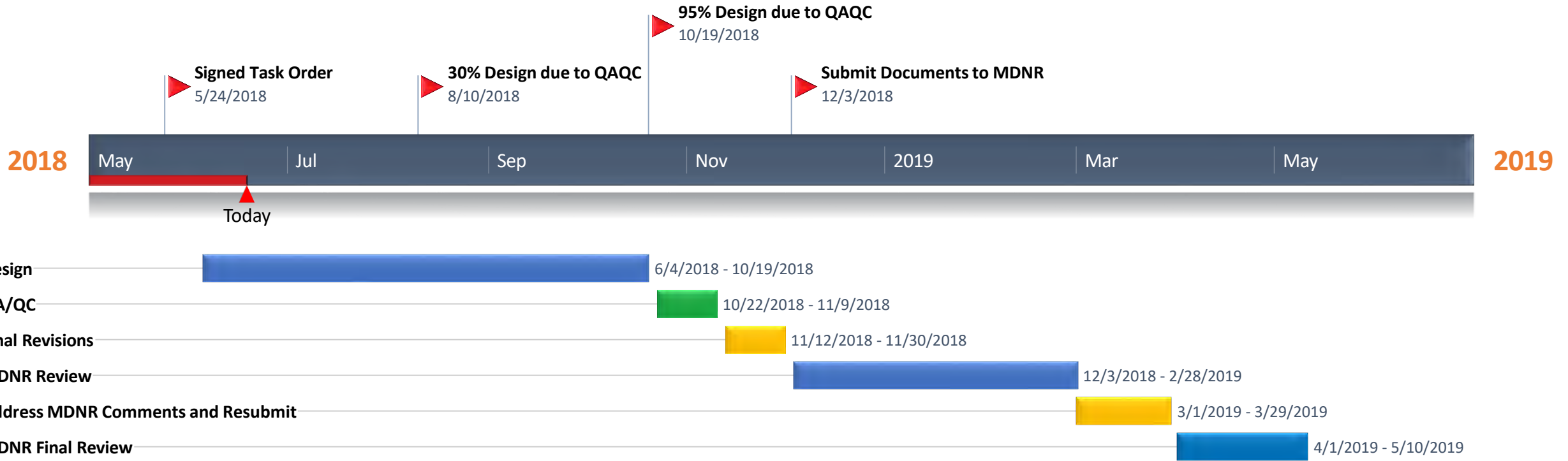


# Project Schedule

## City of Centralia, Missouri

### Centralia WTP Design, Permit, Bid

PN: 18921.007





**Central Bank  
of Boone County**

June 18, 2019

Heather Russell  
Centralia City Administrator  
114 S Rollins St  
Centralia, MO 65240

RE: Central Bank of Boone County

Dear Heather,

Central Bank of Boone County at 216 W Railroad Street, is participating in the Chamber of Commerce Wine Walk on July 28, 2018. Central Bank always looks for a way to contribute, participate or enhance any event we partner with.

In regards to the Wine Walk, we are asking that Railroad Street be closed July 28<sup>th</sup> to allow Central Bank to host a street band that should contribute to the success and atmosphere of this new Chamber event. We will have tables on the street so participants can sit and enjoy the music.

We ask the street be closed from the corner of Hickman and Railroad to Allen Street. We will keep one lane open from the bank building to Allen to allow access to our ATM. In other words, there will be an exit out on Allen but will block entry into west Railroad St. We are requesting the street be closed from 3:00 – 8:00 PM, in other words, an hour before the event to allow for sit-up, and an hour after the event to allow for clean-up.

We do not believe this will impact community traffic and we have gained approval from our neighbor, Richman Graphics, who be closed on this Saturday. The City would deliver the barriers to the bank and bank employees could sit them up and take them down.

Please, let me know your decision so we can move forward with planning. Thank you for your consideration.

Lorry Myers  
Branch Manager  
Central Bank of Boone County  
Centralia