

Minutes of the General Government and Public Safety Committee Meeting of Monday, June 8, 2015.

The meeting was called to order by Chairman, David Wilkins at 7:00 p.m. Present were Chairman Wilkins, Mayor Grenke and Aldermen Magley, Ward, Vollrath, Lee and Bormann. Also attending were City Administrator Matt Harline, Police Chief Larry Dudgeon, Fire Chief Denny Rusch and James Smith of the Fireside Guard. Lorry Myers arrived later.

Those present participated in the Pledge of Allegiance.

Agenda

Comments from Citizens

None.

Police Department

Activity Report: Wilkins asked for comments and questions on the Activity Report.

Grenke noted that it seems that some crimes are down. Chief Dudgeon replied in answer to a question from Wilkins about Anchor Fest that most of the labor intensive activity was after the square closed down, but there were no big problems this year.

Fire Department

Activity Report: Wilkins asked for comments and questions on the Activity Report and there were none.

Fire Truck purchase update: Harline reported that the RFP packet had been emailed out to several fire apparatus companies and will appear in the Guard on Wednesday. Harline noted that Jeff Scott of the Boone County Fire Protection District had been a great help with reviewing the document for vendor specific language and had indeed caught about five things that were eventually edited. Proposals are due by 2:00 pm on July 1 with the goal of having a recommendation for this committee on July 13th. In response to Wilkins question Harline said that he felt confident that we will have at least one proposal submitted.

Chief Rusch noted that the air tank bottles were in that they purchased through Boone County Fire Protection District. Rusch and Harline replied to a question from Grenke about the training they attended in Sedalia about rail car derailments/incidents. Both Rusch and Harline found the training useful and they learned that each train should contain a manifest listing of each car and what it contains.

Emergency Management

Nothing to report.

Protective Inspection

Floodplain Information: Harline reported that Darren Adams had submitted plans for a sanitary sewer for the eight legal lots on the gravel portion of Ivy Lane. Harline said that he had approved it, but had noted in the letter that all the lots were in the floodplain and would have to meet City code. Harline said that he intended to use the County form for the Floodplain Development Permit Application that is required in Centralia City Code section 12-5. Harline said that he felt a house could legally be built on at least seven and possibly all eight lots, but that accessory buildings might be a problem. Harline noted that Boone County had excellent floodplain maps that were much clearer than the FIRMetts supplied by the US Government.

Harline stated that he would have a progress report next month on the CDBG Demolition grant and hazardous building notices.

Other: Harline reported that there will be a Planning and Zoning Commission meeting this Thursday (June 11) and that amending the height restrictions in the M-1 Industrial zoning district would be considered.

Economic Development

CREDI Lorry Myers reported on behalf of CREDI that the new Board officers are Damon Reynolds as President, Emily Curtis as Vice President. Myers noted that she is Secretary/Treasurer. Myers reported that Bormann was the Chamber representative, Angela Bellamy the City representative attended her first meeting and Matt Smith the High School Principal has asked to remain on as the School Board representative. CREDI fielded a couple contacts from vendors this month. CREDI is printing a tear-off map of sites in Centralia with the available businesses and attractions. Myers reported that the purpose of the map was to be available for visitors in town for business or sport tournaments or whatever. Myers handed out information and discussed their upcoming event on June 25th at the Country Club and invited the Committee to attend. Myers reported that the event was meant to start a conversation about the economic development goals including a new hotel and a day care center. Wilkins noted that he knew people who were searching for child care.

Park Board

Refinancing Lease-Purchase Agreement for Rec Center: Park Director, Erle Bennett addressed the Committee. Bennett noted that he would like to refinance the pool and keep the amount of payments the same, but extend the time of the loan and use the savings on the interest to help pay for improvements to the pool facilities. Currently the loan runs to 2028 and ends up at 5.5% interest. Bennett noted that accessibility is a key reason for the suggested improvements to the parking lot and the pool and construction of new changing room. Bennett stated that a porta-potty is not acceptable for a handicap accessible bathroom. Bennett reported the plans included adding parking with more handicap accessible spots. Bennett noted that repairs to the existing concessions and dressing rooms are not economically feasible and so construction of new facilities are the only way to achieve accessibility standards. Bennett said that they had replaced their lift, but they would like to put in a zero-entry. Bennett reported that the gutters were deteriorating and that he would like to extend the life of the pool by doing repairs and add a sprayground and build a new shelter. Bennett said the current building has to be kept as it contains the filtering equipment, but the building would be used for storage. Bennett replied to a question from Magley that entry to the facility would be at the north end and fencing would make you walk to the shallow end at the South side due to safety regulation. Bennett noted that even if we build a new pool sometime soon, these improvements could be the first phase of the project. Bennett reported that a new pool would be flipped. Bennett noted that if the zero-entry were feature was built, then wading pool would go away and he could use one less staff person. Bennett stated that a draft RFP had been developed.

Smith (Fireside Guard) asked how many banks had been approached and Kinkead replied they weren't that far along. Kinkead asked if cities had the same ability to simply take out a loan as school districts can. Harline stated he did not think cities could take out a standard loan. Harline stated that he felt that it was a good idea to go out for refinancing, however if we refinance before December it would be the lone advanced refunding the City could ever do on the Recreation Center. Harline noted that a long term lease purchase would get a better rate at the start, but the rate might go up toward the end of the loan. Harline noted that at \$1.5 million bond would also be possible. Harline recommended that we hire a financial advisor because there are many possible financing tools. In addition, Harline noted that using a financial advisor increases the transparency instead of getting advice from those who would be competing for the loan. Harline added that Todd Goffoy of Piper Jaffray said they would charge 0.9% of the project budget or \$13,500. Bormann asked if a bond would require a vote. Harline said that for revenue bond would require a vote. Harline said that he felt without a firm budget for the pool, it was not time to go out for a lease-purchase and that he preferred a more deliberate and planned approach. Kinkead said that if we go out for refinancing of the Recreation Center now, we would know how much money we have to spend now and then we could choose those projects (pool, parking lot, etc.) as we can afford them. Kinkead felt that getting the refinancing numbers now would be give them a chance to see if their business model works and that putting them all into one project would require paying a financial advisor more. In reply to Wilkins and Bormann, Kinkead replied that he would like to get an RFP out on the street for refinancing the Recreation Center. Grenke thanked the Board and said he thought they did good work to prepare the

project. Bormann asked if the current note ran out in 2028. Kinkead said yes it does but the Park Board wants to get a lower rate and extend the loan out another 20 years. Harline asked if they planned to do a pay as you go on the pool improvements. Kinkead said that was not their recommendation; they just want to get a number for how much they could have available from the Rec Center refinancing, and then only borrow the amount they need for the pool improvement. Bennett noted that they had a list of priorities and they would go as far down that list as they could. Kinkead said the Park Board wanted to determine that available amount by seeking the refinancing up front. Grenke asked if they would be keeping the payments the same and Kinkead replied that was correct. Bennett noted that once we get to make these improvements that the Parks Department would begin with the end in mind so that any improvements done now would not interfere with future plans. Kinkead replied to Bormann that the firm they were working with had an architect on staff. Kinkead noted that there would likely be multiple contractors for the pool part versus the parking lot or building. Harline said the decision today was to decide whether the Committee was ready to let the Park Board issue the RFP for refinancing and if we want to hire a professional consultant now. Lee asked if we say how much money we have to spend if the project would end up costing exactly what we had. Kinkead said that if we refinance the whole project then we may end up with more money financed than we need. Harline said that you can develop a budget and have options and you buy what you can afford once you have the financing bids. Kinkead though he could get architect drawings and a project budget in sixty days and get it built this winter.

Bormann said he would like to see them proceed with the refinancing. Kinkead said that his concern is that design would take longer than sixty days and that by waiting Lee said that the discussion we are holding right now is why we need to hire a financial advisor. Harline said that is why he made the recommendation. Harline added that maybe Mike (Kinkead) is right, but he would feel more comfortable with an expert's advice. Bormann said that he felt we could send out an RFP and maybe the financial advisor could review the bids. Kinkead said he did not want to spend the money on a consultant but if we did we should do it up front. Lee asked how soon we could get a financial advisor under contact. Harline replied that we could hire Todd Goffoy on June 29th as he was already familiar with this project and had sent us a letter of engagement to sign. Wilkins said that if we feel qualified on this board to make these decisions then we don't need an advisor otherwise we do. Bormann asked if it would be cheaper to hire the consultant to simply review the bids. Police Chief Dudgeon suggested Lynn Behrns could be the financial advisor. Lee and Bennett suggested that a financial advisor might come up with additional options.

Kinkead asked if he could go to the consultants and get more precise numbers for budget. Bennett noted that we would be looking for qualifications, not just price because this a complicated project that needs to have competent contractors. Kinkead asked if the Committee was in agreement with the general concept. The Committee nodded in agreement. Wilkins said his hesitation to move forward was based on the financing part, not the project. Bennett asked if that would be at the next meeting and Harline said that it would be the time. Harline asked if the Board wanted to see a project budget. Kinkead said that would not be ready by June 29th. Bennett said that they would have additional information.

Sidewalk repair on Howard Burton Drive:

Bennett handed out information about repairing the sidewalks on Howard Burton Street. Bennett said that the first section was 135 feet and required a fence to be remove. The next two sections are closer to Head Street. Bennett stated, and the sidewalk is almost completely unusable so he would like to move the sidewalk back into the park behind the tree Bennett said the last section of sidewalk was about 110 feet long and was South of the parking lot. Bennett stated that is was 379 feet in total. Harline said that he recommended that we do this like with any other citizen and that we tear it out and pay for the concrete and the Parks guys install it. Bormann said that the sidewalks were very close to the street.

Kayak races on July 4th:

Harline reported that the swim team wanted to run kayak races in the pond as a fund raiser but we had an ordinance that specifically prohibits this. Bennett noted that Jed Angell had said that it was covered by insurance. Bormann noted some other types of boat races might be done too like concrete boat races. Harline

said in response to a question by Lee that he would prefer not to have the Board of Aldermen give approval by motion to ignore a law, instead he would prefer an ordinance. Wilkins stated that he didn't have problem with approving a Park Board sponsored event with boats. **Lee made a motion to draft an ordinance to allow the kayak races that Ward seconded and was approved by unanimous voice vote.**

Cemetery Advisory Committee

Wilkins noted that there was a report in the packet on Memorial collections. Grenke noted that he heard a lot of good comments about the flags this year.

GIS update Harline noted that Midland GIS was working with staff, especially Phyllis Brown, to have an online map of the cemetery that would allow you to find out information about who was in each space. Harline added that it might be possible to have a small tasteful sign with a QR code that would allow you to access information from your smartphone while standing in the cemetery.

Tree Board

No report. Grenke noted that he was still looking for another member to serve on the Board.

Library Board

Wilkins noted that an agenda for the next meeting and minutes from the last meeting were in the packet.

Finance

Financial statements for May 2015 were in the agenda packet. Harline noted that the "Budget" column would be in the next report.

Bills over \$1,250

Committee received a preliminary list of bills over \$1,250 totaling \$229,554.83 without comment.

Other General Government

Cell phone reimbursement

Harline reported that the supervisors were essentially the first on-call person Monday through Friday without compensation and they have been asking for a \$20 - \$25 cell phone reimbursement. Harline said that he thought the City could get a flip phone for about \$10/month. Wilkins and Grenke stated they would prefer the reimbursement rather than making anyone carry two phones. Harline said that he could draft a policy and it would require that the department head produce a copy of the first page of their phone bill to prove that they had a phone. Magley asked if this was just for department heads and Harline replied in the affirmative. Wilkins told Harline to proceed.

As May Arise

Mayor Grenke noted that there was one spot let to fill on the Library Board and that he would like to reappoint Jenny Espenschied. **Vollrath made a motion to approve re-appointing Jenny Espenschied to the Library Board for term extending until June of 2018. The motion was seconded by Bormann and unanimously approved by voice vote.**

Vollrath moved that the Committee adjourn. Magley seconded the motion, which was approved by unanimous voice vote. The Committee adjourned at 8:35 p.m.