City of Desloge

**NOTICE OF OPEN MEETING**
**DESLOGE BOARD OF ALDERMEN SPECIAL MEETING**
Monday, August 26, 2019
6:00 p.m.
Desloge City Hall, 300 North Lincoln

Posted: August 22, 2019 at 10:00 a.m. on the outdoor City Hall bulletin board.
Faxed: August 22, 2019 at 10:00 a.m. to radio and newspaper media.

The tentative agenda for this meeting includes:

Public Hearing scheduled to hear from the public on the real estate tax for the year 2019.

I. Call to Order and Pledge of Allegiance
II. Consent Agenda
    a. Approve or Amend the Agenda
    b. Approve NB West Pay Application

The items on the Consent Agenda are enacted with one motion. If separate discussion is desired, that item may be removed from the Consent Agenda and place on the regular Agenda by request of a member of the Board of Aldermen

III. Ordinances
    a. An ordinance to establish the amount of taxes levied for the year 2019 on real property within the boundaries of the City of Desloge.
    b. An ordinance to establish a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials.
IV. Discussion
    a. Chamber Building
V. Adjourn

*Individuals who require an accommodation should contact City Hall twenty-four (24) hours before the meeting.*
Representatives of the news media may obtain copies of this notice by contacting
Stephanie Daffron, City Clerk

DESLOGE BOARD OF ALDERMEN SPECIAL MEETING
MONDAY, AUGUST 26, 2019
6:00 p.m.
DESLOGE CITY HALL, 300 North Lincoln

Members present were, Mayor David Kater, Alderman J.D. Hodge, Alderman Alvin Sutton, Alderman David Shaw, Alderman Deion Christopher and Alderman Christopher Gremminger. Absent was Alderman Jerry Hulsey. Staff present was City Administrator Dan Bryan and City Clerk Stephanie Daffron.

Visitors present were Sarah Haas with the Daily Journal

Public Hearing
Mayor Kater opened the public hearing to hear from the public regarding the real estate tax rate for 2019. The rate is $.4223. No one spoke for or against the tax rate.

Call to order
Mayor David Kater called the meeting to order and led in the Pledge of Allegiance.

Approve Consent Agenda
Alderman Hodge made the motion to approve the consent agenda and Alderman Christopher seconded the motion. Hodge – aye; Sutton – aye; Christopher – aye; Shaw – aye; Gremminger – aye; Hulsey – absent. Motion carried.

Ordinances
**BILL NO. 1352 ORDINANCE NO. 2019.25**
**AN ORDINANCE TO ESTABLISH THE AMOUNT OF TAXES LEVIED FOR THE YEAR 2019 ON REAL PROPERTY WITHIN THE BOUNDARIES OF THE CITY OF DESLOGE.--SEVERABILITY—EFFECTIVE DATE.** Mayor Kater read the ordinance twice by title with copies available to the public. Alderman Sutton made a motion to approve the ordinance and Alderman Christopher seconded the motion. Hodge – aye; Sutton – aye; Christopher - aye; Shaw – aye; Gremminger – aye; Hulsey – absent. Motion carried.

**BILL NO. 1353 ORDINANCE NO. 2019.26**
**AN ORDINANCE OF THE CITY OF DESLOGE, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS. -- SEVERABILITY—EFFECTIVE DATE.** Mayor Kater read the ordinance twice by title with copies available to the public. Alderman Gremminger made a motion to approve the ordinance and Alderman Christopher seconded the motion. Hodge – aye; Sutton – aye; Christopher - aye; Shaw – aye; Gremminger – aye; Hulsey – absent. Motion carried.

Chamber Building
City Administrator Dan Bryan discussed with the board the roof structural assessment report received from VonArx Engineering for 200 North Lincoln Street. See Exhibit A. The board discussed the option of selling the property, fixing it or tearing it down. Mr. Bryan stated the roof as it is does not

meet today's code and would cost twenty five to thirty thousand dollars to correct this issue. The board requested getting an appraisal of the property.

Adjourn

Alderman Hodge moved to adjourn and Alderman Gremminger seconded the motion. Alderman Hodge – aye; Sutton – aye; Christopher – aye; Shaw – aye; Gremminger - aye; Hulsey – absent. Motion carried.

MEETING ADJOURNED
6:19 p.m.

David Kater, Mayor

CITY OF DESLOGE
SEAL
ST. FRANCOIS COUNTY, MISSOURI

ATTEST:

Stephanie M. Daffron, City Clerk

Exhibit A

**VonArx Engineering**
Civil Engineering Services
*Honesty • Integrity • Experience*

August 12, 2019

Mr. Dan Bryan, City Administrator
City of Desloge
300 N. Lincoln Street
Desloge, Missouri 63601

Re: INS201983 – 200 N Lincoln Street, Desloge, Missouri 63601
Roof Structural Assessment Report

Dear Mr. Bryan:

At your request, I performed a visual inspection of the structural support for the building at the above referenced address. The inspection occurred on August 5, 2019. The single-level building has a concrete foundation with masonry bearing walls. The 2,000 s.f. building is used by the Chamber of Commerce for meeting and office space. The building has masonry bearing walls which are shared with the adjacent building on the north side. The building is on a corner lot with Elm Street located on the south side of the building. The building has a flat roof which slopes gradually toward the gutter located along the rear wall. The flat roof and the interior has experienced water damage in the rear especially along the rear wall. The building was constructed in 1900 according to St. Francois County records.

***Structural Background and General Conditions***
The building is generally in good condition however the roof has experienced significant water damage and water leaks into the interior. The building was renovated to provide a large meeting space at the front and a restroom, office and storage rooms at the rear. The original high ceiling was modified with the installation of a drop ceiling for HVAC ducts and a rooftop unit was installed. The conditions of the building and the roof are described in more detail herein:

Exterior Masonry Wall: The exterior brick masonry wall on the south side of the building is in good to very good condition especially considering its age. The mortar joints are tight and are without crack and the brick face is smooth and not weathered. There are signs that the wall has received tuck-pointing and should be monitored for signs that additional maintenance is required. The parapet wall has some slight outward lean but not to the point that reinforcing is required.

Recommendation: The brick masonry should continue to be maintained. The parapet wall should be inspected periodically for signs of deterioration. At the time of the inspection the wall including the parapet looked to be in good condition and does not pose a risk to public or private safety.

Interior Masonry Wall: The interior of the rear brick masonry wall has deterioration from water seepage especially through the center portion of the wall. The face of the brick has become porous and shows some deterioration. The mortar joints have lost significant material. The wall is not cracked and none of the bricks are dislodged or loose.

Recommendation: The elimination of seepage is essential to protecting the wall from additional damage. Once protected from seepage the wall should be tuck-pointed to repair the mortar joints and the brick should be treated with waterproofing to seal the porous exterior of the brick.

Roof Construction: The roof framing includes 2 x 12 rafters that span the width of the building (24 feet). The rafters rest on a masonry ledge at the south wall and bear upon the shared wall on the north. The roof slopes toward the rear is created in two ways: The first is by attaching sister rafters to the side of the bearing rafter adjusting the height on each rafter toward the front. The second is to provide bearing on a wood stud knee wall. A sketch is provided of this construction in the attached Section View. The wood rafters are generally in good condition and do not show signs of cracking or deterioration from water.

Structural Analysis: The 2 x 12 roof rafters were analyzed to determine if they are adequate for the loads. The 24-foot span is a concern as the roof has noticeable deflection from live loads and a rooftop AC unit. The lumber is net dimension and modern lumber and analysis programs are nominally sized. The existing 2 x 12 rafters on 24 inch centers are 44.5% Inadequate based upon nominally sized 2 x 12 members.

The analysis was adjusted to 2 x 14 nominally sized lumber as it has a cross sectional area closer to the post-modern lumber. That analysis indicated that the existing members are 4.2% Inadequate. A third analysis was performed to determine the capacity of reinforcing the roof with 2 x 12 members on 12 inch centers. The result is the rafters would be adequate by 38.4%. So the capacity of the roof could be increased by 42.6% by adding 2 x 12 rafters between each existing rafters.

Minimum Recommendation: The existing framing members are in good condition however they do not meet modern code requirements for structural design. The decking appeared to be in good condition however the roof is leaking and must be repaired or replaced. The rear wall should be protected from additional damage from seepage. The leaking has not damaged the structural integrity of the roof framing but the framing does not meet modern design criteria. Therefore additional load should not be imposed on the framing system so the existing roof should be removed. The existing roofing should be removed and any rotted or damaged decking should be replaced. Use ½ inch (minimum) marine plywood to replace damaged portions or match original if thicker than ½ inch. Install a single layer EDPM or TPO membrane roof in accordance with the manufacturer's recommendations.

Preferred Recommendation: The framing members should be reinforced with additional 2 x 12 members installed between the existing rafters to provide 12 inches on center. The rafters should be laterally braced and may also be supported with center bracing as shown on the existing rafters. The wood joists could be installed to bear on the masonry ledge or the existing knee wall to match elevation. The roof deck should be ½ inch (minimum) marine plywood. Install a single layer EDPM or TPO membrane roof in accordance with the manufacturer's recommendations.

***Discussion***

The building is generally in good condition especially considering its age (119 years). The roof is leaking and has caused significant damage to the interior. The roofing contractor should be consulted relative to the feasibility of patching the roof. It is likely not a viable option therefore two options are available for replacement. The first is to remove the existing roofing, replace any damaged decking and install the new roof. The second is to remove, reinforce and replace. The two options should be explored to determine the relative costs but it seems a good opportunity to solve the leaking roof and bring the roof into code compliance. However, the existing roof should not have additional dead load imposed on it.

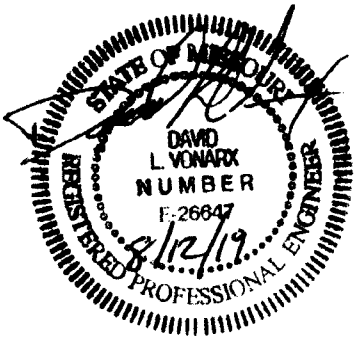
The repairs outlined above and the photos and sketches provided below show the existing conditions and the proposed solution to providing a safe waterproof roof for the building. These improvements will extend the service life of the structure. Upon completion of the repairs, the wood frame structure and foundation will effectively transfer the live and dead loads of the building to the foundation and the bearing soil. The upper level of the building is in good condition and does not contain any detrimental structural conditions.

The total liability, in the aggregate, of the Engineer, its officers, and/or its consultants, to the Owner, or anyone claiming by, through, or under the Owner, for any or all injuries, claim, losses, expenses, or damages whatsoever related to the Engineer's services, the project, or this agreement from any cause whatsoever including but not limited to the negligence, errors, omissions, strictly, or breach of contract of the Engineer

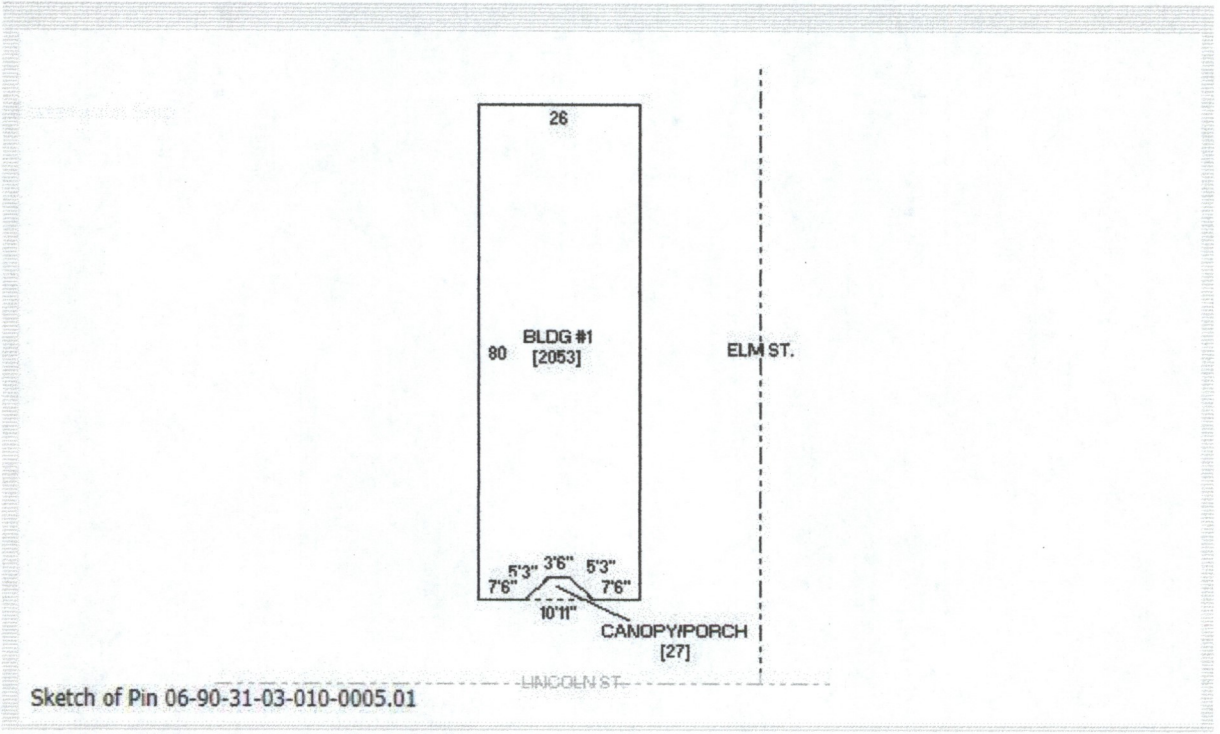
shall not exceed the total compensation received by the Engineer under this agreement, and such amount shall be the sole and exclusive remedy to those named herein.

Sincerely,

David L. Vonarx, PE




200 N. Lincoln Street – Location Map (Site Shaded Blue)




200 N. Lincoln Street – Floor Plan of Building.

***Photos from Inspection August 5, 2019:***


200 N. Lincoln Street – Front view of building.


200 N. Lincoln Street – Front and the south side of the building.

200 N. Lincoln Street – Exterior view the south side of the building.

200 N. Lincoln Street – View of the east (rear) side of the building.

200 N. Lincoln Street – View of the interior side of the rear wall of the building showing the water damage to the brick masonry.

200 N. Lincoln Street – View of the 2 x 12 rafters and the sistered rafter and roof decking.

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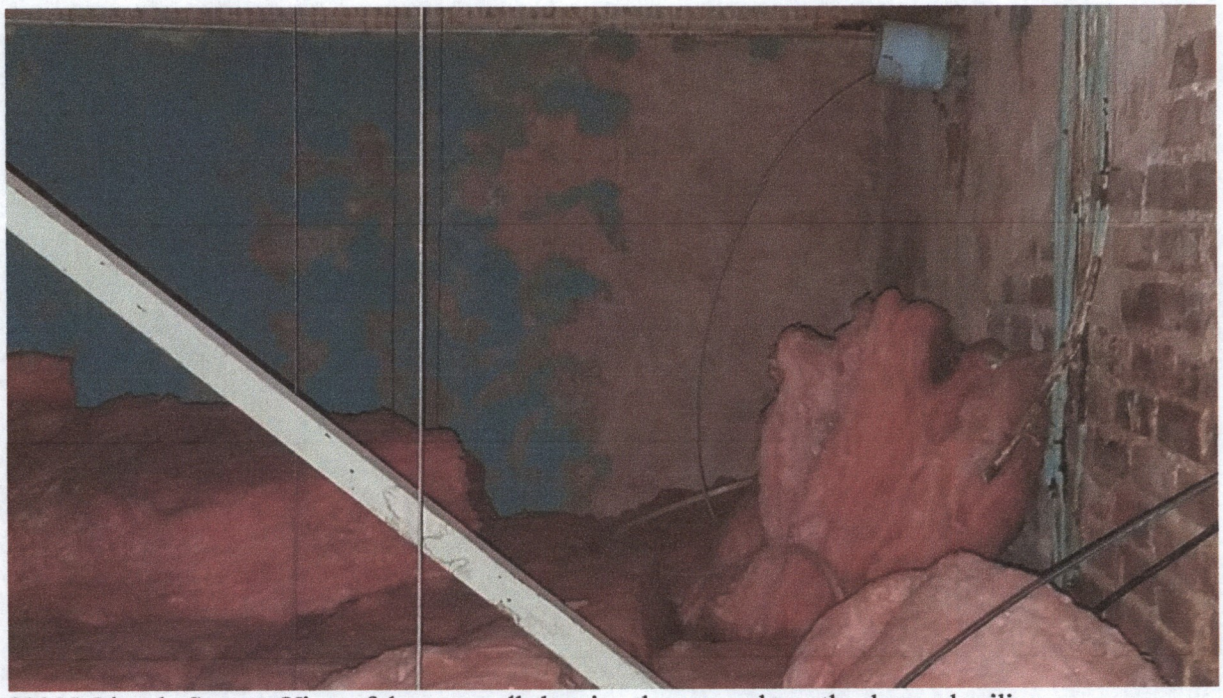


200 N. Lincoln Street – View of the rear wall showing the space above the dropped ceiling.

200 N. Lincoln Street – View of the original ceiling and the space above the dropped ceiling.

200 N. Lincoln Street – View of the original ceiling and the space above the dropped ceiling.

200 N. Lincoln Street – View of the original ceiling showing the rusting and damaged ceiling tiles.

200 N. Lincoln Street – View of the roof decking and the rafters near the rear wall of the building facing the north.

200 N. Lincoln Street – View of the roof decking and the rafters near the rear wall of the building facing the north.

200 N. Lincoln Street – View of the south wall of the building showing the stud knee wall and the 2 x 12 rafters.

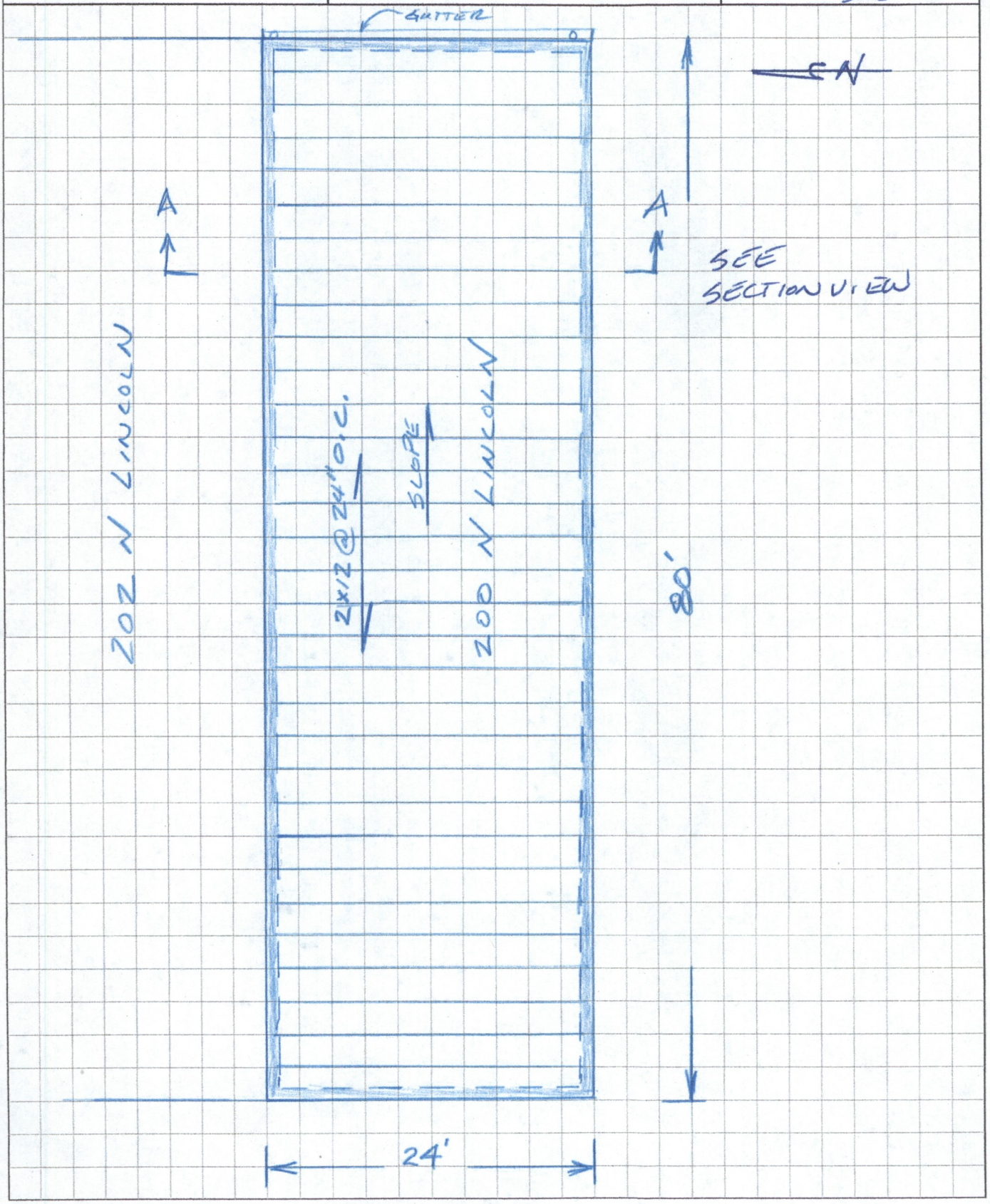
200 N. Lincoln Street – View of the 2 x 12 rafters and the diagonal bracing closer to the middle of the building.

200 N. Lincoln Street – View of the 2 x 12 rafters and the diagonal bracing closer to the middle of the building.

VonArx Engineering

200N LINCOLN STREET
ROOF REPAIR
EXISTING FRAMING

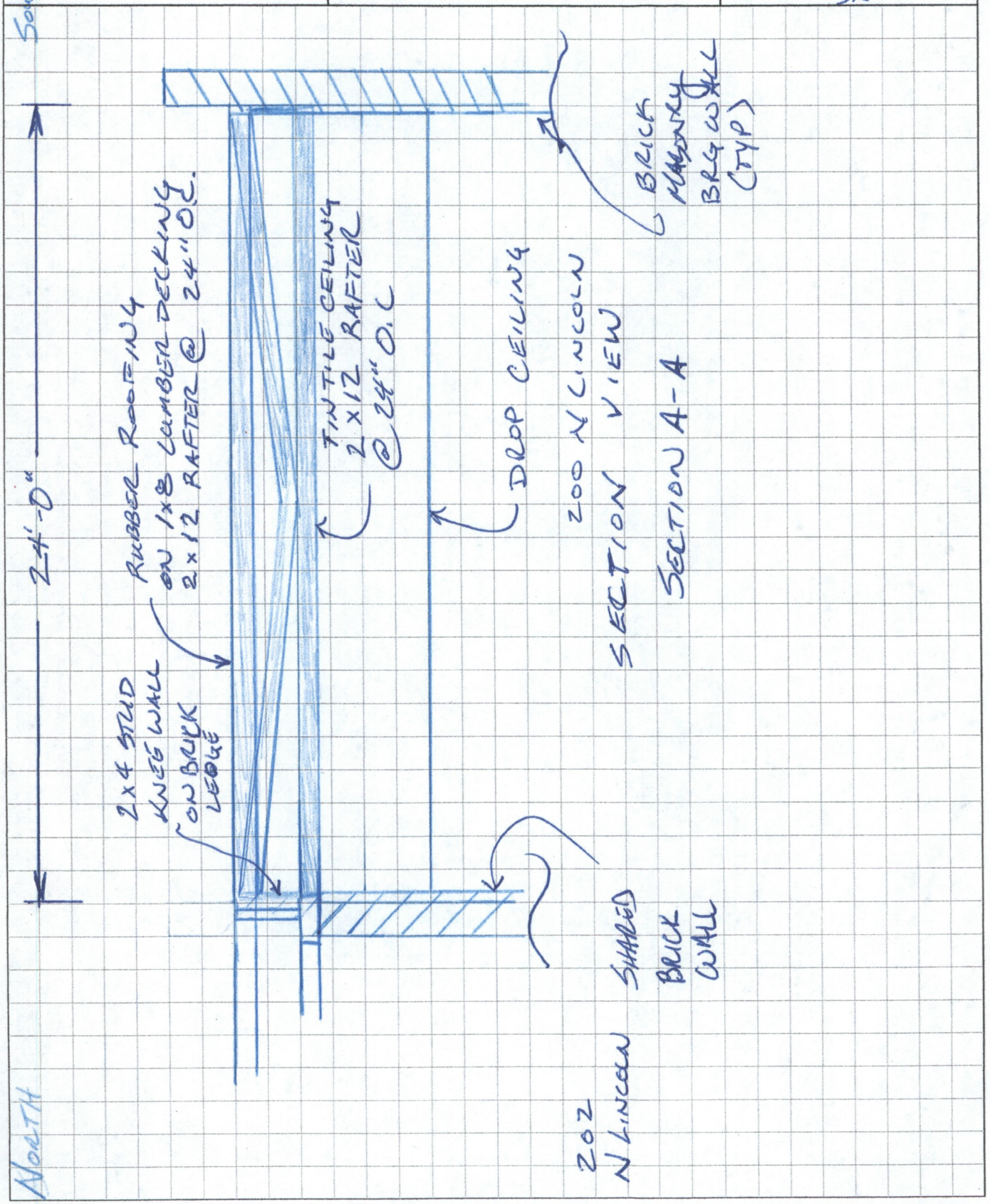
DATE: 8/19 | PAGE: 1
PROJECT NO. NS201983
BY: DLV
CHK'D. BY: SKB



VonArx Engineering

200 N LINCOLN STREET
ROOF REPAIR
SECTION VIEW

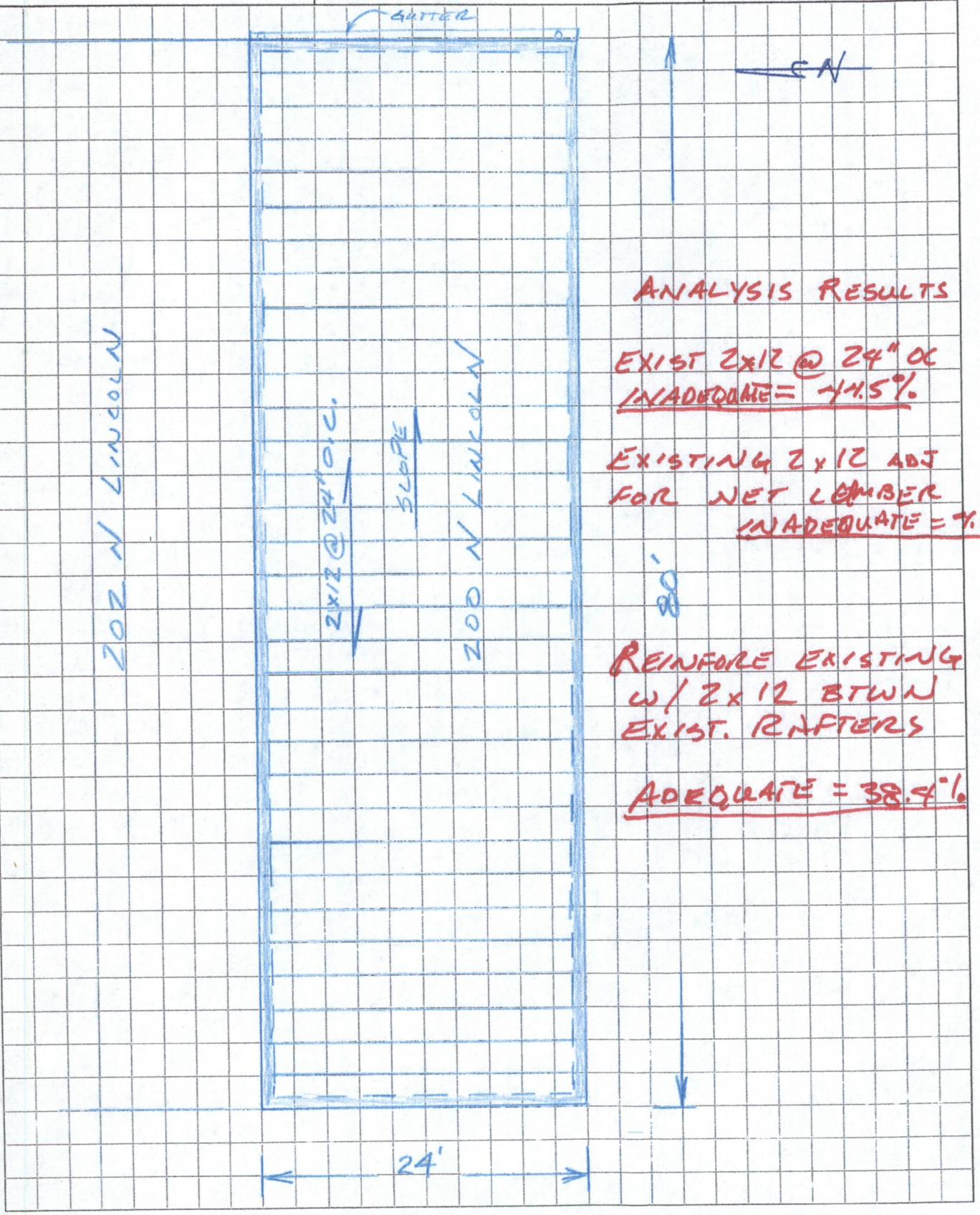
DATE: 8/19 | PAGE: 2
PROJECT NO. INS201983
BY: DLV
CHK'D. BY: SKB



VonArx Engineering

200N LINCOLN STREET
ROOF REPAIR
ANALYSIS RESULTS

DATE: 8/19 | PAGE: 3
PROJECT NO. WS201983
BY: DLV
CHK'D. BY: SKB




ANALYSIS RESULTS

EXIST 2x12 @ 24" OC
INADEQUATE = -44.5%.

EXISTING 2x12 ADJ
FOR NET LUMBER
INADEQUATE = -7.2%.

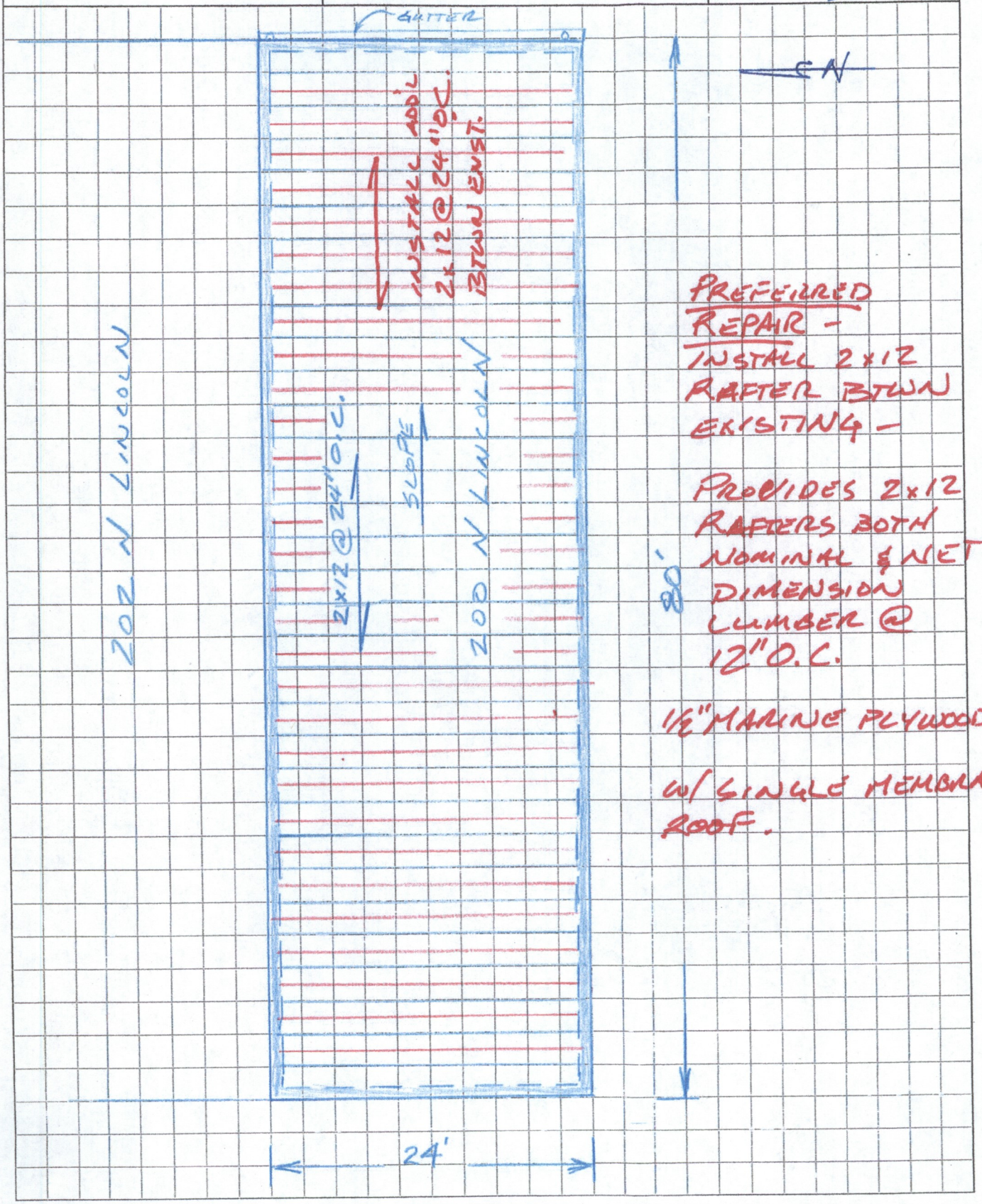
REINFORCE EXISTING
W/ 2x12 BTWN
EXIST. RAFTERS

ADEQUATE = 38.4%.

VonArx Engineering

200N LINCOLN STREET
ROOF REPAIR
PREFERRED REPAIR

DATE: 8/19 | PAGE: 4
PROJECT NO. WS201983
BY: DLV
CHK'D. BY: SKB




PREFERRED REPAIR - INSTALL 2x12 RAFTER BTWN EXISTING -

PROVIDES 2x12 RAFTERS BOTH NOMINAL & NET DIMENSION LUMBER @ 12" O.C.

1/2" MARINE PLYWOOD

W/ SINGLE MEMBRANE ROOF.

Project: 200 N Lincoln

Location: RFT2 - EXISTING CONDITION
Roof Rafter
[2015 International Building Code(2015 NDS)]
1.5 IN x 11.25 IN x 24.0 FT @ 24 O.C.
#1 - Southern Pine - Dry Use
**Section Inadequate By: 44.5%**
Controlling Factor: Moment / Depth Required 13.53 In.

VonArx Engineering, Inc.
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| DEFLECTIONS | Center | |
|---|---|---|
| Live Load | 1.05 | IN L/275 |
| Dead Load | 0.79 | in |
| Total Load | 1.83 | IN L/157 |

Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180

| REACTIONS | A | | B | |
|---|---|---|---|---|
| Live Load | 480 | lb | 480 | lb |
| Dead Load | 360 | lb | 360 | lb |
| Total Load | 840 | lb | 840 | lb |
| Bearing Length | 0.99 | in | 0.99 | in |

| SUPPORT LOADS | A | | B | |
|---|---|---|---|---|
| Live Load | 240 | plf | 240 | plf |
| Dead Load | 180 | plf | 180 | plf |
| Total Load | 420 | plf | 420 | plf |

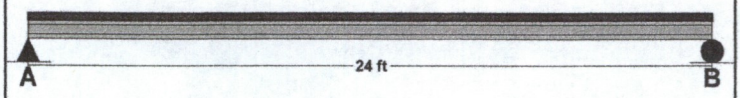
**MATERIAL PROPERTIES**
#1 - Southern Pine

| | Base Values | | Adjusted | |
|---|---|---|---|---|
| Bending Stress: | Fb = 1000 | psi | Fb' = 1323 | psi |
| | *Cd=1.15 CF=1.00 Cr=1.15* | | | |
| Shear Stress: | Fv = 175 | psi | Fv' = 201 | psi |
| | *Cd=1.15* | | | |
| Modulus of Elasticity: | E = 1600 | ksi | E' = 1600 | ksi |
| Comp. ⊥ to Grain: | Fc - ⊥ = 565 | psi | Fc - ⊥' = 565 | psi |

**Controlling Moment:** 5040 ft-lb
12.0 Ft from left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2
**Controlling Shear:** 840 lb
At left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2

| Comparisons with required sections: | Req'd | Provided |
|---|---|---|
| Section Modulus: | 45.73 in3 | 31.64 in3 |
| Area (Shear): | 6.26 in2 | 16.88 in2 |
| Moment of Inertia (deflection): | 204.09 in4 | 177.98 in4 |
| Moment: | 5040 ft-lb | 3487 ft-lb |
| Shear: | 840 lb | 2264 lb |

**LOADING DIAGRAM**




| RAFTER DATA | Interior |
|---|---|
| Span Length | 24 ft |
| Rafter Pitch | 0 :12 |

Roof sheathing applied to top of joists-top of rafters fully braced.

| | |
|---|---|
| Roof Duration Factor | 1.15 |
| Peak Notch Depth | 0.00 |
| Base Notch Depth | 0.00 |

**RAFTER LOADING**
**Uniform Roof Loading**

| | | | |
|---|---|---|---|
| Roof Live Load: | LL = | 20 | psf |
| Roof Dead Load: | DL = | 15 | psf |

**Slope Adjusted Spans And Loads**

| | | | |
|---|---|---|---|
| Interior Span: | L-adj = | 24 | ft |
| Eave Span: | L-Eave-adj = | 0 | ft |
| Interior Live Load: | wL-adj = | 40 | plf |
| Eave Live Load: | wL-Eave-adj = | NaN | plf |
| Interior Dead Load: | wD-adj = | 30 | plf |
| Eave Dead Load: | wD-Eave-adj = | NaN | plf |
| Interior Total Load: | wT-adj = | 70 | plf |
| Eave Total Load: | wT-Eave-adj = | NaN | plf |

Location: RFT2 - Size Adjusted for Net Lumber Dimensions
Roof Rafter
[2015 International Building Code(2015 NDS)]
1.5 IN x 13.25 IN x 24.0 FT @ 24 O.C.
#1 - Southern Pine - Dry Use
**Section Inadequate By: 4.2%**
Controlling Factor: Moment / Depth Required 13.53 In.

| DEFLECTIONS | Center | |
|---|---|---|
| Live Load | 0.64 | IN L/449 |
| Dead Load | 0.48 | in |
| Total Load | 1.12 | IN L/256 |

Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180

| REACTIONS | A | B |
|---|---|---|
| Live Load | 480 lb | 480 lb |
| Dead Load | 360 lb | 360 lb |
| Total Load | 840 lb | 840 lb |
| Bearing Length | 0.99 in | 0.99 in |

| SUPPORT LOADS | A | B |
|---|---|---|
| Live Load | 240 plf | 240 plf |
| Dead Load | 180 plf | 180 plf |
| Total Load | 420 plf | 420 plf |

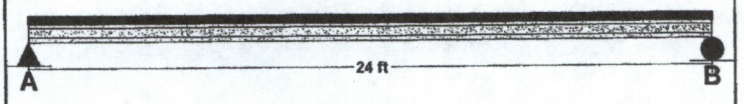
**MATERIAL PROPERTIES**
#1 - Southern Pine

| | Base Values | Adjusted |
|---|---|---|
| Bending Stress: | Fb = 1000 psi | Fb' = 1323 psi |
| | *Cd=1.15 CF=1.00 Cr=1.15* | |
| Shear Stress: | Fv = 175 psi | Fv' = 201 psi |
| | *Cd=1.15* | |
| Modulus of Elasticity: | E = 1600 ksi | E' = 1600 ksi |
| Comp. ⊥ to Grain: | Fc - ⊥ = 565 psi | Fc - ⊥' = 565 psi |

**Controlling Moment:** 5040 ft-lb
12.0 Ft from left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2
**Controlling Shear:** 840 lb
At left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2

| Comparisons with required sections: | Req'd | Provided |
|---|---|---|
| Section Modulus: | 45.73 in3 | 43.89 in3 |
| Area (Shear): | 6.26 in2 | 19.88 in2 |
| Moment of Inertia (deflection): | 204.09 in4 | 290.78 in4 |
| Moment: | 5040 ft-lb | 4837 ft-lb |
| Shear: | 840 lb | 2667 lb |

**LOADING DIAGRAM**




| RAFTER DATA | Interior |
|---|---|
| Span Length | 24 ft |
| Rafter Pitch | 0 :12 |

Roof sheathing applied to top of joists-top of rafters fully braced.

| | |
|---|---|
| Roof Duration Factor | 1.15 |
| Peak Notch Depth | 0.00 |
| Base Notch Depth | 0.00 |

**RAFTER LOADING**
**Uniform Roof Loading**

| | | | |
|---|---|---|---|
| Roof Live Load: | LL = | 20 | psf |
| Roof Dead Load: | DL = | 15 | psf |

**Slope Adjusted Spans And Loads**

| | | | |
|---|---|---|---|
| Interior Span: | L-adj = | 24 | ft |
| Eave Span: | L-Eave-adj = | 0 | ft |
| Interior Live Load: | wL-adj = | 40 | plf |
| Eave Live Load: | wL-Eave-adj = | NaN | plf |
| Interior Dead Load: | wD-adj = | 30 | plf |
| Eave Dead Load: | wD-Eave-adj = | NaN | plf |
| Interior Total Load: | wT-adj = | 70 | plf |
| Eave Total Load: | wT-Eave-adj = | NaN | plf |

Location: RFT2 - PREFERRED REPAIR

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Roof Rafter
[2015 International Building Code(2015 NDS)]
1.5 IN x 11.25 IN x 24.0 FT @ 12 O.C.
#1 - Southern Pine - Dry Use
Section Adequate By: 38.4%
Controlling Factor: Moment

| DEFLECTIONS | Center | |
|---|---|---|
| Live Load | 0.52 | IN L/549 |
| Dead Load | 0.39 | in |
| Total Load | 0.92 | IN L/314 |

Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180

| REACTIONS | A | | B | |
|---|---|---|---|---|
| Live Load | 240 | lb | 240 | lb |
| Dead Load | 180 | lb | 180 | lb |
| Total Load | 420 | lb | 420 | lb |
| Bearing Length | 0.50 | in | 0.50 | in |

| SUPPORT LOADS | A | | B | |
|---|---|---|---|---|
| Live Load | 240 | plf | 240 | plf |
| Dead Load | 180 | plf | 180 | plf |
| Total Load | 420 | plf | 420 | plf |

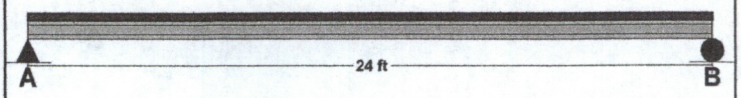
**MATERIAL PROPERTIES**
#1 - Southern Pine

| | Base Values | | Adjusted | |
|---|---|---|---|---|
| Bending Stress: | Fb = | 1000 psi | Fb' = | 1323 psi |
| | *Cd=1.15 CF=1.00 Cr=1.15* | | | |
| Shear Stress: | Fv = | 175 psi | Fv' = | 201 psi |
| | *Cd=1.15* | | | |
| Modulus of Elasticity: | E = | 1600 ksi | E' = | 1600 ksi |
| Comp. ⊥ to Grain: | Fc - ⊥ = | 565 psi | Fc - ⊥' = | 565 psi |

**Controlling Moment:** 2520 ft-lb
12.0 Ft from left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2
**Controlling Shear:** 420 lb
At left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2

| Comparisons with required sections: | Req'd | Provided |
|---|---|---|
| Section Modulus: | 22.87 in3 | 31.64 in3 |
| Area (Shear): | 3.13 in2 | 16.88 in2 |
| Moment of Inertia (deflection): | 102.04 in4 | 177.98 in4 |
| Moment: | 2520 ft-lb | 3487 ft-lb |
| Shear: | 420 lb | 2264 lb |

**LOADING DIAGRAM**




| RAFTER DATA | Interior |
|---|---|
| Span Length | 24 ft |
| Rafter Pitch | 0 :12 |

Roof sheathing applied to top of joists-top of rafters fully braced.

| | |
|---|---|
| Roof Duration Factor | 1.15 |
| Peak Notch Depth | 0.00 |
| Base Notch Depth | 0.00 |

**RAFTER LOADING**
**Uniform Roof Loading**

| | | | |
|---|---|---|---|
| Roof Live Load: | LL = | 20 | psf |
| Roof Dead Load: | DL = | 15 | psf |

**Slope Adjusted Spans And Loads**

| | | | |
|---|---|---|---|
| Interior Span: | L-adj = | 24 | ft |
| Eave Span: | L-Eave-adj = | 0 | ft |
| Interior Live Load: | wL-adj = | 20 | plf |
| Eave Live Load: | wL-Eave-adj = | NaN | plf |
| Interior Dead Load: | wD-adj = | 15 | plf |
| Eave Dead Load: | wD-Eave-adj = | NaN | plf |
| Interior Total Load: | wT-adj = | 35 | plf |
| Eave Total Load: | wT-Eave-adj = | NaN | plf |