

Maryville City Council
Regular Scheduled Meeting
August 24, 2015
7:00 p.m.

The Council of the City of Maryville, Missouri, met in regular session on Monday, August 24, 2015, at City Hall, 415 North Market Street, in said City at 7:00 p.m.

ROLL CALL

The meeting was called to order by Mayor Riedel and roll was called by the City Clerk, with the following present to-wit: Mayor Renee Riedel, Council Members, Rachael Martin, Gerald Riggs, Timothy Shipley and Jason McDowell. Others present were City Manager Greg McDanel; Asst., City Manager Ryan Heiland; City Attorney Taryn Henry; Dir., Public Works C.E. Goodall, Dir., Public Safety Keith Wood; Dir., Finance Denise Town; Human Resource Manager Amy Strough and City Clerk Sheila Smail.

PLEDGE TO THE FLAG

The pledge to the flag was led by Mayor Riedel.

INVOCATION

Dir., Public Works C.E. Goodall gave the invocation.

APPROVAL OF THE AGENDA

Mayor Riedel requested any changes needed to the agenda, be noted at this time. No changes were noted.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, that the agenda be approved as adjusted. Upon roll being called, the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor Riedel, yea. Motion carried.

CITIZENS TO BE HEARD

Mayor Riedel welcomed citizens and stated this the time for persons to address the Council on items not on the agenda. Any persons wishing to speak were requested to stand and state their name and address for the record.

Judy Lyons, 302 East 7th Street, expressed her concerns about the property located at 617 North Vine Street. Calls about the height of the grass were called in and rectified but she is also concerned about the stability, safety and sanitary conditions of the structure.

Ms Lyons added that it was her opinion that the appearance of the property decreases the value of all of the houses around the neighborhood. She inquired about whether the City has codes in place for rental properties to protect the families residing in the houses and to protect the value of the other homes around them.

City Manager McDanel stated that Code Enforcement Officers will take a look at the property to determine if there is anything the City can do to improve the situation.

COMMUNITY FOUNDATION OF NORTHWEST MISSOURI REQUEST FOR SUPPORT

The Community Foundation of Northwest Missouri was formed in 2009 to promote and encourage charitable giving and to help donors create a legacy and maintain donor intent. The organization helps benefit charitable organizations in Northwest Missouri by ensuring money earned here stays here. The foundation provides effective and efficient financial management serve as a vehicle for charitable giving by helping donors give to the causes

they care about. The Community Foundation handles administration of fund making more convenient. Donor gifts strengthen non-profit organizations increasing programs and services.

Mary Hinde, President/Chief Executive Officer (CEO) of the foundation, along with Mike Thomson, Marketing and Development Director and Jim Blackford, Board Member, were present to explain the benefits the organization can bring to the Maryville community. They also provided a short video on the subject.

The City Council and Staff were asked to consider support for the organization during the process of drafting a budget for Fiscal Year 2016 (FY16).

Mayor Riedel stated that their request will be taken into consideration during the budget preparation.

GREAT NORTHWEST DAYS REQUEST FOR SUPPORT, GREATER MARYVILLE CHAMBER OF COMMERCE

Great Northwest Day at the Capitol exists as a cooperative effort by Northwest Missouri communities to unify and enhance their region's image in Jefferson City and to pursue issues and legislation beneficial to the "Great Northwest."

At this annual event, Northwest Missourians employ a unique regional, cooperative approach to communicate with the leadership in Jefferson City. With a delegation of over 350 northwest Missouri constituents, Great Northwest Day includes introductions to the House & Senate and a regional lunch, followed by an evening buffet with State legislators, department heads and elected officials. Showcasing the evening event are community and county booths emphasizing the regional priorities and promoting local attributes.

Greater Maryville Chamber of Commerce Dir., Jordyn Swalley, stated the 14th Annual "Great Northwest Days" at State Capitol is being planned for the coming year. The event is a two (2) day legislative trip to meet with Legislators to discuss issues that affect local citizens, business owners and others.

As in past years, the Maryville City Council was asked to consider supporting the event in the amount of fifteen hundred dollars (\$1,500.00).

Mayor Riedel stated that the City Council and Staff will take their request into consideration during the development of the budget for FY 16.

SOUTH MAIN STREET TRAFFIC CORRIDOR STUDY, SK DESIGN GROUP

On March 3, 2014, the Maryville City Council approved Ordinance No. 7602, authorizing the Mayor to enter into a contract agreement with SK Design Group, Inc., for the purpose performing a study on the South Main Street Corridor. The purpose for the study was to determine the best way to serve existing and future travel demands along the South Main Street corridor. The general scope of work included reviewing existing traffic conditions, lane configurations, signal spacing and timings, traffic control devices, crash patterns and availability of non-motorized facilities such as sidewalks and bike routes along the corridor.

SK Design Group, Inc., worked with City staff and representatives from the South Main Street Committee, local businesses, and other participants as needed in performing the study. In performing the study SK Design Group, Inc. reviewed the City's Comprehensive Plan, studied the existing right-of-way utility system and drainage system. They obtained an available traffic volume count and a three (3) year crash study, provided by the city and

state, and conducted turning movement studies at key intersections in the morning and afternoon, during high traffic hours

The study was developed to provide framework for a sustainable plan for the South Main Street corridor in phases. The plan was developed for use by the city staff and decision makers to establish the appropriate balance across and mobility not only along the study corridor, but for other locations within the city as well. Both from retrofitting stand point and for new street network as the city grows due to future developments.

Mr. Chamberlain reviewed the recommendations contained in the study and provided drawings of simulations of the vision content.

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE LOCATED ALONG NORTH COLLEGE DRIVE OWNED BY DLN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

The City Clerk presented a bill, Bill No. 2015'84 for an ordinance entitled:

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE LOCATED ALONG N. COLLEGE DRIVE OWNED BY DLN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, MARYVILLE, MISSOURI

Dennis L. Nelson and Jennifer M. Nelson, owners of DLN Properties, LLC, have submitted for voluntary annexation of two (2) properties totaling 1.12 acres of property located along North College Drive. The properties are contiguous to the city limits. The owner has constructed three apartment buildings on the property and has proceeded to construct a fourth. In the past, the property owner was allowed to connect to city water and sewer services yet allowed to remain outside the city limits. The property owner began construction of the additional unit with that intention.

City staff quickly notified Mr. Nelson that a new administrative policy is in place to ensure that all extension of services require the voluntary annexation of that property. Under prior practices, development has been allowed to connect to city water/sewer services outside of city limits. This practice reduces the tax liability for the property and causes issues with unification of services and fragmentation of city boundaries. After further discussion, DLN Properties, LLC has submitted a voluntary annexation petition for both properties to ensure city water/sewer connections.

Missouri Revised Statutes Section 71.012 outlines voluntary annexation procedures for cities regarding unincorporated areas that are contiguous and adjacent to existing corporate limits. The section provides that upon presentation of a petition, the City Council shall hold a public hearing concerning the proposed annexation not less than fourteen (14), nor more than sixty (60) days after the petition for annexation is received. The hearing shall be held not less than seven (7) days after notice is provided in newspapers of the general circulation.

An ordinance to accept the petition and schedule the public hearing was approved by the City Council on July 27, 2015. A public hearing on the annexation was held August 10, 2015 and no objections were submitted to the request.

Voluntary annexation of the properties will generate an estimated three hundred ninety-two and 56/100 dollars (\$392.56) in additional tax revenue to the City annually. The property owner will see a minimal savings in water/sewer rates for receiving “in-city” services.

Staff recommended approval of the proposed ordinance to voluntarily annex certain real estate located along North College Drive owned by DLN Properties, LLC into the city limits of Maryville.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs approval of the proposed ordinance to voluntarily annex certain real estate located along North College Drive owned by DLN Properties, LLC into the city limits of Maryville. Upon roll being called the vote was as follows: Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Ordinance No. 7781 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The property was assigned an address of 1715 North College Drive.

A RESOLUTION OF SUPPORT FOR THE RENOVATION OF AFFORDABLE RENTAL HOUSING TO BE KNOWN AS PARKWAY PLACE APARTMENTS

The City Clerk presented a bill, Bill No. 2015’85 for a resolution entitled:

A RESOLUTION OF SUPPORT FOR AMB DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY FOR THE RENOVATION OF AFFORDABLE RENTAL HOUSING TO BE KNOWN AS PARKWAY PLACE APARTMENTS, LOCATED ALONG EAST SEVENTH STREET, COUNTY OF NODAWAY, CITY OF MARYVILLE, MISSOURI.

AMB Development, LLC has contacted the City of Maryville for support on a renovation of Parkway Village 1 & 2, apartments located along E. 7th Street. The developer intends to apply for Low Income Housing Tax Credits through the Missouri Housing Development Commission (MHDC) to renovate the facility and reopen as Parkway Place Apartments.

The proposal to renovate Parkway Village 1 & 2 includes a request to the Missouri Housing Development Commission for Low Income Housing Tax Credits in amount of three hundred seventy thousand dollars (\$370,000) and a HOME loan for five hundred thousand dollars (\$500,000). There is no financial consideration for the City of Maryville.

City Staff recommended adoption of the proposed resolution of support for AMB Development, LLC, A Missouri Limited Liability Company for the renovation of affordable rental housing to be known as Parkway Place Apartments.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

A motion was made by Councilwoman Martin, seconded by Councilman Riggs, to adopt the proposed resolution of support for AMB Development, LLC, A Missouri Limited Liability Company for the renovation of affordable rental housing to be known as Parkway Place Apartments. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Resolution No. 631 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

A RESOLUTION ADOPTING THE STRATEGIC GOALS OF THE CITY OF MARYVILLE

The City Clerk presented a bill, Bill No. 2015'86 for a resolution entitled:

A RESOLUTION OF THE CITY OF MARYVILLE, MISSOURI, ADOPTING THE STRATEGIC GOALS OF THE CITY OF MARYVILLE.

The Governing Body met on July 26 and 27, 2015 to formulate and prioritize short-term strategic goals moving forward. The work sessions were led by the Art Davis Group, LLC and focused on items to be implemented within the next two (2) years, and also discussed sustained long-term goals for beyond. The short-term goals identified will allow council and staff to guide the allocation of scarce resources in the upcoming budget process. The FY 2016 Budget and capital improvements program will be designed to implement programs and projects directed at achieving those goals. Goal setting and establishing performance measurement systems is a multi-year task. Staff recommends continuing this annual process and building on/adjusting these goals in future fiscal years.

The short-term strategic goals identified are:

- Evaluate & Decide on Solid Waste Management Options
- Implement South Main Corridor Improvements
- Consider & Prepare Dialogue for Sales Tax Renewals or Other Ballot Initiatives
- Maintain and Improve City's Infrastructure
- Implement Employee Betterment Initiatives
- Pursue Hotel & Conference Center in Accordance with Mozingo Lake Recreation Park 20-Year Master Plan

Adoption of the strategic goals will allow staff to direct funds and resources to corresponding line items in the FY 2016 draft budget and beyond. Staff recommended approval of the proposed resolution, adopting the strategic goals of the City of Maryville.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve the proposed resolution, adopting the strategic goals of the City of Maryville. Upon roll being called the vote was as follows:

Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Mayor Riedel, yea. Motion carried.

Said bill was identified as Resolution No. 632 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

AN ORDINANCE TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH MARYVILLE R-II SCHOOL DISTRICT FOR CONSTRUCTION OF CABIN NO. 8, MOZONGO LAKE RECREATION PARK

The City Clerk presented a bill, Bill No. 2015'87 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE MARYVILLE R-II SCHOOL DISTRICT FOR THE CONSTRUCTION OF CABIN NO. 8 AT MOZONGO LAKE RECREATION PARK, MARYVILLE, MISSOURI.

Attached is a draft Memorandum of Understanding (MOU) between the City of Maryville and the Maryville R-II School District. The purpose of the MOU is to enter into a mutually beneficial agreement between the two (2) parties for the construction of Cabin No. 8 at Mozingo Lake Recreation Park, through assistance from the Northwest Technical School. The MOU has been designed in the spirit of cooperation to establish initial terms and conditions by which the City and District will complete the Project. The District has presented the MOU to the School Board at their August 25, 2015 meeting and the School Board has approved the MOU as proposed.

In general, the MOU states that during the 2015-16 school year, the City and District agree to build a cabin at Mozingo Lake Recreation Park. The construction of the cabin will be utilized as a technical educational experience for students in the Northwest Technical School. The City will provide the building materials, building plans, and a fuel stipend in an amount not to exceed one thousand dollars (\$1,000.00).

In exchange for providing the services of the Northwest Technical School, the City would convey through a Quitclaim deed a City owned lot that will be utilized at a later date by the Northwest Technical School for a residential construction process. As the City does not currently have a surplus vacant lot, the District & the City have agreed to provide a mutually agreed upon lot at a later date if available.

The City has budgeted thirty thousand (\$30,000) in the FY15 budget for the purchase of cabin building materials. Staff is proposing additional funds in the FY16 budget to finalize all of the purchasing of the necessary construction materials. Based on historical trends, each cabin generates approximately twenty-five thousand dollars (\$25,000) in revenue annually.

Staff recommended approval of the proposed ordinance to execute a Memorandum of Understanding with the Maryville R-II School District for the construction of Cabin No. 8 at Mozingo Lake Recreation Park.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the second reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to execute a Memorandum of Understanding with the Maryville R-II School District for the construction of Cabin No. 8 at Mozingo Lake Recreation Park. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor Riedel, yea; Motion carried.

Said bill was then identified as Ordinance No. 7782 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No. 2015-46A.

AN ORDINANCE TO EXECUTE A CONTRACT WITH ANDREW SPIRE CONSTRUCTION COMPANY, LLC, TO PURCHASE FOUNDATION MATERIALS AND LABOR FOR THE CONSTRUCTION OF CABIN NO. 8

The City Clerk presented a bill, Bill No. 2015'88 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH ANDREW SPIRE CONSTRUCTION COMPANY, LLC, FOR THE PURCHASE OF FOUNDATION MATERIALS AND LABOR FOR THE CONSTRUCTION OF CABIN NO. 8 AT MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI

A total of thirty thousand dollars (\$30,000) is included in the FY'15 Mozingo Recreation Fund budget for the initial development phase of Cabin No. 8 at Mozingo Lake Recreation Park. The development of Cabin No. 8 is proposed as a partnership with the Northwest Technical School (NWTS).

Cabin No. 8 is designed at approximately one thousand eight hundred seventy-nine square-feet (1,879 sq. ft.) and is similar in footprint to the recently constructed Cabin No. 7. Cabin No. 8 is designed to be constructed on a crawl space foundation to reduce the amount of grading and ground disturbance adjacent to the other two (2) rental cabins. Additional benefits of the crawl space foundation allow for easier access to install utilities and future maintenance. Cabin No. 8 is proposed with three (3) bedrooms (two downstairs, one upstairs) and a small loft/kids play area upstairs. Two (2) full bathrooms are to be provided, along with a small vanity on the exterior of the bathrooms. The remainder of the floor plan is largely open, with a fireplace in the living room. Interior and exterior materials will match existing cabins. Cabin No. 8 will also have a small front deck, and a large rear deck. The development site is located immediately north of Cabin No. 7 and the back deck will generally face east, towards the golf clubhouse across the lake.

On July 29, 2015, the City released a Request for Proposals (RFP) for the construction of the crawl space foundation of Cabin No. 8. Bids for the foundation were opened on August 18, 2015. Andrew Spire Construction Company submitted the low bid of sixteen thousand six hundred forty dollars (\$16,640) and Orr Wyatt Streetscape bid seventeen thousand dollars (\$17,000).

The FY'15 Mozingo Recreation Fund Budget includes \$30,000 for the initial phase of construction for Cabin No. 8 at Mozingo Lake Recreation Park. These funds will be used towards the initial material purchases,

utility extensions, and foundation installation so that the Northwest Technical School can begin construction in September. Staff has proposed an additional fifty thousand dollars (\$50,000) in FY'16 to complete the purchase of construction materials as approved and fixtures necessary for Cabin No. 8.

Staff recommended approval of the proposed ordinance to execute a contract with Andrew Spire Construction Company to provide materials and labor for the construction of the foundation for Cabin No. 8 for an amount not to exceed sixteen thousand six hundred forty dollars (\$16,640).

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the second reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to execute a contract with Andrew Spire Construction Company to provide materials and labor for the construction of the foundation for Cabin No. 8 for an amount not to exceed sixteen thousand six hundred forty dollars (\$16,640). Upon roll being called the vote was as follows: Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor Riedel, yea. Motion carried.

Said bill was identified as Ordinance No. 7783 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No. 2015-47.

AN ORDINANCE TO EXECUTE A CONTRACT WITH BEARCAT LUMBER COMPANY, INC., TO PURCHASE CONSTRUCTION MATERIALS FOR THE CONSTRUCTION OF CABIN NO. 8, AT MOZINGO LAKE RECREATION PARK

The City Clerk presented a bill, Bill No. 2015'89 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH BEARCAT LUMBER COMPANY, INC., TO PURCHASE CONSTRUCTION MATERIALS FOR THE CONSTRUCTION OF CABIN NO. 8, AT MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI

On August 5, 2015, the City released four (4) RFP's for construction plumbing, mechanical, and electrical materials. The bid for the construction materials was opened on August 19, 2015. Bids were received from Bearcat Lumber Company, Inc., at and 28/100 dollars and Maryville Lumber Company bid thirty thousand two hundred forty and 23/100 dollars (\$30,240.23).

A total of \$30,000 is included in the FY'15 Mozingo Recreation Fund budget for the initial development phase of Cabin No. 8 at Mozingo Lake Recreation Park. The development of Cabin No. 8 is proposed as a partnership with the Northwest Technical School (NWTS). The City and Northwest Technical School (NWTS) have previously partnered on the construction of Cabins No. 6 & 7 in 2013-2014 and wish to pursue a similar partnership

for Cabin No. 8. As proposed in the MOU, the City is required to provide all building materials and the NWTs will utilize this opportunity as their trade school educational project.

Cabin No. 8 is designed at approximately 1,879 square-feet and is similar in footprint to the recently constructed Cabin No. 7. Cabin No. 8 is designed to be constructed on a crawl space foundation to reduce the amount of grading and ground disturbance adjacent to the other two (2) rental cabins. Additional benefits of the crawl space foundation allow for easier access to install utilities and future maintenance.

Regarding cabin revenue, historically the existing seven (7) cabins have averaged approximately \$25,000 in revenue per year. Demand for cabins continues to far exceed the supply that is available, as such, it is anticipated that Cabin No. 8 will perform favorably with historical trends.

Staff recommended approval of the proposed ordinance to purchase construction materials from Bearcat Lumber Company, Inc., for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed twenty-eight thousand eight hundred forty-two (\$28,842).

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs to purchase construction materials from Bearcat Lumber Company, Inc., Company Inc., for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed twenty-eight thousand eight hundred forty-two (\$28,842). Upon roll being called, the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Mayor Riedel, yea. Motion carried.

Said bill was identified as Ordinance No. 7784 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No. 2015-48.

AN ORDINANCE TO EXECUTE A CONTRACT WITH AMERICAN ELECTRIC COMPANY, INC., TO PURCHASE ELECTRICAL MATERIALS FOR THE CONSTRUCTION OF CABIN NO. 8, AT MOZINGO LAKE RECREATION PARK

The City Clerk presented a bill, Bill No. 2015'90 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH AMERICAN ELECTRIC COMPANY, INC. TO PURCHASE ELECTRICAL MATERIALS FOR THE CONSTRUCTION OF THE CONSTRUCTION OF CABIN NO. 8 AT MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI

On August 5, 2015, the City released four (4) RFP's for construction plumbing, mechanical, and electrical materials. The bid for the electrical materials was opened on August 19, 2015. Bids were received from American

Electric Company, Inc., at two thousand three hundred twenty-one and 02/100 dollars (\$2,321.02) and Westlake Ace Hardware bid three thousand seventy-five dollars (\$3,075.00).

Staff recommended approval of the proposed ordinance to purchase electrical materials from American Electric Company, Inc., for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed two thousand three hundred twenty-one and 02/100 dollars (\$2,321.02).

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs to purchase electrical materials from American Electric Company, Inc., for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed two thousand three hundred twenty-one and 02/100 dollars (\$2,321.02). Upon roll being called, the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Mayor Riedel, yea. Motion carried.

Said bill was identified as Ordinance No. 7785 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No. 2015-49.

AN ORDINANCE TO EXECUTE A CONTRACT WITH MCGINNESS ELECTRIC, INC., TO PURCHASE MECHANICAL UNITS/MATERIALS FOR THE CONSTRUCTION OF CABIN NO. 8, AT MOZINGO LAKE RECREATION PARK

The City Clerk presented a bill, Bill No. 2015'91 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH MCGINNESS ELECTRIC, INC., TO PURCHASE MECHANICAL UNITS/MATERIALS FOR THE CONSTRUCTION OF THE CONSTRUCTION OF CABIN NO. 8 AT MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI

On August 5, 2015, the City released four (4) RFP's for construction plumbing, mechanical, and electrical materials. The bid for the mechanical units/materials was opened on August 19, 2015. One (1) bid was received from McGinness Electric, Inc., for nine thousand one hundred twenty-eight dollars (\$9,128.00).

Staff recommended approval of the proposed ordinance to purchase and install mechanical units/materials from McGinness Electric Inc., for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed nine thousand one hundred twenty-eight dollars (\$9,128.00).

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman McDowell to purchase and have installed mechanical units/materials from McGinness Electric Inc., for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed nine thousand one hundred twenty-eight dollars (\$9,128.00). Upon roll being called, the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor Riedel, yea. Motion carried.

Said bill was identified as Ordinance No. 7786 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No. 2015-50.

AN ORDINANCE TO EXECUTE A CONTRACT WITH REEVES WIEDEMAN COMPANY, TO PURCHASE PLUMBING MATERIALS FOR THE CONSTRUCTION OF CABIN NO. 8 AT MOZINGO LAKE RECREATION PARK

The City Clerk presented a bill, Bill No. 2015'92 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH REEVES WIEDEMAN COMPANY TO PURCHASE PLUMBING MATERIALS FOR THE CONSTRUCTION OF CABIN NO. 8 AT MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI

On August 5, 2015, the City released four (4) RFP's for construction plumbing, mechanical, and electrical materials. The bid for the plumbing materials was opened on August 19, 2015. Bids were received from Reeves Wiedeman Company, for two thousand four hundred seventy-six and 02/100 dollars (\$2,476.02) and Westlake Ace Hardware bid three thousand seven hundred twenty-one and 07/100 dollars (\$3,721.07).

Staff recommended approval of the proposed ordinance to purchase plumbing materials from Reeves Wiedeman Company, for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed two thousand four hundred seventy-six and 02/100 dollars (\$2,476.02).

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilman McDowell, seconded by Councilman Shipley to purchase plumbing materials from Reeves Wiedeman Company, for the construction of Cabin No. 8 at Mozingo Lake Recreation Park at a cost not to exceed two thousand four hundred seventy-six and 02/100 dollars (\$2,476.02). Upon roll being called, the vote was as follows: Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor Riedel, yea. Motion carried.

Said bill was identified as Ordinance No. 7787 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No. 2015-51.

REPORTS

I. NWMSU/Student Senate Liaison

- *Student Count* - Student Liaison Hannah Sears reported that fall sessions will begin at Northwest Missouri State University on August 31, 2015. The preliminary student count was reported at over six thousand six hundred (6,600) students, of which one thousand four hundred forty (1,440) will be freshmen.

II. City Manager

- *Cooper Street Drainage Improvement Project* – The City Council approved a contract with White Cloud Engineering and Construction Company, Inc. on July 27, 2015, for the Cooper Street Drainage Improvement Project in an amount not-to-exceed \$43,500. The emergency repair includes a slight upsize and extension of the exiting arch culverts and concrete repair of the roadway. City staff busted the remaining concrete and headwalls the week of August 10, 2015 for removal. The contractor has been completed engineering and ordered the appropriate sized culverts which should arrive mid-week. The project continues as a declared emergency repair and will be completed when the appropriate material is available for installation.
- *2015 Sewer Main Lining Project* – On August 11, 2015, the City of Maryville released a Request for Proposals (RFP) for the 2015 Sewer Main Lining Project. The project seeks to line twelve thousand fifty-four (12,054) linear feet of eight inch (8”) sewer, two thousand three hundred ninety-six (2,396) linear feet of twelve inch (12”) sewer and three thousand nine hundred sixty-five feet (3,965 ft.) of fifteen inch (15”) sewer, for a total of over three (3) linear miles of repairs to the sanitary sewer system. The lining project will be a significant improvement to the problem of inflow and infiltration (I&I) into the sanitary sewer system. The areas identified for this first project were noted in the smoke testing study performed in late 2014 and further inspected by the Sewer Maintenance Division of Public Works with a CCTV sewer camera. An optional pre-proposal meeting was held Tuesday, August 18, 2015 and bids will be accepted until 10:00 a.m. Friday, September 4, 2015. It is anticipated that staff will recommend a contract for the project at the September 14, 2015 City Council meeting. A map for the areas included in the project is attached to this report.
- *Maryville Transfer Station RFP* – The City of Maryville has elected to issue a Request for Proposals (RFP) for Operation, Maintenance, and Commercial Use of Maryville Transfer Station. Due to an anticipated and ongoing fund deficit, the City has been analyzing options for closure or lease of the transfer station operation since May. On August 10, 2015, the City Council chose to proceed with a RFP release on September 1, 2015 with a due date of December 1, 2015. The RFP will include specifications to provide a third party the opportunity to lease the solid waste transfer station as a private business. Based on submittals provided, the City of Maryville may select the best and most qualified bid as the City determines appropriate, or reject all bids and proceed with closure. The City’s

contract with Deffenbaugh, Inc. for solid waste hauling from the transfer station to an approved landfill ends in August 2016. It is anticipated that any decision the City Council makes go into effect at that time.

- *2015 Asphalt Mill & Overlay Project* – Keller Construction Company, Inc. has now completed West 9th Street, West 8th Street, North Ray (3rd to 4th), North Munn Avenue (College to 1st Street), South Munn Avenue, (1st Street to Edwards) 4th Street/College Ave (Dunn Street to Grand Ave.) and West South Avenue (Main Street to Munn Ave.) Due to excessive rainfall this season, the following streets remain under the contract; West Crestview Drive, East 4th Street (Vine to Davis), West Ave from Munn to concrete near Icon, Prather Ave, Katy Drive, and Main Street near the Lincoln curve.
- *Pizza Ranch Restaurant Construction* – The contractor hired for the construction of the new Pizza Ranch restaurant located in the Maryville East Side Development has pulled all necessary permits. Grading and necessary dirt work will begin in September according to the contractor. White Cloud Engineering & Construction Company, Inc., has now completed the relocation of the waterline to facilitate Pizza Ranch construction and the long-term development plans of Lettuce Dream.
- *Fall Activities at Mozingo Lake Recreation Park* - Mozingo Lake Recreation Park will be hosting two (2) large events on October 17, 2015. The first event will be the second annual Hy-Vee Seven Mile Trail Run in which runners will have the option of a 7-mile or 5k trail run. Activities following the run will include live music, food & beverage vendors, as well as other activities. After the run, park guests will want to stick around to enjoy the annual Haunted Campground! Activities will include reduced RV rates, RV decorating contest with prizes, kid's games & activities, and trick-or-treating from 5:00 p.m. to 7:00 p.m.
- *Mozingo Lake Recreation Park at the Northwest Merchant Fair* - The Northwest Missouri State University Merchant Fair is scheduled for Saturday, August 29, 2015 from 10:00 am – Noon. Mozingo Lake Recreation Park will participate at this event with a booth to welcome new students to campus and the community. The booth will have brochures and giveaways to ensure students know the amenities available at Mozingo Lake Recreation Park.

III. City Council

- *Meeting Scheduled* – Mayor Riedel shared a list of meetings and other commitments for the next couple of weeks.
- *Beautification Award Presented*- Ben and Tiffany Scott, 812 East Jenkins Street, were presented the Beautification Award for the improvements made to their property, for August 2015.

EXECUTIVE SESSIONS

Motion was made by Councilman McDowell, seconded by Councilman Shipley that the Council, go into executive session. Upon roll being called, the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley; yea; Councilman McDowell, yea; Mayor Riedel, yea. Motion carried.

City Council met in closed session to discuss an item related to Legal Action, Causes of Action or Litigation Involving a Public Governmental Body and Any Confidential or Privileged Communications Between a Public Governmental Body or its Representatives and its Attorneys, as Authorized by Section 610.021(1) RSMo. Closed Meeting, Closed Record, Closed Vote.

Motion was made by Councilwoman Martin, seconded by Councilman Shipley that the Council comes out of executive session. Upon roll being called, the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea, Councilman McDowell, yea; Councilwoman Martin, yea; Mayor Riedel, yea. Motion carried.

ADJOURNMENT

Motion was then made by Councilwoman Martin, seconded by Councilman Shipley, to adjourn the meeting. Upon roll being called, the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor Riedel, yea. Motion carried. Meeting was adjourned at 9:35 p.m.

Renee Riedel, Mayor

ATTEST:

Sheila Smail, City Clerk