

AGENDA
CITY OF CENTRALIA, MISSOURI
Board of Aldermen – Special Meeting
Wednesday, August 29, 2018
7:00 P.M.
City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. PUBLIC HEARING
 - A. Setting the Property Tax Rate for Taxes Due by December 31, 2018
- IV. ACTION AGENDA
 - A. Finance –
 - 1. Setting the Property Tax rates for 2018 for General Revenue purposes, for maintenance and support of the Library, and for establishing and maintaining free public parks – Ordinance Bill No. _____ Ordinance No. _____
 - 2. Approving Intra Fund Transfer from the Electric Fund to the Parks & Recreation Fund - Resolution Bill No. _____ Resolution No. _____
 - B. Purchasing
 - 1. Approving Certification for Payment #2 from Energy Solutions Professionals, LLC (motion)
 - 2. Accepting Task Orders CEN-19-TO-WW01 with Bartlett & West (motion)
- V. OLD BUSINESS
- IX. NEW BUSINESS
- X. AS MAY ARISE
- XI. ADJOURN

BILLNO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

"AN ORDINANCE FIXING THE ANNUAL RATE OF TAXATION IN THE CITY OF CENTRALIA, MISSOURI, FOR THE YEAR 2018 FOR GENERAL REVENUE PURPOSES, FOR MAINTENANCE AND THE SUPPORT OF THE LIBRARY, AND FOR ESTABLISHING AND MAINTAINING FREE PUBLIC PARKS."

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

SECTION 1. That the annual rate of taxation in the City of Centralia, Missouri, for the year 2018, for General Revenue purposes be and the same is hereby fixed at the rate of Sixty-six and Seventy-three Hundredths Cents (\$.6673) on the One Hundred Dollars (\$100.00) assessed valuation upon all subjects and objects of taxation within the corporate limits of Centralia, Missouri.

SECTION 2. That the annual rate of taxation in the City of Centralia, Missouri, for the year 2018, for the purpose of maintaining and supporting the City Library in accordance with elections held on April 1, 1941, November 4, 1958, April 13, 1984, November 5, 1996, and April 8, 2014 be and the same is hereby fixed at the rate of Fifty-six and six-two Hundredths Cents (\$.5662) on the One Hundred Dollars (\$100.00) assessed valuation upon all subjects and objects of taxation within the limits of the City of Centralia, Missouri Municipal Library District.

SECTION 3. That the annual rate of taxation in the City of Centralia, Missouri, for the year 2018, for the purpose of establishing and maintaining free public parks in accordance with elections held on April 6, 1954 and on August 2, 1983, be and the same is hereby fixed at the rate of Twenty-nine and eighty-eight Hundredths Cents (\$.2988) on the One Hundred Dollars (\$100.00) assessed valuation upon all subjects and objects of taxation within the corporate limits of Centralia, Missouri.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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.

Alderman Wilkins _____
Alderman Hudson _____
Alderman Lee _____

Alderman Bormann _____
Alderman Rodgers _____
Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Tara Strain

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

Mayor, Tim Grenke

ATTEST:

City Clerk, Tara Strain

BILL NO. _____

RESOLUTION NO: _____

“A RESOLUTION AUTHORIZING THE INTRA FUND TRANSFER OF FUNDS FROM THE CITY’S ELECTRIC FUND TO THE PARKS AND RECREATION FUND AND TO TRANSFER FUNDS FROM THE PARKS AND RECREATION FUND TO PAY FOR THE PURCHASE OF PROPERTY LOCATED AT 801 E SWITZLER STREET, CENTRALIA, MISSOURI.”

WHEREAS, the City, through advice and counsel with the Centralia Parks and Recreation Board, has decided to purchase real property located at 801 E Switzler Street, Centralia, Missouri for the purchase price of \$450,000; and

WHEREAS, the City, in order to close on the property for the agreed upon purchase price at the stated closing time in the purchase agreement, needs to loan funds to the Parks and Recreation Fund, from the city’s Electric Fund that will be used for the purchase of the real property and will be repaid to the Electric Fund by December 1, 2018 from financing obtained from Central Bank of Boone County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator is authorized to transfer funds in the amount of \$350,000 from the city’s Electric Fund to the Centralia Parks and Recreation Fund for the purchase of real property located at 801 E Switzler Street, Centralia, Missouri.

SECTION 2. That the intra fund loan from the Electric Fund to the Parks and Recreation Fund shall be repaid on or before December 2, 2018 from the proceeds of Central Bank of Boone County financing.

SECTION 3. The City Administrator is hereby authorized, with the consent and approval of the Board of Aldermen, to execute any and all documentation or agreements necessary to effectuate the terms of the purchase agreement to allow closing to occur on or before the stated date.

SECTION 4. Any resolutions in conflict with this resolution are hereby repealed in their entirety.

SECTION 5. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen and **APPROVED** by the Mayor this 29th day of August, 2018.

Alderman Bormann: _____

Alderman Wilkins: _____

Alderman Rodgers: _____

Alderman Magley: _____

Alderman Hudson Jr.: _____

Alderman Lee: _____

Tim Grenke, Mayor

ATTEST:

Tara Strain, City Clerk

APPLICATION AND CERTIFICATION FOR PAYMENT

TO (Owner):
City of Centralia, Missouri
114 S. Rollins
Centralia, MO 65240

PROJECT:
City of Centralia, Missouri
Energy Performance Contract

APPLICATION NO: **2** Distribution to:
 OWNER
 ENGINEER
 DESIGN BUILDER
 CONTRACTOR

PERIOD FROM: **1-Jul-18**
 TO: **31-Jul-18**

ATTENTION:
Heather Russell
 City Clerck / City Collector
heather@centraliamo.org

FROM (ESCO):
Energy Solutions Professionals, LLC
9218 Metcalf Ave, Suite 274
Overland Park, KS 66212

CONTRACT DATE: **23-May-18**

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
TOTALS		\$0.00
Net change by Change Orders		\$0.00



Application is made for Payment, as shown below, in connection with the Contract.

The present status of the account for this Contract is as follows:

ORIGINAL CONTRACT SUM	\$254,235.00
Net change by Change Orders	\$0.00
CONTRACT SUM TO DATE	\$254,235.00
TOTAL COMPLETED & STORED TO DATE	\$228,087.50
(Column G on G703)	
Retainage < 5% or per detail on following pages >	\$10,608.23
or total in Column I on G703	
TOTAL EARNED LESS RETAINAGE	\$217,479.28
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$51,190.75
CURRENT PAYMENT DUE	\$166,288.53

The undersigned Contractor to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid to him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *T. J. [Signature]* Date: 7-30-2018

State of: Kansas County of: Johnson
 Subscribed and sworn to before me 30th day of July, 20 18
 Notary Public *Shawn E. Spendane*
 My Commission expires: April 13, 2019

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents; and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED **\$166,288.53**

(Attach explanation if amount certified differs from the amount applied for.)
 ENGINEER:

By: *Robert F. [Signature]* Date: 7/30/18

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed Certification is attached
 In tabulation below, amounts are stated to the nearest dollar
 Use Column I on Contracts where variable retainage for line items may apply

APPLICATION NUMBER: **2**
 APPLICATION DATE: **31-Jul-18**
 PERIOD FROM: **1-Jul-18**
 TO: **31-Jul-18**
 ARCHITECT'S PROJECT NO:

ITEM No.	ECM #	DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED			G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % COMPLETE (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				E This Application						
				D Previous Applications	E Work in Place	F Stored Materials (not in D or E)				
1		LIGHTING IMPROVEMENTS - LED INTERIOR	\$ 40,893	\$ 13,500	\$ 27,393	\$ -	\$ 40,893	100.00%	\$ -	\$ 2,044.65
a	1	City Hall / Police Station	\$ 14,354	\$ 5,000	\$ 9,354	\$ -	\$ 14,354	100.00%	\$ -	\$ 717.70
b	2	Fire Station	\$ 4,758	\$ 1,000	\$ 3,758	\$ -	\$ 4,758	100.00%	\$ -	\$ 237.90
c	4	Rec. Center	\$ 21,781	\$ 7,500	\$ 14,281	\$ -	\$ 21,781	100.00%	\$ -	\$ 1,089.05
2		LIGHTING IMPROVEMENTS - STREET LIGHTING	\$ 134,150	\$ -	\$ 114,028	\$ -	\$ 114,028	85.00%	\$ 20,123	\$ 5,701.38
a	6	Street Lighting	\$ 134,150	\$ -	\$ 114,028	\$ -	\$ 114,028	85.00%	\$ 20,123	\$ 5,701.38
3		BUILDING INFILTRATION IMPROVEMENTS	\$ 29,565	\$ 29,565	\$ -	\$ -	\$ 29,565	100.00%	\$ -	\$ 1,478.25
a	14	City Hall / Police Station	\$ 18,372	\$ 18,372	\$ -	\$ -	\$ 18,372	100.00%	\$ -	\$ 918.60
b	15	Fire Station	\$ 8,315	\$ 8,315	\$ -	\$ -	\$ 8,315	100.00%	\$ -	\$ 415.75
c	17	Rec. Center	\$ 2,878	\$ 2,878	\$ -	\$ -	\$ 2,878	100.00%	\$ -	\$ 143.90
4		WIFI THERMOSTATS	\$ 8,694	\$ 3,050	\$ 5,644	\$ -	\$ 8,694	100.00%	\$ -	\$ -
a	20	City Hall	\$ 3,105	\$ 1,000	\$ 2,105	\$ -	\$ 3,105	100.00%	\$ -	\$ 155.25
b	21	Fire Station	\$ 1,863	\$ 850	\$ 1,013	\$ -	\$ 1,863	100.00%	\$ -	\$ 93.15
c	23	Police Department	\$ 621	\$ 200	\$ 421	\$ -	\$ 621	100.00%	\$ -	\$ 31.05
d	24	Rec. Center	\$ 3,105	\$ 1,000	\$ 2,105	\$ -	\$ 3,105	100.00%	\$ -	\$ 155.25
5		DESTRATIFICATION FANS	\$ 18,185	\$ -	\$ 18,185	\$ -	\$ 18,185	100.00%	\$ -	\$ 909.25
a	26	Destratification Fans	\$ 18,185	\$ -	\$ 18,185	\$ -	\$ 18,185	100.00%	\$ -	\$ 909.25
6		RETROCOMMISSIONING	\$ 9,494	\$ -	\$ -	\$ 9,494	\$ 9,494	100.00%	\$ -	\$ 474.70
a	20	City Hall	\$ 9,494	\$ -	\$ -	\$ 9,494	\$ 9,494	100.00%	\$ -	\$ 474.70
7		PROJECT CONTINGENCY	\$ 6,025	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 6,025	\$ -
a		Owner Contingency	\$ 6,025	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 6,025	\$ -
8		PERFORMANCE & PAYMENT BOND	\$ 7,229	\$ 7,229	\$ -	\$ -	\$ 7,229	100.00%	\$ -	\$ -
a		Performance & Payment Bond	\$ 7,229	\$ 7,229	\$ -	\$ -	\$ 7,229	100.00%	\$ -	\$ -
TOTAL			\$ 254,235	\$ 53,344	\$ 165,250	\$ 9,494	\$ 228,088	90%	\$ 26,148	\$ 10,608

PARTIAL WAIVER OF LIEN AND RELEASE OF CLAIMS

The undersigned ESCO is the contractor for the performance of certain work and/or the furnishing of certain materials or supplies ("Work") for a project at City of Centralia, Missouri ("Project") pursuant to an agreement ("Agreement") between City of Centralia, Missouri ("Client") and Energy Solutions Professionals, LLC ("ESCO"). Upon ESCO's receipt of a check from Client in the sum described in the table below payable to ESCO, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, bond right, claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the ESCO's position that the ESCO has on the Project through and including the Release Date.

This release covers a progress payment for labor, services, equipment, and material furnished to or for the benefit of the Project through **07-31-2018** (the "Release Date") only and does not cover any retentions retained, pending modifications and changes or items furnished after the Release Date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the Release Date are covered by this Release unless specifically reserved by ESCO herein.

The undersigned certifies that he or she is authorized to execute and deliver this document on behalf of ESCO, and that notwithstanding anything herein to the contrary the progress payment referenced herein covers all labor, service, equipment and material charges incurred and owed since the last Release Date.

The undersigned, for the ESCO, warrants and represents that with respect to the amounts received to date: (i) title to all work, materials and equipment covered by said payment, whether or not incorporated in the improvement on the Project, has passed to the Client, free and clear of all liens, claims, security or encumbrances; (ii) all taxes applicable to the materials furnished for use in or on the Project and all applicable taxes for the work performed under the Contract have been fully paid; and (iii) all laborers, mechanics, subcontractors, materialmen and suppliers have been paid in full (or will be paid in full from this progress payment) for all work, materials, equipment and services provided for or to the Project as of the Release Date.

Dated: 7/31/18

Energy Solutions Professionals, LLC

By: [Signature]

Title: V.P. OF OPERATIONS

PAYEE'S NAME AND ADDRESS	INVOICE NUMBER	DOLLAR AMOUNT	PURPOSE
Energy Solutions Professionals, LLC 9218 Metcalf, Suite 274 Overland Park, KS 66212	AFP #2	\$ 166,288.58	Application & Certification of payment in connection with the Energy Performance Contract Agreement, entered into on May 25, 2018 by and between Client and Energy Solutions Professionals, LLC



ENGINEERING ON-CALL SERVICES – TASK ORDER

City of Centralia Missouri

114 S. Rollins St. • Centralia, MO 65240 • Phone (573) 682-2139 • Fax (573) 682-5956

Consultant Bartlett & West, Inc.
Task Order # CEN19-TO-WW01
Category Wastewater
Project Wastewater – Funding Assistance
Scope Funding Assistance
Fee Hourly Not-to-Exceed Fee of \$15,000.00

This Task Order is for services to be performed in accordance with the previously executed Engineering On-Call Service Contract (“Agreement”) dated February 21, 2017 between the City of Centralia, MO (“City”) and Bartlett & West, Inc. (“Consultant”). The services to be included in this Task Order are generally described as:

This task order is for various DNR State Revolving Fund (SRF) funding assistance tasks for the wastewater system improvements project to expand the land application system and eliminate the overland flow system. This task order covers various tasks related to the coordination with DNR SRF that may be required for eligibility for SRF funding. This task order also includes tasks related to assistance with land acquisition for future irrigation fields. The specific scope of services is described in Exhibit A of this Task Order.

Consultant shall perform services for the project described above as detailed in Exhibit A (Scope of Services) which is incorporated herein as though more fully set out herein and in the Agreement. This Task Order shall not be binding until it has been fully executed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described above.

This Task Order is executed this 20th day of August, 2018.

Submitted By:
Bartlett & West, Inc.

Approved By:
City of Centralia, Missouri

Gary W. Davis, Project Manager

Name and Title

Name and Title

Gary W. Davis

Signature

Signature

8/8/2018

Date

Date

EXHIBIT A

SCOPE OF SERVICES

**FUNDING ASSISTANCE
CITY OF CENTRALIA, MISSOURI
CEN19-TO-WW01
BARTLETT & WEST PN: 18921.010**

Background

This task order is for various DNR State Revolving Fund (SRF) funding assistance tasks for the wastewater system improvements project to expand the land application system and eliminate the overland flow system. This task order covers various tasks related to the coordination with DNR SRF that may be required for eligibility for SRF funding. This task order also includes tasks related to assistance with land acquisition for future irrigation fields. The specific scope of services is as follows.

Scope of Services

The Consultant will perform the following services in relation to this project.

1. DNR State Revolving Fund (SRF) Assistance
 - a. Assistance with preparation and submittal of Clean Water SRF Loan Application (MO 780-1951).
 - i. Preparation of a project summary for Section 17 of the SRF Application
 - ii. Preparation of a project schedule for Section 17 of the SRF Application
 - b. Assistance with responding to DNR comments relative to the Clean Water SRF Loan Application (MO 780-1951).
 - c. DNR Facilities Plan Submittal Checklist (MO 780-2041) Public Participation in Accordance with 10 CSR 20-4.040 (14) and 10 CSR 20-4.050 (2)(B)2.
 - i. Facility Plan
 - ii. User Charge
 - iii. Environmental Effects
 - d. Perform a rate analysis using the current operating budget of the wastewater system, if requested by DNR SRF.
 - e. Assist the Client in the preparation of a User Charge Ordinance, if requested by DNR SRF
2. CDBG funding assistance, if requested by the Client.
3. Attendance of public meetings and hearing as requested by Client.
4. Assistance with land acquisition, including but not limited to:
 - a. Meetings
 - b. Conference calls
 - c. Preparing maps, exhibits, and legal descriptions
 - d. Preparing easement maps, exhibits, and legal descriptions, if needed
 - e. Coordination for soils testing, if needed
 - f. Coordination for environmental aspects of the project, as required by DNR
 - g. Other tasks as requested by Client and DNR to facilitate the land acquisition

Services not included with this task order

1. Surveying, design, plan production, construction contract administration, and construction phase services necessary for the project.
2. Effort above and beyond \$15,000.00 in labor and expenses for services associated with SRF assistance, land acquisition, and other related tasks.

Client Responsibilities

1. Providing information as requested by DNR for completion of the funding application.

Fee

The services contained in this task order shall be performed for the hourly not-to-exceed fee of \$15,000.00 according to the hourly rate schedule and reimbursable expenses schedule. Rates are subject to change each year. Upon reaching charges totaling \$15,000.00, and if additional effort is required under the scope of this task order, Consultant shall make a written request with justification to Client to increase the not-to-exceed fee. Overtime will not be billed at a higher rate.

Schedule

This work will progress at a pace that allows for timely funding assistance and land acquisition as dictated by the overall project schedule and funding agency requirements. All services under this task order will be completed within 90 calendar days from the date of construction substantial completion.

The ENGINEER agrees to take steps to assure that disadvantaged business enterprises (DBEs) are utilized when possible as sources of supplies, equipment, construction, and services in accordance with the DNR SRF Loan Program rules, as required by the award conditions of US EPA's Assistance Agreement with Missouri Department of Natural Resources. The ENGINEER acknowledges that the fair share percentages are 10 percent for MBEs and 5 percent for WBEs.