

Maryville City Council
Regularly Scheduled Meeting
December 28, 2015
7:00 p.m.

The Council of the City of Maryville, Missouri, met in a regular session on Monday, December 28, 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 Attorney Taryn Henry; and City Clerk Sheila Smail.

PLEDGE TO THE FLAG

The pledge to the flag was led by Mayor Riedel.

INVOCATION

Councilman Shipley 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 presented. 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.

Mr. Doug Stickley, 623 East 14th Street, stated that he had read the article in the Maryville Daily Forum regarding the City's proposal to construct a Conference Center at Mozingo Lake Recreation Park, Golf Course area. He expressed his concerns about hiring an architect before the issue being placed on the ballot for approval. He was concerned that the amount being spent for an architect would be better spent after approval was given.

Staff explained that the FY16 Mozingo Recreation Fund budget includes a Capital Outlay line item of three hundred eighty thousand dollars (\$380,000) to be used towards design and site preparation for a conference center. The facility's estimated construction cost is four million dollars (\$4,000,000). Typically, design fees run ten percent (10%) of a project costs for a facility of this nature. As such, design fees are expected to be in the \$400,000 range. Wertzberger Architects, P.C. is designing the Boulders Inn & Suites project and previously designed the Boulders Conference Center, therefore a significant costs savings on design fees is anticipated.

After negotiations, Wertzberger Architects, P.C. has proposed a fee of two hundred twenty thousand six hundred fifty dollars (\$220,650) for professional services on the project. This represents an estimated savings over one hundred thousand dollars (\$100,000) by utilizing an architect qualified to design both projects simultaneously.

The architectural drawing and rendering will be used in educating the public on the plans prior to the election date of April 5, 2016.

AN ORDINANCE TO EXECUTE A CONTRACT WITH WERTZBERGER ARCHITECTS, P.C. FOR PROFESSIONAL DESIGN SERVICES FOR THE MOZINGO LAKE RECREATION PARK CONFERENCE CENTER

The City Clerk presented a bill, Bill No. 2015'124 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH WERTZBERGER ARCHITECTS, P.C. FOR PROFESSIONAL DESIGN SERVICES FOR THE MOZINGO LAKE RECREATION PARK CONFERENCE CENTER, MARYVILLE, MISSOURI.

Over the past several months, the City has held numerous public discussions regarding the proposed development of a conference center at Mozingo Lake Recreation Park. At the November 23, 2015 regularly scheduled City Council meeting, City Council recommended that staff move forward with preparing a Request for Qualifications (RFQ) to solicit proposals from interested architectural companies/firms for the design of the facility. The RFQ's were released in late November and opened on December 8, 2015. The City received a total of five (5) proposals from Clark Enersen Partners, Kansas City, Missouri; Ellison-Auxier Architects, Inc., St. Joseph, Missouri; Finkle + Williams Architecture, Overland Park, Kansas; Gould Evans, Kansas City, Missouri; and Wertzberger Architects, P.C., Marshalltown, Iowa.

The City of Maryville reviewed all responses to rate each of the submitted qualifications and rank them in a selection order based on the following criteria: respondent’s experience, performance record, qualifications, and technical competence, demonstration of the consultant’s project management skills, respondent’s demonstration of a clear understanding of the services to be provided, respondent’s commitment and ability to complete the project and respondent’s proposed billing rates, qualifications of the staff to be assigned. Education, position in firm, and years and types of experience will be considered, based on the information provided in the proposal, responsiveness of the written proposal to the scope of services outlined in the City’s request and adherence to the requested format.

The City provided an example of the design of Boulders Conference Center in Denison, Iowa that was ideal floorplan and style for Mozingo and also requested examples of previous work completed on similar projects. Staff then analyzed copies of the RFQ submittals for review and ranking. Following the review period, the staff majority is to select Wertzberger Architects, P.C. out of Marshalltown, Iowa to provide professional design services for the facility.

Wertzberger Architects, P.C. is also the current architect designing the Boulders Inn & Suites Hotel at Mozingo Lake Recreation Park and typically designs all of the company’s projects. In addition to designing Boulders Inn & Suites, the owner of Wertzberger Architects is the same architect who designed the Boulders Conference Center in Denison, Iowa which was the sample conference center layout & design provided in the RFQ documents.

Staff entered into negotiations with Wertzberger Architects, P.C. regarding the scope and expectations of the project and following these discussions. The following scope of project is proposed as: Architectural Design, Structural Design, M.E.P. (Mechanical, Electrical, Plumbing) Design, Civil Site Design and the option to include Geotechnical Services and Landscaping Design for an additional fee.

The FY16 Mozingo Recreation Fund budget includes a Capital Outlay line item of three hundred eighty thousand dollars (\$380,000) to be used towards design and site preparation for a conference center. The facility’s estimated construction cost is four million dollars (\$4,000,000). Typically, design fees run ten percent (10%) of a project costs for a facility of this nature. As such, design fees are expected to be in the \$400,000 range. Wertzberger Architects, P.C. is currently designing the Boulders Inn & Suites project and previously designed the Boulders Conference Center, therefore a significant costs savings on design fees is anticipated.

After negotiations, Wertzberger Architects, P.C. has proposed a fee of two hundred twenty thousand six hundred fifty dollars (\$220,650) for professional services on the project. This represents an estimated savings over one hundred thousand dollars (\$100,000) by utilizing an architect qualified to design both projects simultaneously. The fee as proposed is broken down as follows:

- Architectural Design: \$125,000.00
- Structural Design: \$21,000.00
- M.E.P. Design: \$44,400.00
- Civil Site Design: \$30,250.00 (Snyder & Associates)
- **Total: \$220,650.00**

Alternate Items:

- Geotechnical Services: \$4,500.00 - \$6,000.00
- Landscaping Plans: \$4,500.00
- **Total: \$9,000.00 - \$10,500.00**

Staff continues to work with the Boulders Inn Maryville, LLC private investment group on a potential cost sharing opportunity that would reimburse the City one hundred thousand dollars (\$100,000) towards the cost of design services for the conference center in exchange for the value of a land lease. If approved by Boulders Inn Maryville, LLC, this agreement will reduce the City’s overall design cost to one hundred twenty thousand dollars six hundred fifty dollars to one hundred thirty-one thousand one hundred fifty dollars (\$120,650-\$131,150) for the facility. It is important to note that one hundred percent (100%) of design costs for the hotel will be the responsibility of Boulders Inn Maryville, LLC.

Staff recommended approval of the proposed ordinance to execute a contract with Wertzberger Architects, P.C. for professional design services for the Mozingo Lake Recreation Park Conference Center in an amount not to exceed two hundred thirty-one thousand one hundred fifty dollars (\$231,150).

In addition to having many years of architectural design experience with large projects, Wertzberger Architects, P.C. has direct experience with Boulders Inn & Suites and was a primary designer for the Boulders Conference Center in Denison, Iowa. In January, the City Council will consider placing a one eighth percent (1/8) of one percent (1%) sales tax for the construction of a Conference Center on the April ballot. Site design and renderings of the proposed facility will be critical for voter education moving forward.

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 McDowell to approve the ordinance to execute a contract with Wertzberger Architects, P.C. for professional design services for the Mozingo Lake Recreation Park Conference Center in an amount not to exceed two hundred thirty-one thousand one hundred fifty dollars (\$231,150). 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. 7817 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. 2015-71.

AN ORDINANCE TO EXECUTE A CONTRACT WITH PROFESSIONAL TURF PRODUCTS, L.P. FOR IRRIGATION CONTROL SYSTEM EQUIPMENT

The City Clerk presented a bill, Bill No. 2015’125 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE A CONTRACT WITH PROFESSIONAL TURF PRODUCTS, L.P. FOR THE PURCHASE OF IRRIGATION CONTROL SYSTEM EQUIPMENT FOR MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI

The FY16 Mozingo Recreation Budget includes twenty-five thousand dollars (\$25,000) for the purchase of irrigation equipment to begin updates on the Sechrest 18 golf course. In 2014, the Watson 9 was constructed with a modern irrigation control system that allows for the efficient management of water usage and energy consumption from a remote staff office or handheld device. At that time, an irrigation system from TORO was chosen because it is expandable and is compatible with existing sprinklers, piping and pump station. The new system allows for more precise control and feedback resulting in less wasted water, electrical savings, less wear on the pump station and underground piping, and a shortened water cycle. The system allows staff to irrigate all twenty-seven (27) holes in the same time frame as the original eighteen (18).

A quote from Professional Turf Products, Tulsa, Oklahoma, was provided for the continued irrigation equipment upgrade. Professional Turf Products, L.P. is the designated Toro dealer for Mozingo Lake Recreation Park. The equipment requested includes a “satellite controller” that will remotely control individual sprinkler heads. The controller will allow the sprinkler heads to operate independently of each other instead of as a group as the current system requires. Staff also proposes an upgrade to all sprinkler heads on the front nine (9), driving range, and practice green of the Sechrest 18. Staff anticipates a funding request in the FY17 Budget to complete the irrigation upgrade with the back nine (9).

Both irrigation systems are currently Toro with proprietary controls on the equipment, therefore we are limited to purchasing a Toro Control System and utilizing Toro equipment to ensure compatibility. Additionally, Toro has its dealer network set up in territories that will not allow one dealer to compete with another. This restricts the City to Professional Turf Products, L.P. as a single-source supplier for any equipment related to the irrigation system.

The quote from Professional Turf Products, L.P. includes a price range for the satellite controllers ranges from one thousand six hundred dollars to four thousand eight hundred dollars (\$1,600 to \$4,800) per unit. The difference in price is related to the number of sprinkler heads that each controller is able to control. Single sprinkler head controllers are one thousand seven hundred dollars (\$1,700) and multi-head controllers are at a maximum of four thousand eight hundred dollars (\$4,800).

Staff is requesting to purchase the following equipment:

| Item | Description | Quantity | Unit Price | Total |
|--------------------|----------------------|----------|------------|--------------------|
| Item# RDRT0160LVNO | Satellite Controller | 13 | \$1,653.00 | \$21,489.00 |
| Item #NLN3491A | Expansion Card | 12 | \$186.00 | \$2,243.52 |
| Item #R-1102-0654 | Expansion Card | 2 | \$209.00 | \$418 |
| Total: | | | | \$24,150.52 |

Staff recommended approval of the proposed ordinance to execute a contract with Professional Turf Products L.P. for Toro irrigation equipment for the Sechrest 18, in an amount not-to-exceed twenty-four thousand one hundred fifty and 52/100 dollars (\$24,150.52). The purchase was included in the FY16 Budget and provides numerous benefits to Mozingo Lake Recreation Park. As a result of the Watson 9 irrigation system, Mozingo already owns the central computer and communication interface necessary to run the updated equipment and staff is trained on its functionality.

The irrigation equipment upgrade will greatly increase the efficiency of the irrigation system, leading to reduced amounts of water usage, as well as energy use of the irrigation system. Staff will also be able to provide a better conditioned golf course at a reduced expense and reduced labor. Finally, the irrigation system upgrades also provide the capacity and equipment to tie into any irrigation systems that may result from future developments, such as a conference center and hotel. Overall, these upgrades will reduce the number of irrigation controllers from forty-five (45) to approximately thirty (30) when complete.

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 Professional Turf Products L.P. for Toro irrigation equipment for the Sechrest 18, in an amount not-to-exceed twenty-four thousand one hundred fifty and 52/100 dollars (\$24,150.52). Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Councilman Shipley, yea; Mayor Riedel, yea; Motion carried.

Said bill was then identified as Ordinance No. 7818 and was duly passed, adopted and was thereupon signed by the Mayor. The agreement was identified as Contract No. 2015-72.

A RESOLUTION TO AUTHORIZE A LOT SPLIT FOR PROPERTY LOCATED 1406 E. FIRST STREET

The City Clerk presented a bill, Bill No. 2015'125 for a resolution entitled:

A RESOLUTION AUTHORIZING A LOT SPLIT OF PROPERTY LOCATED AT 1406 EAST FIRST STREET OWNED BY BILL TREESE, MARYVILLE, MISSOURI.

On December 16, 2015, staff received a lot split application from Bill Treese for a property located at 1406 E. First Street.

The proposed lot split will move the west lot line of 1406 E. First Street four (4) feet to the west to allow for the a/c unit for that is currently setting on the neighboring lot of 1402 E. First. This has been a known issue for some time; however Mr. Treese owns both properties. He is currently looking to sell 1406 E. First and wants to address the issue before sale.

The lot split proposes narrowing the lot at 1402 E. First Street. Since the lot is located in a commercial zone, there is no requirement on lot frontage for development.

In accordance with the Municipal Ordinance Section 410.060, a lot split need not be approved by the Planning and Zoning Commission, but shall be approved by resolution of the Council prior to recording. The requested lot split meets all requirements per the code.

Staff recommended approval of the proposed resolution to authorize a lot split at 1406 East First Street.

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 to authorize a lot split at 1406 East First Street. Upon roll being called the vote was as follows: Councilman Riggs, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Shipley, yea; Mayor Riedel, yea; Motion carried.

Said bill was then identified as Resolution No. 635 and was duly passed, adopted and was thereupon signed by the Mayor.

AN ORDINANCE TO EXECUTE A CONTRACT WITH ALLIED SYSTEMS, INC. FOR THE PURCHASE OF A 50HP VAUGHAN PUMP FOR THE SOUTHWEST LIFT STATION

The City Clerk presented a bill, Bill No. 2015'127 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE A CONTRACT WITH ALLIED SYSTEMS, INC. FOR THE PURCHASE OF A 50HP VAUGHAN PUMP FOR THE SOUTHWEST LIFT STATION, MARYVILLE, MISSOURI

The Southwest Lift Station is a crucial piece of the Maryville sanitary sewer collection system. This station handles over fifty percent (50%) of Maryville's sanitary sewer flow and suffers from reoccurring pump issues. Recently, staff pulled a 30 horsepower Vaughan inoperable pump. The pump was taken to Allied Systems, Inc. and during their evaluation they determined that the pump experienced an electrical inconsistency (lightning strike or power surge) while it was in operation. Staff will be submitting this information to MIRMA to see if it is eligible for reimbursement.

Currently, the lift station is running with a rebuilt 70 HP Homa pump. Allied Systems, Inc. has provided four (4) options to get a pump back in the station allowing the necessary backup to ensure the station is operable in the event of a 70 HP pump failure.

| | |
|--|-------------|
| Option #1 – Repair existing 30 HP pump ----- | \$14,902.33 |
| Option #2 – Purchase a new 30 HP pump ----- | \$15,800.00 |
| Option #3 – Purchase a new 40 HP pump ----- | \$17,715.75 |
| Option #4 – Purchase a new 50 HP pump ----- | \$19,527.50 |

Each option also will have freight, expedited delivery, lift out assembly, installation, start-up, and trip charge for a total of \$5,235.00.

Staff had analyzed each option and provides the following comments:

- Option #1 costs nearly as much as a brand new 30 HP pump so it was not accepted.
- Option #2 would replace the 30hp pump with the identical pump which staff feels is not large enough to handle the flow effectively without forcing both of the pumps to run long periods of time with no shut offs.
- Option #3 will upsize the pump to a 40 HP pump which will increase the pumping capacity by nearly double the existing pump. This would be a good improvement but staff would be concerned that this pump would not be able to be utilized in the new pump station when it is completed due to being too small still.
- Option #4 would replace the pump with a 50 HP pump and would nearly triple the pumping capacity of the current pump. Staff feels this is the best option and this pump could potentially be used in the new station as it is a much larger pump that what is currently in the station. This option is also approximately \$3,500 higher than the option to just replace the 30 HP pump with the same size pump.

In instances such as this, the City of Maryville Procurement Policy states in part:

Section 150.090.G.1: "Proposals and competitive bid requirements may be waived, upon City Manager approval, if the items can only be acquired from a single firm, an inventory item protected by patents or proprietary interests, or if time is an element to be considered."

The FY16 Budget includes twenty-seven thousand dollars (\$27,000) for lift station pump repairs in the Water/Wastewater Fund.

Staff recommended approval of the proposed ordinance with Allied Systems, Inc. to purchase a 50 HP Vaughan pump for the Southwest Lift Station in an amount not to exceed twenty-four thousand seven hundred sixty-two and 50/100 dollars (\$24,762.50). This will use most of the budget for pump repairs. The project should allow for a savings for the Southwest Lift Station Improvement Project since this pump will be able to be utilized in the new station. There is a chance that at least a portion of this cost could be covered by insurance due to an electrical inconsistency diagnosed by Allied Systems, Inc.

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 approve the ordinance with Allied Systems, Inc. to purchase a 50 HP Vaughan pump for the Southwest Lift Station in an amount not to exceed twenty-four thousand seven hundred sixty-two and 50/100 dollars (\$24,762.50). Upon roll being called the vote was as follows: Councilman Shipley, yea; 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. 7819 and was duly passed, adopted and was thereupon signed by the Mayor. The agreement was identified as Contract No. 2015-73.

REPORTS

I. City Manager

- *FY 16 Budget Books Available* – City Manager Greg McDanel provided a copy of the FY16 Budget Book to each of the Council Members. The document will be posted to the City’s website as well.
- *Snow Removal* – The recent snow accumulation was estimated at two inches (2”). It is customary that residential streets are not plowed until three inches (3”) or more has fallen, thus unless more snow falls through the night time, residential streets will not be plowed.

II. City Council

- *New Year’s Greetings* - Councilman Riggs wished everyone a “Happy New Year”.

- *Staff Appreciation* - Councilman Shipley thanked staff for their hard work in the development of FY16 budget document.

ADJOURNMENT

Motion was then made by Councilwoman Martin, seconded by Councilman Riggs, to adjourn the meeting. 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. Meeting was adjourned at 7:52 p.m.

Renee Riedel, Mayor

ATTEST:

Sheila Smail, City Clerk