

Draft

Board of Alderman Minutes
81 S. Orchard Blvd.
November 12, 2019
Page 1 of 2

Roll call taken by Mayor Anthony Miller

Present: Jeffrey Danderson, Dayna Ault, Dennis Roe, Steve Mallard, Richard Icenhower, Marline Faherty.

Staff present: Dana Louderbaugh, Chief Adam Mallory, Ken Hokanson, Tyler Gerling.

Call to order at 6:35p.m.

APPROVE AGENDA. Motion by Ault to approve agenda. Second Faherty.
Danderson aye, Ault aye, Roe aye, Mallard aye, Icenhower aye, Faherty aye.

PUBLIC FORUM

BRIAN ZEBEL; 356 N VANCE AVE, SEWER LINE DAMAGE FROM MISS MARKED LOCATE. (Roe) Roe reported there were no green paint markings of sewer lines where the sewer line is located. Brian Zebel reported the sewer line runs next to water line.

Motion by Roe to approve reimbursement of \$325 plumbing expense to Brian Zebel.

Second Icenhower. No more discussion.

Danderson aye, Ault aye, Roe aye, Mallard aye, Icenhower aye, Faherty aye based on new information.

HEALTH INSURANCE FOR CITY EMPLOYEES.

Heather DeHart city's health insurance agent with Nixon & Lindstrom discussed options for health insurance for city employees. No decision tonight waiting on quote from MIRMA Health.

APPROVE AND OR DISCUSS SENECA HEIGHTS 3RD ADDITION VARIANCE.

Danderson not comfortable making decisions without hearing from City Engineer. Ault stated Comprehensive Plan discourages dead-end streets and cul-de-sac. Icenhower doesn't like dead-end or cul-de-sac streets. Board wants Andy with Anderson Engineering at next Board meeting.

EMERGENCY PURCHASE OF PUMP FOR NORTHVIEW LIFT STATION.

Alderman Roe and Icenhower approved emergency purchase of pump for Northview lift station. Purchased at Independent Electric for the amount of \$6202.66.

Faherty left meeting 7:20

Faherty back 7:23p.m.

DISCUSS NORTHVIEW LIFT STATION REPAIRS.

The two pumps that are down are being rebuilt. One for replacement, one for back up.

Ault left meeting 7:23p.m.

Ault back 7:25p.m.

DISCUSS HWY CC LIFT STATION REPAIRS.

Hokanson received quote to diagnose and gather information on vacuum prime CC Hwy Lift Station of \$2,000 - \$2,500. This is to get primary system back up and running. Danderson wants the quote amount to come off of the job bill if they get the job to fix the system. Hokanson to get it in writing.

APPROVE AND OR DISCUSS PRESSURE PAVE FOR MAIN STREET, WALNUT STREET, AND GOLDEN STREET.

Motion by Mallard to approve Pressure Pave for Main Street, Walnut Street, and Golden Street for \$56,429. Second Ault. No more discussion.

Danderson aye, Ault aye, Roe aye, Mallard aye, Icenhower aye, Faherty aye.

BILL NO 19-14 FINAL READING OF AN ORDINANCE APPROVING A ZONING TEXT AMENDMENT TO REGULATE MEDICAL MARIJUANA IN THE CITY OF FAIR GROVE, MISSOURI. Posted 10/08/19.

Motion by Ault to have second reading of Bill No 19-14 by title only. Second Faherty. No discussion.

Danderson aye, Ault aye, Roe aye, Mallard aye, Icenhower aye, Faherty aye.

Mayor read Bill No 19-14 by title only.

Motion by Ault to approve second reading of Bill No 19-14 and assign it Ordinance No 184. Second Faherty.

Danderson aye, Ault aye, Roe aye, Mallard aye, Icenhower aye, Faherty aye.

APPROVE AND OR DISCUSS FIXING PUBLIC WORKS TRUCK. (Danderson)

Two quotes for fixing Public Works vehicle. Danderson talked to Huffman Body Shop and they will try to cut the price of quote since it is not an insurance claim. Faherty questioned if truck is operable as it is. Yes truck is operable. Danderson stated it is a city truck, we need to repair damage just like we would fix a police car if it was damaged.

Motion by Danderson to have Huffman fix truck for no more than \$3,240.35. Second Icenhower.

Discussion: Ault wants to use money that was budgeted for the additional public works truck. Icenhower not in favor, additional truck is still needed. Ault does not agree, there is only one employee. Truck still works fine why spend money not necessary. Second Icenhower.

Danderson aye, Ault no, Roe aye, Mallard aye, Icenhower aye, Faherty no. Motion passes.

DISCUSS MISSOURI AMERICAN WATER PROPOSAL. (PW committee)

Roe contacted several cities and most gave positive feedback. Roe gave handout to Board and Mayor which is attached to minutes. Ault needs more information, but at this time is in favor of selling sewer plant due to extreme expense on repairs as laid out in Trekk report. Danderson and Icenhower not interested in selling sewer plant. Clerk will check city ordinance to see if there is anything about selling sewer plant. Brian Zebel stated citizens voted on bond issue to build sewer plant. This will be discussed on a future agenda. Roe doing more research.

DISCUSS SIDEWALK/CROSSWALK PROJECT.

Roe gave update- Missouri one call marking is done. Proposed sidewalk is marked. Steve Short, Dennis Roe and Chief Mallory met with Mike Bell Superintendent of Schools to discuss two crosswalks. One at Draper and North Orchard, and one at West Cherry and North Orchard. Icenhower questioned legal issues. City attorney previously gave opinion on the issue. Clerk will find and email to the Board. Signage for crosswalks cost approximately \$1,053. Mike Bell looking at providing a crossing guard at Draper Street.

MAYOR REPORT

- Key to City issue is closed.

Motion to adjourn Faherty. Second Ault. All ayes.

Adjourned at 7:49p.m.

Submitted by Dana Louderbaugh

Summary of discussions with towns that have sold Water & Wastewater Plants to American Water

Wardsville, MO, Pop. 1550, sold Water and Wastewater plants-sale completed in 2017

City Clerk: Shirley Stockman, ph 573-635-2625

Clerk comments: Wardsville is 5 miles South of Jefferson City. American Water owns the Jefferson City Water Plant but not the Wastewater Plant. A.W. is a large company and some locals don't like dealing with calling a non-local number when there are problems. They have not had any problems with A.W. since the sale was completed. They had some grants that had to be paid back out of the sale price of their plants. Their City Attorney handled majority of the paper work. Reason for selling: They made the mistake of not increasing sewer rates enough to cover the future expenses of meeting the DNR requirements and was going to have to make major investments in the sewer plant anyway and it is very hard for a small town to keep up with the DNR regulations.

Lawson, MO, Pop. 2400, sold Water and Wastewater plants-sale completed in August, 2018

City Clerk: Rhonda Oulman, ph 816-580-3217

Clerk comments: Lawson is very close to Kansas City. There was a lot of paper work to sell the plants and the City Lawyer was very involved with the process. She said that they love working with A.W. since the sale. A.W. has set up a small office in the city and has a yard with equipment on it. A.W. worked with a local business where people can make their payments there and offer the ability to pay on-line. A.W. is currently replacing water lines and sewer lines in the city. She said that their sewer rates were already very high and got a 2 year freeze on the rates with A.W. A.W. employees have good community engagement and they hired 2 of their city employees. Reason for selling: They have a lagoon system that was in need of major upgrades to meet DNR requirements and they were looking at a \$20-\$25 monthly increase in sewer rates to do it themselves.

Glassford, IL, Pop. 1000, sold Water and Wastewater plants-sale completed in September, 2019

City Clerk: Tammy Jo Stetler, ph 309-389-5152

Clerk comments: Glassford is very close to Peoria where A.W. has owned and operated Peoria's Water and Wastewater plants for over 100 yrs. She said that after the sale they paid off their bonds. They had no grants. She said that their rates went up 3% after the sale but they were going to have to increase their rates anyway. The only issue that they have had since the sale is that some people just did not like change. Anytime there is an issue A.W. has taken care of it. Reason for selling: They have Radium in the water which has to be addressed. A.W. is going to address that issue by building a new water line from a Peoria sub-division near them to their city. Also their sewer plant is in need of major improvements to meet DNR requirements.

Andalusia, IL, Pop. 1200, process of selling Water & Wastewater plants-planned completion Feb, 2020

City Clerk: Shelly Hoffman, ph 309-798-2215

Clerk Comments: Andalusia, IL is 30 minutes from the Davenport, IA (part of the Quad Cities of IL and IA). A.W. owns and operates the Water and Wastewater plants in Davenport, IA. They started the process of selling the plants in December, 2018 and plan to have it completed by February, 2020. It is a long process. They had no grants to pay back but will be paying off their bonds/loans. They had to get 3 independent auditors to do the appraisals and the Illinois Commerce Commission usually sets the selling price at the medium appraisal amount. They have an agreement with A.W. to have no rate increase the first year and every year after that about a 3% increase. This is all subject to Illinois Commerce Commission approval. Reason for selling: Their sewer operator wants to retire and they could not find a replacement for him. He is staying with them until the sale is complete.

Comments from Matthew A. Barnhart, Senior Operations Manager of SW Division of American Water

If Fair Grove has received any grants for the construction of or updates to the Wastewater Plant typically they have a maturity date of 10 yrs, but some are longer. If the grant has not reached its maturity date then it has to be paid back.

A Public Vote is only required for selling the Wastewater Plant if the Fair Grove City Ordinance requires it. Missouri Public Service Commission has to approve the sale and all rate increases.

Note from Dennis: Wardsville, Mo did not have to have a public vote but Lawson, Mo did require a public vote.

Submitted by Dennis Roe

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