

MARCH 19, 2024
BOARD OF ALDERMEN MINUTES
7:00 P.M.

Mayor Slinker called the regular meeting to order at 7:04 p.m. on March 19, 2024 at 101 West Broadway.

Mayor Slinker led in the pledge of allegiance.

Mayor Slinker called the roll:

Ward One: Nathan Volkart-present, Loren Plank-present
Ward Two: Melissa Old-present, Stephanie Bell-absent
Ward Three: Rick Lewis-present, David Wilson-absent

Staff Present: Darla Sapp, City Clerk, Kyle Michel, City Administrator, Scott Young, Interim Police Chief, James Creel, Public Works Director, Darin Ratermann, Community Development Director, Shelley Martin, Treasurer and Todd Smith, City Attorney.

Mayor Slinker presented the minutes of the March 5, 2024 meeting for consideration. Alderwoman Old made motion to approve the minutes as presented. Alderman Plank seconded the motion. Mayor Slinker called for the vote. Motion carried.

Mayor Slinker presented the agenda for adjustment or approval. Kyle Michel, City Administrator reported we would need to remove 2024-3 from the agenda as there is not enough Board members to make a quorum for the vote, due to the candidates having to recuse themselves. Alderman Volkart made motion and seconded by Alderwoman Old to approve the agenda with the amendment to remove Council Bill No. 2024-3, an ordinance to amend Chapter 2 as it pertains to compensation of the Mayor. Mayor Slinker called for the vote. Motion carried.

Mayor Slinker stated just as a reminder written request must be received by the City Clerk by Wednesday prior to the meeting date.

Mayor Slinker presented Ordinance No. 1460, an ordinance approving Middle Creek Subdivision Plat 1. Mayor Slinker called for the staff report. Darin Ratermann, stated we received the bonding on Middle Creek Subdivision infrastructure. He stated the bond is under the construction company Dirty Deeds Excavation LLC. He stated since the ownership changed hands and we would need the plat changed to reflect this. The Board discussed this. Mayor Slinker called for a motion. Alderman Volkart made motion and seconded by Alderman Lewis to approve Ordinance No. 1460, an ordinance to approve Middle Creek Subdivision Plat 1, with the amendment of the name change of ownership being corrected on the plat.. Mayor Slinker called for the vote. Alderman Volkart-aye, Alderman Plank-aye, Alderman Old-aye, Alderman Lewis-aye, Alderman Wilson-absent, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented Resolution 2024-9, a resolution accepting a corporate security bond from Corey Myers for Middle Creek Plat 1. Mayor Slinker called for the staff report. Kyle Michel stated his report was in the packet and they have received the bond for the installation of water, sewer, and street infrastructure in Plat 1. The bond amount was \$100,000.00 He stated they feel this is adequate funding as the majority of water and sewer infrastructure has been installed. He recommended approval with the name change from Corey Myers Development, LLC to Dirty Deeds Excavation. Mayor Slinker called for questions or comments from the Board. Mayor Slinker called for a motion. Alderman Volkart made motion and seconded by Alderman Lewis to approve Resolution 2024-9, a resolution accepting a corporate security bond from Corey Myers for Middle Creek Plat 1 with the amendment of the name change from Corey Myers Construction, LLC to Dirty Deeds Excavation, LLC. Mayor Slinker called for the vote. Alderman

Lewis-aye, Alderwoman Old-aye, Alderman Plank-aye, Alderman Volkart-aye, Alderman Wilson-absent, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented Resolution 2024-18, a resolution approving the site plan for Southern Boone Self Storage. Mayor Slinker called for the staff report. Darin Ratermann, Community Development Director, stated this is a request for approval, of a commercial site plan. The owner of this property is the Centralia Investment Group, LLC and the submitting firm is Simon and Struempff Engineering. He stated this parcel is Lot B-1 of the Galaxy Subdivision Plat 3. The subject tract is 2.41 acres in size. He stated there is an additional 5.45 acre tract, directly to the north, under the same ownership and is planned to be phase 2. Phase 2 will be submitted at a later date. The tracts are at the north end of N. Henry Clay Blvd. He stated this is zoned General Commercial and is planned for self-service storage facility. He stated there will be 7 buildings in phase one, ranging in size from 4,000 to 6,400 square feet. Due to the site only having one means of access, it will be sprinkled. Utilities are available at the site and the water line will be improved to provide necessary flow rates for fire protection. Waste water will be provided to building one only, as there is an office that will have an employee on site. Parking will be provided on the east side of building one. With this being, a self-storage facility by code, building shall be limited to fourteen feet as measured from grade. This issue has come up in other self-storage projects recently. The owner has a desire to have one building sixteen feet in height. He has been informed that this would have to go before the Board of Adjustments for approval. He stated all drive and parking surfaces with the lot will be asphalt. The storm water will be detained on the south end of property behind Top Quality Motors. There will be a public sidewalk added along the east side of the property along the N Henry Clay extension. The roadway extension will be concrete curb and gutter terminating at a temporary asphalt turnaround to the north. The existing roadway to the south of property will remain gravel at this time. He recommended approval of the submitted site plan as does the Planning and Zoning Commission. Their recommendation came with a suggestion to get clarification on the easements providing access to this site. Staff has since researched the history of the north end of N. Henry Clay and there was a non-exclusive roadway and utility easement granted as part of Plat 1 of the Jaycees Subdivision on March 28 of 1985. Mayor Slinker called for comments or questions from the Board. Alderman Volkart questioned the asphalt going to gravel then back to asphalt street with sidewalks. He stated that is a weird area, as far as development. The Board discussed this at length. They discussed future plans of improvements to this roadway extension and potential costs. Mayor Slinker called for questions or comments from the Board. Mayor Slinker called for a motion. Alderman Lewis made motion and seconded by Alderman Plank to approve approving the site plan for Southern Boone Self Storage. Mayor Slinker called for the vote. Alderman Volkart-nay, Alderman Plank-aye, Alderwoman Old-aye, Alderman Lewis-aye, Alderman Wilson-absent, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented Resolution 2024-19, a resolution accepting a bid from All Clear Pumping and Sewer for the 2024 Lead Service Line Inventory Project. Mayor Slinker called for the staff report. Kyle Michel stated we put out for bid for proposals to conduct a lead service line inventory as part of the City's D.N.R. ARPA grant award. He stated we received seven bids before the deadline and one that came in late. He stated the presumptive low bid is from All Clear Pumping & Sewer. He stated the R.F.P. process contemplated having to conduct visual inspect and excavate all water services in the City. The actual project costs will be substantially lower once the intimal records review portion of the project is completed and services of "unknown" material have been identified follow up by visual inspection or excavation. He stated staff anticipates overall projects costs to be less than \$250,000.00 which is in line with the grant and loan awards provided by D.N.R.. He recommended approval of the awarding the bid to All Clear Pumping & Sewer. He stated the contract will follow at the next meeting. Mayor Slinker questioned the difference in the bids. Kyle Michel stated some contractors struggled to understand the bid and included replacing 2000 plus service lines. Mayor Slinker called for questions or comments from the Board. Mayor Slinker called for a motion. Alderwoman Old made motion and seconded by Alderman Lewis to approve Resolution 2024-19, a resolution accepting a bid from All Clear Pumping and Sewer for the 2024 Lead Service Line Inventory Project. Mayor Slinker called for the vote. Alderman Lewis-aye, Alderwoman Old-aye,

Alderman Plank-aye, Alderman Volkart-aye, Alderman Wilson-absent, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented Resolution 2024-20, a resolution approving the estimate with Schooler's Construction's repairs to the City Hall parking lot. Mayor Slinker called for the staff report. James Creel this is for consideration to award a project to Schooler's Construction for concrete work at the Ashland Municipal Center East entrance approach. He stated staff have been working to make various improvements to the Ashland Municipal Center in the last few months, including the upcoming installation of a new standby generator and flagpole. Along with these improvements, the east entrance approach is in very poor condition and needs to be replaced. He stated currently the approach is asphalt and has a very large heave and several full depth cracks. He stated it is beyond repairing and will require replacement. It is the staff's recommendation to replace the approach with concrete rather than asphalt for longevity and cost savings. He stated Schooler's currently has a cooperative contract with the City of Jefferson for various types of concrete work. By utilizing this contract, and therefore not having to go through the competitive bid process the project can be done in the FY24 Budget. He stated the estimate is \$7,500.00 to complete this work, with APW staff doing the preparatory saw cutting, asphalt tear out, and installation of compacted base material. Shelley Martin, Treasurer stated this will come out of building and maintenance. Mayor Slinker called for questions or comments from the Board. Mayor Slinker called for a motion. Alderwoman Old made motion and seconded by Alderman Lewis to approve Resolution 2024-20, a resolution approving the estimate with Schooler's Construction's repairs to the City Hall parking lot. Mayor Slinker called for the vote. Alderman Volkart-aye, Alderman Plank-aye, Alderwoman Old-aye, Alderman Lewis-aye, Alderwoman Bell-absent, Alderman Wilson-absent. Motion carried.

Mayor Slinker presented Resolution 2024-21, a resolution regarding site setback distances for EmmaLeaf. Mayor Slinker called for the staff report. Kyle Michel, City Administrator stated the resolution is to make amendments to the Resolution approved by the Board in February for EmmaLeaf. He stated the State of Missouri Bureau of Business Licensing Services reached out to the City Clerk last week regarding the resolution approved by the Board in February to reduce EmmaLeaf's site setback distance from 1,000 to 873 feet. The State has requested that the Board set the setbacks distance to 300 feet in order to meet the 300 foot setback requirement for cultivation and testing facilities as defined by our Ordinances. The State is requesting that a consistent number be used for this setback request and any further setback request in order to avoid any confusion and arbitrary distances. He stated the Resolution would repeal the Resolution approved by the Board in February, setting the site setback to 300 feet. He stated they also requested zoning confirmation which staff has already furnished. Mayor Slinker called for questions or comments. Alderwoman Old questioned if this changes the building location. Kyle Michel stated it did not. Mayor Slinker called for questions or comments from the Board. Mayor Slinker called for a motion. Alderman Lewis made motion and seconded by Alderwoman Old to approve Resolution 2024-21, a resolution regarding site setback distances for EmmaLeaf. Mayor Slinker called for the vote. Alderman Lewis-aye, Alderwoman Old-aye, Alderman Plank-aye, Alderman Volkart-aye, Alderman Wilson-absent, Alderwoman Bell-absent. Motion carried.

Kyle Michel stated as discussed at the last business meeting, Bartlett & West has prepared a DBA agreement as part of ongoing efforts to expand the wastewater treatment facility. He stated Gary Davis is present this evening to present the previously discussed DBA agreement and overall project process to expand the capacity of the wastewater treatment facility. He stated the proposed agreement is being reviewed by our City Attorney and the Bond Council for review and comment. He stated pending approval from these this agreement will be presented to the Board for approval in April. Gary Davis stated at the last meeting there was a power point and there is a draft template agreement in the packet. He stated this addresses the first step of Design-builder to perform all design and construction services, and provide all material, equipment, tools and labor necessary to complete the work. He stated once approved this is a 19 month from start to finish He called for questions from the Board.

Mayor's Report:

Mayor Slinker asked that the cracks around the roundabout (by McDonalds) be repaired by MoDot. He reminded the Board of the March 25 trivia night. He thanked the community and the lunch ladies for their help in the spaghetti dinner to benefit the lunch debt.

City Administrator's report:

Kyle Michel reminded everyone of the REDI meeting at Eagle Knoll on Thursday. He stated they are working on a contract for park master plan and selecting firm. He stated the flag pole has been ordered. He stated we are trying to determine location.

City Attorney's report:

Todd Smith stated that Friday the Supreme Court relating to private facebook page and blocking people from your personal account if you share city business on this. He stated he would keep the Board informed on this matter.

Public Works monthly report:

James Creel, stated the chip seal bid will be sent out soon with anticipating N Henry Clay Blvd, E. Liberty Lane (asphalt portion) and Salinda Drive. He stated they are making various repairs to streets and curbs throughout town in preparation for FY 25 Mill and Overlay. He stated the Angel Lane project is slated to being on April1. He state APW and the YMCA staff will be installing the ballfield fence and beginning ballfield maintenance in mid-April.

Community Development monthly report:

Darin Ratermann reported the Land Development Code workshops/open houses are scheduled for March 28 from 5 -7 is virtually and April 2 will be in person in the community room from 5-7 p.m.

Treasurers, monthly report:

Shelley Martin, Treasurer stated TMHCC insurance renewal for FY25, the premium increased 25% making the renewal rate \$104,945.00. She stated in the past, our property, liability and casualty insurance premiums are budgeted to be paid form the general fund. Due to the premium increase, additional funding lines in Parks, Streets, water and sewer will be created to offset the costs. Allowing departments to contribute to increases from incidents originating during the course of business within the individual departments. These additional funds also will be budgeted for FY25. She stated the preliminary budget is included in the packet. Changes we have made or will be making before moving to the final budget which will be presented at the next board meeting. Increase of LAGERS contributions-employer by 1% in the rate. An equal distribution of City property, liability and casualty insurance between funds; with the creation of new expense funding lines, which will be included in the year-end budget amendments as well. The capital fund street fund dedicated and reserved to curb and gutter projects for \$49,305.09 for FY25. She gave an overview of the FY24 Budget highlights on purchases and projects completed. She stated the preliminary budget has all expenses listed out and asked the Board to look at these requested items. Mayor Slinker questioned how many years was left on the roundabout payments. The City Treasurer estimated around five. She stated we would have the first and second reading of the budget on the next Board agenda.

Board of Alderperson's report:

Alderwoman Old stated she did hear from someone from James Court that their complaint of debris was cleaned up. James Creel stated the sewer department did clean up as it is in a city sewer easement.

Alderman Volkart asked that James Creel ask about the replacement of the traffic delineator poles at Eastside Drive and Broadway. He stated there are about ¾ of them missing and needs to be replaced.

Mayor Slinker called for comments by the public, Aldermen or staff.

Mayor Slinker called for a motion to adjourn the meeting. Alderman Volkart made motion and seconded by Alderman Lewis to adjourn the meeting at 8:04 p.m. Motion carried.

Darla Sapp, City Clerk

Dorise Slinker, Mayor