

**CITY OF BOONVILLE
COUNCIL MEETING**

AGENDA

April 2, 2018

7:00 p.m.

**City Council Chambers
525 E. Spring Street
Boonville, Missouri**

I. Call to Order – Pledge and Prayer (Michael Stock)

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the March 19, 2018 Council Meeting

V. Consent Items

- a. Consider Pay Request No. 2 from Lehman Construction, LLC in the amount of \$326,146.34 for Wastewater Treatment Facility Improvements Flow Equalization

VI. Presentation of Accounts and Claims

VII. Unfinished Business

- A) None.

VIII. New Business

- A) First and Second Reading of Bill No. 2018-011 Authorizing Execution of a Quit Claim Deed for Transfer of Real Estate to Huebert Fiberboard Inc. for New Animal Shelter

IX. Reports of Standing Committees

- A) Street, Alley, and Sanitation Board – March 28, 2018 (Mike Stock)
- B) Board of Public Works – March 29, 2018 (Susan Meadows)

X. Reports of City Officials

City Administrator

Mayor

City Counselor

City Clerk

XI. Miscellaneous

XII. Closed Session RSMO 610.021

- (1) Legal
- (3) Personnel

XIII. Adjourn

NOTICE: The City of Boonville will comply with the Americans with Disabilities Act (ADA). Individuals who require an accommodation due to disability to attend this meeting should contact our office at 660-882-2332 or Relay Missouri, 1-800-735-2966 TTY at least 48 hours in advance.

**BOONVILLE CLOSED SESSION CITY COUNCIL MEETING
ANNOUNCEMENT**

March 29, 2018

The City Council and Mayor Julie Thacher announce a Closed Session City Council Meeting pursuant to the Closed Meeting Provisions of RSMo 610.021 (1) Legal and (3) Personnel. The meeting will be held Monday, April 2, 2018, immediately upon conclusion of the open Council Meeting scheduled for the same date in the Council Chambers at 525 E. Spring Street, Boonville MO.

DRAFT COPY PENDING CITY COUNCIL REVIEW AND APPROVAL

City of Boonville
City Council Meeting
Minutes
March 19, 2018

The Boonville City Council met in Regular Session on March 19, 2018 at 7:00 p.m. in the Council Chambers. The following officers were present: Julie Thacher, Mayor; Irl Tessendorf, City Administrator; Charissa Mayes, City Counselor; and Teresa Studley, City Clerk.

CALL TO ORDER – PLEDGE AND PRAYER

The meeting was called to order and Ms. Vanessa Dorman led the prayer after the pledge of allegiance.

ROLL CALL

The following Council Representatives were present: Vanessa Dorman, Michael Stock, Susan Meadows, Ned Beach, Henry Hurt, Morris Carter, and Whitney Venable. Council Representative Steve Young was absent.

HEARING OF CITIZENS' COMMENTS

Ms. Marilyn Meinie, of Ward 3, expressed her concern to City Council regarding the proposed rate increases on water bills. Ms. Meinie stated that there are many elderly people in the community. Ms. Meinie inquired if the gaming money that is being given to some of the entities could be used to fund these increases rather than increasing each customers bill.

APPROVAL OF THE MINUTES OF THE MARCH 5, 2018 COUNCIL MEETING

Mr. Beach noted two corrections in the minutes, as follows:

1. On page 6, under Unfinished Business, Second Reading of Bill No. 2018-002, first line, "Ms. Studley read, by title only a copy of the bill. Mr. Carter moved, and Ms. Beach seconded"; it should read "*Mr.*" Beach.
2. On page 8, under Industrial Development Authority, first line, "Mr. Young stated that *that* minutes"; it should read "that *the* minutes".

With these changes, the minutes were approved as corrected.

CONSENT ITEMS

The following Consent Item was presented for approval:

- a. Consider Pay Request No. 3 from Qualite Sports Lighting, LLC in the amount of

\$41,761.00 for Soccer Complex

Mr. Carter moved, and Mr. Venable seconded the motion to approve the Consent Item. With no questions, roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

PRESENTATION OF ACCOUNTS AND CLAIMS

Ms. Studley read the ordinance appropriating money in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Carter moved, and Mr. Stock seconded the motion for approval. Roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

UNFINISHED BUSINESS

SECOND READING OF BILL NO. 2018-003 APPROVING THE BUDGET FOR FISCAL YEAR 2018-19

Ms. Studley read, by title only, a copy of the bill. Mr. Carter moved, and Ms. Meadows seconded the motion for approval. Roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

SECOND READING OF BILL NO. 2018-004 CHANGING RATES TO BE PAID FOR WATER AND WATER SERVICES

Ms. Studley read, by title only, a copy of the bill. Mr. Carter moved, and Mr. Venable seconded the motion for approval. Mayor Thacher inquired of Mr. Tessendorf if any gaming monies are used to keep the utility bill cost down. Mr. Tessendorf responded that much of the gaming money is used for capital projects. There have been times where \$750,000 of gaming money has been spent on water and wastewater capital projects, however this fiscal year is less. Mr. Tessendorf explained that with the rates themselves, both revenue bonds that are in existence for these funds, have a "Net Income Test" which means the operating revenues must be 115% of the operating cost. The gaming revenues have been used often for utility bill costs. Mr. Tessendorf explained that there has been significant rate increase over the years, due to mandates. Roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

SECOND READING OF BILL NO. 2018-005 CHANGING RATES TO BE PAID FOR WASTEWATER SERVICES

Ms. Studley read, by title only, a copy of the bill. Mr. Carter moved, and Mr. Beach seconded the motion for approval. With no questions, roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

SECOND READING OF BILL NO. 2018-006 AMENDING SOLID WASTE COLLECTION FEES

Ms. Studley read, by title only, a copy of the bill. Mr. Carter moved, and Ms. Meadows seconded the motion for approval. Roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

SECOND READING OF BILL NO. 2018-009 AMENDING ORDINANCE PERTAINING TO STOLEN, LOST, OR ABANDONED PROPERTY

Ms. Studley read, by title only, a copy of the bill. Mr. Carter moved, and Ms. Meadows seconded the motion for approval. Mr. Venable inquired of Ms. Mayes what the bill pertains to. Ms. Mayes responded that the section of the ordinance outlining police procedure for burglary tools that were recovered and things of that nature is adequately covered in police policy. Therefore, it was decided to have it removed from ordinances and put in policy where it belongs. Roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

NEW BUSINESS

FIRST AND SECOND READING OF BILL NO. 2018-008 AMENDING THE BUDGET FOR FY2017-2018

Ms. Studley read the ordinance in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Carter moved, and Mr. Beach seconded the motion for approval. Mr. Tessendorf itemized some of the purchases which affected the budget for the year. With no questions, roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

FIRST AND SECOND READING OF BILL NO. 2018-010 AMENDING AN STP-URBAN PROGRAM AGREEMENT NO. STP-1300 (509) WITH MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR MILL AND OVERLAY MAIN STREET

Ms. Studley read the ordinance in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Carter moved, and Ms. Meadows seconded the motion for approval. With no questions, roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

CONSIDER RESOLUTION R2018-03 APPROVING AN AGREEMENT WITH ROBERT A. TREUNER MASONRY CO. INC. FOR MASONRY AND AN AGREEMENT WITH AIRE SERV OF CENTRAL MISSOURI FOR THE CONSTRUCTION OF THE ANIMAL SHELTER

Ms. Studley read the resolution in its entirety. Mr. Carter moved, and Ms. Meadows seconded the motion for approval. Ms. Meadows questioned if the project is about to begin. Mayor Thatcher confirmed that it was. Mr. Steve Hage, Building Inspector, advised the Council how the project has been split up between city staff/crew and outside contractors to get the job completed. Mayor Thatcher reminded the Council that the community was challenged to raise money for this project; in which the community stepped up and raised the funds. There has been a great interest in the community on the new animal shelter. Roll call was taken. Ayes: Dorman, Stock, Meadows, Beach, Hurt, Carter, and Venable. Total (7). Opposed: None. Total (0). Absent: Young. Total (1). Motion Carried.

REPORTS OF STANDING COMMITTEES

HOUSING AUTHORITY – MARCH 7, 2018

Mr. Carter reported that the meeting was a regular meeting, and everything is in good shape.

TOURISM COMMISSION – FEBRUARY 13, 2018

Mr. Carter reported that the tourism staff are working hard to bring people to Boonville. City staff needs to have credit for the museum and for the many ideas that they have had for bringing people to Boonville and keeping them here.

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

No report was offered.

MAYOR

No report was offered.

CITY COUNSELOR

No report was offered.

ECONOMIC DEVELOPER

Dr. Gann reviewed his March 15, 2018 Economic Development Report with the Council with particular note to several items.

Dr. Gann reported that there have been several Missouri Partnership Sources Attraction Activities that he has responded to as noted in the report on page 49 of the City Council Packet. Dr. Gann reported that there has been a site visit to the Nordyne Plant, which was sourced by the owners of the building.

Dr. Gann reported that the IDA met and voted unanimously to enforce the conditions of the contract, and without making any changes, with CMMG. CMMG will be required to repay the first payment of the loan, along with accrued interest.

Dr. Gann reported that the MFA has been working on alternatives for broadband for the community and Phynx Fiber has begun engineering how they can bring fiber to the citizens of Boonville. They are currently doing projects in Mexico and Moberly, Missouri. More information will be coming at a later time.

CITY CLERK

No report was offered.

MISCELLANEOUS

Mr. Carter stated that there might not be many questions from councilman during council meetings, but the items have been well covered on work shops and budget workshops. Mr. Carter stated that if there was more community attendance at the budget workshops, then the community would understand some of the questions and answers that the Council have.

Mr. Carter expressed his concern with the lack of service from Suddenlink. Mr. Carter feels that Suddenlink needs to fix the council meeting broadcast due to the poor quality. Suddenlink had an appointment with city staff on Thursday, which Suddenlink did not keep. Mr. Carter feels that Suddenlink needs to fix it and do it right, or to just stop broadcasting the city council meeting and city staff focus solely on the YouTube broadcast. Mayor Thatcher suggested that City Council discuss this with their constituents and then it can be brought back to a vote at the next meeting. City Council agreed.

Mr. Carter stated that the Boonville Police Department has been giving courtesy warning notices on vehicles that are left unlocked, reminding the citizens to lock their vehicles to prevent theft. Mr. Carter stated that he has received several phone calls of appreciation for the reminder.

Ms. Meadows stated that while on a walk to Look Out Point, she discovered that the Parks Department has now placed a picnic table at the location. Ms. Meadows was very pleased with that and she says thank you.

Ms. Fjell reminded the Council that the 8th Annual Pick-Up Boonville Event will be held this coming Saturday, March 24, 2018 at 9:00 a.m. – noon at the Visitor's Center at 100 E. Spring Street. Ms. Fjell stated that Ms. Holly Hughes has a display that has been added to the museum. It is a great interactive piece that adds a lot of color to the museum.

Ms. Dorman has noticed that city crews have been working on the back part of Kemper,

on a part of the trail by Kemper, replacing boards in the bridge, and making it where cars cannot drive across the bridge. Ms. Dorman stated that she is seeing great improvements in that area. Mayor Thacher agreed with Ms. Dorman as to how attractive the area is looking now.

Mr. Stock stated that during the annual St. Patrick's Day Run that was held this past weekend, he made a courtesy call to a Boonville Police Officer asking for assistance with traffic control for the runners. Mr. Stock commented that if anyone would like to see what Boonville Police Officers do, they need to watch the traffic coming off the Boonville Bridge onto Main Street at 60 mph. Mr. Stock expressed his appreciation for the Boonville Police Department assisting with that traffic control and for everything that they do.

ADJOURN

With no further discussion, Mr. Beach moved, and Mr. Carter seconded the motion to adjourn at 7:30 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Teresa Studley, City Clerk

Approved:

Julie Thacher, Mayor

Original 1 of 6
Page 1 of 3

10

ORDINANCE APPROPRIATING MONEY

Be it Ordained by the Council of the City of Boonville, as follows:

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on April 2, 2018 the sum of **\$374,700.41**

General Fund	\$132,733.08
Sanitation	\$30,416.97
CIP Tax	\$6,247.81
Water Works	\$45,809.48
Capital Projects	\$27.00
Waste Water	\$134,788.45
Tourism	\$6,927.88
Gaming	\$15,982.07
Parks/Water	\$1,767.67

Section 2: The Accountant is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to **\$374,700.41** being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on April 2, 2018 read for the second time this 2nd day of April, 2018 since a copy was made available prior to the meeting.

Approved April 2, 2018 _____
Mayor

Endorsed April 2, 2018: I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

Accountant

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A QUIT CLAIM DEED FOR TRANSFER OF REAL ESTATE TO HUEBERT FIBERBOARD, INC.

WHEREAS: the City of Boonville owns a certain unimproved parcel of real estate near the southeast corner of Al Bersted Drive and Morgan Street in the city limits; and

WHEREAS: the City Council has determined that it is in the City's best interest to swap one vacant parcel it owns in exchange for a similar unimproved tract owned by Huebert Fiberboard, Inc. and to execute a quitclaim deed transferring 0.60 acres more or less, more particularly described in the quitclaim deed attached hereto and marked as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1: That the 0.60-acre parcel of real estate, more particularly described in the quitclaim deed at Exhibit A, attached hereto, should be and is hereby granted and quitclaimed to Huebert Fiberboard, Inc. by the City.

SECTION 2: That the Mayor is hereby authorized to sign the deed, transferring the property to Huebert Fiberboard, Inc. and thereafter cause the deed to be filed with the Cooper County Recorder of Deeds.

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

FIRST AND SECOND READING: APRIL 2, 2018

READ FOR THE FIRST AND SECOND TIME AND PASSED THIS 2ND DAY OF APRIL 2018, AFTER A COPY OF THIS ORDINANCE AND REFERENCED DOCUMENT WERE MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST AND SECOND READING.

President of the Council

APPROVED THIS 2ND DAY OF APRIL, 2018

Julie Thacher, Mayor

ATTEST:

Teresa Studley, City Clerk

QUIT CLAIM DEED

THIS INDENTURE, is made this _____ day of April, 2018, by and between the City of Boonville, Missouri, a municipal corporation organized and existing under laws of the State of Missouri, hereinafter known as "GRANTOR" and the Huebert Fiberboard, Inc., a Missouri corporation, hereinafter known as "GRANTEE," whose mailing address is 1545 East Morgan Street, Boonville, Missouri 65233.

WITNESSETH, that the GRANTOR, in consideration for the sum of \$1.00 and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby RELEASE, REMISE, AND FOREVER QUIT CLAIM unto the GRANTEE all right, title and interest in the following described real property in Cooper County, State of Missouri, to wit:

A TRACT OF LAND CONTAINING 0.61 ACRES, MORE OR LESS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 49 NORTH, RANGE 17 WEST, CITY OF BOONVILLE, COOPER COUNTY, MISSOURI AND BEING ALL OF LOT 5 OF THE SURVEY RECORDED IN BOOK 2018, PAGE 0535, RECORDS OF COOPER COUNTY, MISSOURI.

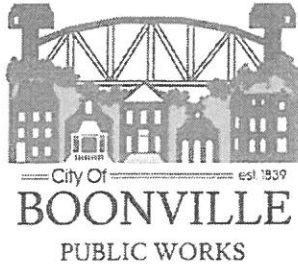
TO HAVE AND TO HOLD THE SAME, with all rights, immunities, privileges, and appurtenances thereto belonging, unto the GRANTEE, so that neither the GRANTOR nor any other persons, successors, heirs or assigns or any successor corporation in its own name or claiming on GRANTOR'S behalf shall or will hereafter claim or demand any right, title, or interest in the aforesaid premises or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

GRANTOR, City of Boonville:

By: Julie Thacher, Mayor

ATTEST:

Teresa Studley, City Clerk



MEMORANDUM

TO: Street, Alley and Sanitation Board

FROM: M. L. Cauthon III, Director of Public Works

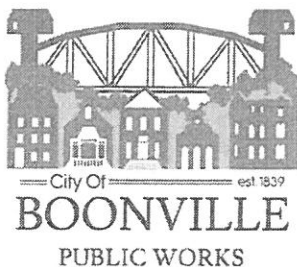
DATE: March 23, 2018

RE: March 28, 2018 Meeting Cancellation

The Street, Alley and Sanitation Board regularly scheduled meeting for Wednesday, March 28, 2018 is cancelled. There are no pending agenda items for board consideration.

A handwritten signature in cursive script, appearing to read "M. L. Cauthon III". A large, sweeping flourish extends from the end of the signature towards the right.

M. L. Cauthon III



MEMORANDUM

TO: Board of Public Works

FROM: M. L. Cauthon III, Director of Public Works

DATE: March 26, 2018

RE: March 29, 2018 Meeting Cancellation

The Board of Public Works regularly scheduled meeting for Thursday, March 29, 2018 is cancelled.

A handwritten signature in dark ink, appearing to read "M. L. Cauthon III". The signature is written in a cursive style with a large, sweeping "M" and a long, horizontal stroke extending to the right.

M. L. Cauthon III