

Maryville City Council
Regular Scheduled Meeting

July 11, 2016
7:00 p.m.

The Council of the City of Maryville, Missouri, met in regular session on Monday, July 11, 2016, 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 McDowell and roll was called by the City Clerk, with the following present to-wit: Mayor Jason McDowell, Council Members, Rachael Martin, Timothy Shipley and Renee Riedel. Council Member Gerald Riggs was not present. Others present were City Manager Greg McDanel, Asst., City Manager Ryan Heiland; Dir., Finance Denise Town; Dir., Public Safety Keith Wood and City Clerk Sheila Smail.

PLEDGE TO THE FLAG

The pledge to the flag was led by Mayor McDowell.

INVOCATION

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

APPROVAL OF THE AGENDA

Mayor McDowell requested any changes needed to the agenda, be noted at this time.

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

APPROVAL OF MINUTES

Mayor McDowell requested any changes to the minutes of the regularly scheduled City Council meetings held on June 13 and June 27, , and a work session on June 27, 2016, be noted. No changes were noted.

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

CITIZENS TO BE HEARD

Mayor McDowell 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.

No persons appeared to be heard.

TREASURER'S REPORT

Dir., Finance Denise Town reported that during the month of June 2016, the City received no reoccurring funds.

Non-reoccurring disbursements for the month of June 2016 included payments to Fry & Associates, for Sisson-Eek Park Playground equipment (\$19,727.00); McLarty CMFO for 2016 Taurus, Public Safety Patrol (\$24,470.00); MIRMA Insurance Premium for Property Workers Comp and liability (\$383,383.00); Nodaway County – 2015 Tax Collection fee (\$14,729.06); Northwest Audio/Visual for new PA system for Aquatic Center (\$9,311.50); SK Design Group, for South Main Street Project (\$23,009.00); Snyder & Associates – SW lift station preliminary engineering (\$24,611.00); UMB Bank for principal on 2009 Water/Sewer Refunding Bonds (\$370, 000.00); UMB Bank, for interest on 2009 Water/Sewer Refunding Bonds (\$22,175.00); UMB Bank, for interest on 2013 Water/Sewer Revenue Bonds (\$228,553.75).

Motion was made by Councilwoman Martin, seconded by Councilman Shipley, to approve the Treasurer's Report as presented. Upon roll being called, the vote was as follows: Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried.

PAYMENT VENDOR SCHEDULE

Motion was made by Councilwoman Martin, seconded by Councilwoman Riedel, to approve the payment of bills, as presented. Upon roll being called, the vote was as follows: Councilman Shipley, yea; Councilwoman Martin, yea; Councilwoman Riedel, yea; Mayor McDowell, yea. Motion carried.

OPEN AND READ ALOUD PROPOSALS SUBMISSIONS FOR CITY BANKING SERVICES

The City of Maryville released a Request for Proposal for City Banking Services, on June 17, 2016 to all local banks, including Nodaway Valley Bank US Bank, Citizens Bank and Trust, Bank Midwest and Well's Bank. Proposals were due by 4:00 p.m., on Monday, July 11, 2016, at the City Clerk's office.

Proposals received by the due date and time, were opened during the City Council meeting from the following local banking institutes:

Banking Institute	Interest Rate Of Earnings
Citizens Bank And Trust	<u>Option 1:</u> CB&T will pay a rate equal to the average 91 Day Treasury Bill, with a minimum rate paid of .25%, and NO FEES* will apply as described on Exhibit A and B in this proposal. <u>Option 2:</u> CB&T will pay a rate equal to the average 91 Day Treasury Bill plus .03%, with a minimum rate paid of .25%, and fees described on Exhibit A and B in this proposal will apply.
Nodaway Valley Bank	0.3505% (as of June 24, 2016, subject to change weekly)
Wells Bank	91 Day Treasury minus 0.05 (0.51% floor)

Staff will review the proposals submitted and make a recommendation to the City Council at the July 25, 2016 City Council Meeting.

AN ORDINANCE TO EXECUTE A CONTRACT WITH TWIN TRAFFIC MARKING COPORATION FOR THE 2016 STREET STRIPING PROJECT

The City Clerk presented a bill, Bill No. 2016'44 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH TWIN TRAFFIC MARKING CORP. FOR THE 2016 STREET STRIPING PROJECT, MARYVILLE, MISSOURI

The City of Maryville desires to keep local roadways striped for guidance and safety of its citizens and visitors to the community. While the Street Maintenance Division of Public Works performs basic painting of stop bars, parking, ADA stalls, etc., significant roadway striping is required on major thoroughfares from an outside contractor who has the proper equipment to install a long-lasting product.

The FY'16 Budget included fifteen thousand dollars (\$15,000) for striping efforts with the intent to stripe Main Street from north to south city limits. After the overlay of South Avenue from Main Street to west city limits, numerous citizens sited concerns with striping the area for safety. Staff included this striping as an alternate in the original Request for Proposals (RFP).

Staff released an RFP in April 2016 which included Main Street from Hwy V to 16th Street and West South Avenue from Main St. to West City limits. Bids for this project unfortunately came back well over budgeted amounts, forcing staff to reject the bids and revise the scope of work. The revised RFP included Main Street from South Ave to 12th Street, which eliminated striping pavement that may be repaired or under construction within the next two (2) years. The revised RFP also included striping the centerline only along South Ave from Main Street to West City Limits, since there are open ditches and no defined shoulders appropriate for striping.

Bids were opened on July 6, 2016 which included one (1) company submitting a bid:

<i>Contractor</i>	<i>Base Bid</i>	<i>Alternate Bid</i>
Twin Traffic Marking Corp	Main Street \$34,950 (MUFA)	W. South Avenue \$12,600 (Thermo)

The base bid for Main Street was again well over budgeted amounts; however the alternate bid for West South Avenue was under budgeted amount.

Staff recommended approval of the proposed ordinance to execute a contract with Twin Traffic Marking Corp. for the 2016 Street Striping Project Alternate Bid in an amount not-to-exceed twelve thousand six hundred dollars (\$12,600). Recent bids will allow staff to prepare a more accurate budget request and proper RFP for upcoming striping projects. Proceeding with striping the centerline of South Avenue will address citizen concerns while increasing safety along the corridor.

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 Councilwoman Riedel, to approve the proposed ordinance to execute a contract with Twin Traffic Marking Corp. for the 2016 Street Striping Project Alternate Bid in an amount not-

to-exceed twelve thousand six hundred dollars (\$12,600). Upon roll being called the vote was as follows: Council woman Riedel, yes; Councilwoman Martin, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 6863 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. 2016-25

AN ORDINANCE TO EXECUTE A CONTRACT WITH KELLER CONSTRUCTION COMPANY, INC., FOR THE 2016 NORTH MAIN OVERLAY PROJECT, PHASE I, STP-4300(111)

The City Clerk presented a bill, Bill No. 2016'53 for an Ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH KELLER CONSTRUCTION COMPANY, INC. FOR THE NORTH MAIN STREET OVERLAY PROJECT, PHASE 1, STP-4300(111), MARYVILLE, MISSOURI.

Due to Councilman Shipley's employment with Herzog Contracting Company, he recused himself from discussion and vote of Council Bill 2016'53 and 2016'54, by leaving the Council Chambers.

The FY'16 Budget includes a total of three hundred thirty thousand dollars (\$330,000) for continued asphalt mill and overlay to improve street conditions throughout the community. As discussed during budget preparation, a significant portion of those funds were dedicated to repairing a one-mile stretch of North Main Street. Since North Main Street is identified on the MoDOT functional classification system as a minor arterial, the City also planned to utilize its' balance of Surface Transportation Program (STP) Small Urban Funds in the amount of eighty-four thousand four hundred four and 14/100 dollars (\$84,404.14) on the project. To utilize these funds, the City must follow all MoDOT policies and procedures according to the Local Public Agency (LPA) manual. To satisfy these requirements and potentially overlay additional street segments with remaining funds, the City elected to release two (2) separate bid packages.

In early June, staff released a Request for Proposals (RFP) for asphalt resurfacing of North Main Street from 242nd Street to the Maryville City Limits near Highway 71 Bypass. The project in general will consist of a two (2) inch overlay of bituminous pavement with a 1-inch (min.) bituminous surface leveling at locations to smooth the surface and correct surface drainage irregularities. Any necessary pavement repair and providing entrance transitions are to be included in the contract. The bid package also included an alternate bid of North Main Street from 242nd Street to Northridge Drive. Residents of Northridge Drive are repaving their subdivision this year and staff looked to analyze the potential of extending the project to meet their new entry point.

The bid package was released for the minimum twenty-one (21) day period according to MoDOT and produced two (2) bids.

Company Name	Base Bid (North Main one Mile)	Alternate Bid (N. Main – 242nd to Northridge)
Keller Construction	\$230,166.25	\$20,800
Herzog Contracting Corp.	\$231,485.00	\$18,900

Kyle Phillips, Herzog Contracting Corp., was present at the meeting. Mr. Phillips recommended to city staff to include more specific details to the request for proposals so that contractors could more evenly bid on projects. This would assist the contract in providing a better quote that will meet the needs of the City.

Staff recommends proceeding with the base bid portion only, as it was the only section approved by MoDOT through the process. The alternate bid provides the City a tangible quote for the next phase of the project.

Keller Construction is the apparent low bid at two hundred thirty thousand one hundred sixty-six and 25/100 dollars (\$230,166.25) for the base bid on the project. Bids received on the project were close; however the bid from Keller Construction includes approximately two thousand one hundred fifty (2,150) square yards of additional asphalt and three thousand three hundred (3,300) square yards of additional milling. Herzog Contracting Corp. noted several concerns with the bid package; however did not elect to attend the pre-bid meeting. Herzog Contracting Corp., did ask several questions to staff the day prior to bid opening and staff reiterated in the bid package it explained that all measurements and estimates are the responsibility of the bidder.

The FY 2016 Budget contains \$280,000 for asphalt mill and overlay in the General Fund accounting for \$84,404.14 in revenue from STP Small Urban Funds. An additional fifty thousand dollars (\$50,000) is included for asphalt mill and overlay in the Capital Improvement Fund. Acceptance of the base bid from Keller Construction in the amount of two hundred thirty thousand one hundred sixty-six and 25/100 (\$230,166.25) will leave ninety-nine thousand eight hundred thirty-three and 75/100 (\$99,833.75) for repair of other streets through the separate RFP.

Staff recommended approval of the proposed ordinance to execute a contract with Keller Construction Company, Inc. for the purpose of providing asphalt milling and overlay services for the North Main Overlay Project, Phase I, STP-4300 (111) in a not-to-exceed amount of two hundred thirty-one thousand one hundred sixty-six and 25/100 (\$230,166.25), contingent upon MoDOT approval. The project will address the one (1) mile stretch of poorly conditioned North Main Street beginning at the farthest north city limits, south to its' intersection with 242nd 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.

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.

A motion was made by Councilwoman Riedel, seconded by Councilwoman Martin, to execute a contract with Keller Construction Company, Inc. for the purpose of providing asphalt milling and overlay services for the North Main Overlay Project, Phase I, STP-4300 (111) in a not-to-exceed amount of two hundred thirty-one thousand one hundred sixty-six and 25/100 (\$230,166.25), contingent upon MoDOT approval. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Shipley, abstained; Councilwoman Riedel, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7864 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. 2016-26.

AN ORDINANCE TO EXECUTE A CONTRACT WITH KELLER CONSTRUCTION COMPANY, INC. FOR THE 2016 ASPHALT MILL & OVERLAY PROJECT

The City Clerk presented a bill, Bill No. 2015'54 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH KELLER CONSTRUCTION COMPANY, INC. FOR THE NORTH MAIN STREET OVERLAY PROJECT, PHASE 1, STP-4300(111), MARYVILLE, MISSOURI.

During the FY'16 Budget process, the City Council continued their aggressive approach to improving street conditions throughout the community by adopting a goal to "Maintain and Improve the City's Infrastructure". To address this goal, the FY'16 Budget included two hundred eighty thousand dollars (\$280,000) from the General Fund and fifty thousand dollars (\$50,000) in the CIP Fund for a total of three hundred thirty thousand dollars (\$330,000) towards asphalt mill and overlay work.

One of the major areas of focus was the condition of North Main Street from 16th Street north to the City limits. Due to limited funding, it was discussed that this year's efforts would focus on the northern one (1) mile which is in considerably worse condition. A separate Request for Proposals (RFP) was released to overlay North Main Street from 242nd Street to the northern city limits to utilize Missouri Department of Transportation (MoDOT) Surface Transportation Program (STP) Small Urban Funds. Staff previously recommended the apparent low bid from Keller Construction Company, Inc. in the amount of two hundred thirty thousand one hundred sixty-six and 25/100 dollars (\$230,166.25). By accepting this bid, a total of ninety-nine thousand eight hundred thirty-three and 75/100 dollars (\$99,833.75) will remain for repair of additional city streets.

A separate RFP was released for the 2016 Asphalt Mill & Overlay Project which included several street segments for the City Council to consider based on available funding. Two companies responded to the RFP with the following bids:

Street Segments	Keller Construction Bids	Herzog Contracting Corp
West 3 rd Street	\$80,000.00	\$145,770.00
West 2 nd Street	\$40,000.00	\$52,292.00
East 2 nd Street	\$77,000.00	\$111,623.00
North Main (downtown)	\$29,000.00	\$19,324.00
South Davis Street	\$32,000.00	\$45,220.00
East Edwards Street	\$50,000.00	\$71,268.00
South Saunders Street	\$41,000.00	\$51,140.00
Carefree Drive	\$24,000.00	\$32,270.00
Galaxie Drive	\$16,000.00	\$21,998.00
South Alco Ave.	\$33,000.00	\$46,310.00
South Grand Ave.	\$23,000.00	\$31,136.00
Totals	445,000.00	\$628,351.00

After reviewing the bids, staff recommends proceeding with South Davis Street (\$32,000), South Saunders (\$41,000) and Galaxie Drive (\$16,000) from Keller Construction Company, Inc. for a total of ninety-nine thousand dollars (\$99,000).

The FY'16 Budget contains a total of three hundred thirty thousand dollars (\$330,000) for asphalt mill and overlay between the General Fund and Capital Improvement Program Fund. With the proposed acceptance of Keller Construction Company's bid for North Main Street of two hundred thirty thousand one hundred sixty-six and 25/100 dollars (\$230,166.25), a total of ninety-nine thousand eight hundred thirty-three and 75/100 dollars (\$99,833.75) remains for the 2016 Asphalt Mill & Overlay Project.

Staff recommended approval of the proposed ordinance to execute a contract with Keller Construction Company, Inc. for the 2016 Asphalt Mill & Overlay Project in an amount not-to-exceed ninety-nine thousand dollars (\$99,000), to include the 100-400 blocks of South Davis Street, 700-1000 blocks of South Saunders Street, and Galaxie Drive. The selected street segments are in poor condition and maximize remaining funds in the FY'16 Budget.

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.

A motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve the proposed ordinance to execute a contract with Keller Construction Company, Inc. for the 2016 Asphalt Mill & Overlay Project in an amount not-to-exceed ninety-nine thousand dollars (\$99,000), to include the 100-400 blocks of South Davis Street, 700-1000 blocks of South Saunders Street, and Galaxy Drive. Upon roll being called the vote was as follows: Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Shipley, abstained; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7865 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. 2016-27.

Councilman Shipley returned to the Council Chambers to participate in the remainder of the meeting.

AN ORDINANCE TO EXECUTE A CONTRACT WITH JASON BROWN ROOFING, LLC FOR THE WATER TREATMENT PLANT ROOF REPAIR PROJECT

The City Clerk presented a bill, Bill No. 2016'55 for an ordinance entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH JASON BROWN ROOFING, LLC, FOR THE WATER TREATMENT PLANT ROOF REPAIR PROJECT, MARYVILLE, MISSOURI

PeopleService, Inc. staff have notified the City that they are increasingly concerned with a leaking roof at the Maryville Water Treatment Plant. The FY'16 Budget includes fifteen thousand five hundred dollars (\$15,500) for the repair; however recent rains have shown additional leaks in two portions of the operations building. The budgeted amount was based on quotes obtained last summer.

The City released a Request for Proposals (RFP) for roof repairs to the facility in June along with holding an optional pre-bid meeting. At the pre-bid meeting, bidders raised additional questions and scope of work they recommended should be addressed with the repair project. All three (3) contractors attending the pre-bid agreed on the revised scope of work to ensure proper repair. Staff released an addendum to the RFP to ensure these items were included.

Bids were opened on July 1, 2016 and resulted in only one (1) formal bid which was from Jason Brown Roofing, LLC, for the amount of twenty-six thousand three hundred dollars (\$26,300) and an additional three and 60/100 dollars (\$3.60) per sq. ft. for any additional wood damage replacement.

The bid received was above the amount included in the FY'16 Budget; however staff recommended proceeding with the repair to protect the equipment at the water treatment plant. Damage to equipment could result in further repair costs and the decreased capacity to provide water supply to the community.

The FY'16 Budget includes fifteen thousand five hundred dollars (\$15,500) for repairs to the roof at the Water Treatment Plant. Additional scope of work along with further deterioration of the roof led to increased cost for the project. Staff recommends using fifteen thousand dollars (\$15,000) included in the FY'16 Budget for demolition of the clear well at the water treatment plant to cover the remainder of the project. Staff can request inclusion of the clear well demolition in the FY'17 budget and proceed with the necessary roof repairs.

Staff recommended approval of the proposed ordinance to execute a contract with Jason Brown Roofing, LLC for the Water Treatment Plant Roof Repair Project as referenced in the addendum to the RFP. Shifting funds from the clear well demo in the FY'16 Budget will allow for sufficient funds to ensure the roof is repaired and critical equipment at the water treatment plant is protected from the elements. All damaged wood recommended by the contractor for replacement will be inspected and approved by City staff prior to repair.

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.

A motion was made by Councilwoman Riedel, seconded by Councilwoman Martin, execute a contract with Jason Brown Roofing, LLC for the Water Treatment Plant Roof Repair Project as referenced in the addendum to the RFP. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7866 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. 2016-28.

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF CERTIFICATES OF PARTICIPATION FOR THE BENEFIT OF THE CITY OF MARYVILLE, MISSOURI

The City Clerk presented a bill, Bill No. 2015'56 for a resolution entitled:

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF CERTIFICATES OF PARTICIPATION FOR THE BENEFIT OF THE CITY OF MARYVILLE, MISSOURI

Staff has been working with the City's Financial Advisor, Jack Dillingham of Piper Jaffray, on the issuance of Certificates of Participation to finance the construction of the conference center at Mazingo Lake Recreation Park. Todd Goffoy, Managing Director of Financial Investment Banking with Piper Jaffray Company was present to review the process of selling of the Certificates of Participation. The initial step is adoption of a resolution authorizing Piper Jaffray as the City's financial advisor and Gilmore & Bell as the City's special tax counsel to prepare a preliminary official statement and notice of sale. Below is the timetable prepared by Piper Jaffray which outlines the process and corresponding dates.

DATE	EVENT
July 11, 2016	Resolution authorizing Piper Jaffray as Financial Advisor and Gilmore & Bell as Special Tax Counsel to prepare a Preliminary Official Statement (POS) and a Notice of Sale (NOS)
July 22, 2016	Distribute near complete drafts of Preliminary Official Statement (POS) and Issuance Documents
July 29, 2016	Comments due on drafts of POS and Financing Documents
August 4, 2016	Distribute revised drafts of POS and Financing Documents
August 15, 2016	Send POS and Credit Package to Standard & Poor's
August 23 or 24, 2016	Rating Agency call
August 22, 2016	First reading of Issuance Ordinance
September 8, 2016	Receive Certificates rating
September 26, 2016	Sale (bid opening) (11:00 a.m. CDT) Council Meeting <ul style="list-style-type: none"> - Accept lowest and best bid for Certificates - Approve Final reading of Issuance Ordinance Prepare Final Official Statement Prepare and Distribute Closing Memorandum
October 5, 2016	Certificates of Participation Closing

Staff anticipates the issuance of approximately four million five hundred fifty thousand dollars (\$4,550,000) in Certificates of Participation debt to construct the conference center at Mozingo Lake Recreation Park, to be amortized over twenty (20) years. This debt will be partially repaid from the new one-eighth cent sales tax passed at the April 5, 2016 election and existing debt from construction of concrete golf cart paths on the Sechrest 18 at Mozingo Lake Recreation Park.

Staff recommended approval of the proposed resolution to authorize the offering for sale of certificates of participation for the construction of a conference center at Mozingo Lake Recreation Park and related site improvements. It is anticipated that bids will be released for construction of the facility later this month and debt amounts will adjust based on receipt of actual project bids. The City also approved a reimbursement resolution allowing for reimbursement of design and preliminary site costs to the Mozingo Recreation Fund based on upcoming bids.

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 approve the proposed resolution to authorize the offering for sale of certificates of participation for the construction of a conference center at Mozingo Lake Recreation Park and related site improvements. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Shipley, yea; Councilwoman Riedel, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Resolution No. 643 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

A RESOLUTION TO APPROVE A LOT SPLIT FOR PROPERTY KNOWN AS LOT 1 OF SOUTH HILLS ESTATES ALONG CHAMEE DRIVE, MARYVILLE, MO

The City Clerk presented a bill, Bill No. 2015'57 for a resolution entitled:

A RESOLUTION AUTHORIZING A LOT SPLIT OF PROPERTY LOCATED AT SOUTH HILLS ESTATES, OWNED BY MARK & MARLA BURNSIDES, MARYVILLE, MISSOURI.

On June 20, 2016, staff received an application from Mark & Marla Burnsidés of 2501 Chamee Drive, Maryville, Mo requesting a lot split of Lot 1, South Hills Estates. The proposed split will create two (2) buildable lots. The existing Lot 1 is 2.62 acres. The proposed split would create Lot 1A which is .94 acres in size and Lot 1B which is 1.68 acres.

In accordance with the Municipal Ordinance 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 property is currently zoned R-1. The proposed lot split meets all requirements per the code.

Staff recommended approval of the proposed resolution for a lot split of Lot 1, South Hills Estate located along Chamee Drive owned by Mark & Marla Burnsidés. The lot split request meets the requirements of the Maryville Municipal Code and as such, staff recommends approval as presented.

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 Councilwoman Riedel, to approval of the proposed resolution for a lot split of Lot 1, South Hills Estate located along Chamee Drive owned by Mark & Marla Burnsidés. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Martin, yea; Councilwoman Riedel, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Resolution No. 644 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

AN ORDINANCE TO EXECUTE A LEASEHOLD MORTGAGE DEED OF TRUST WITH THE BOULDERS INN MARYVILLE, LLC, A LIMITED LIABILITY COMPANY, FOR BENEFIT OF WELLS BANK SECURITY PROMISSORY NOTE

The City Clerk presented a bill, Bill No. 2015'58 for a resolution entitled:

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A LEASEHOLD MORTGAGE DEED OF TRUST WITH BOULDERS INN MARYVILLE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, FOR BENEFIT OF WELLS BANK SECURITY PROMISSORY NOTE, MARYVILLE, MISSOURI

Staff is requesting approval of a Leasehold Mortgage Deed of Trust agreement with Boulders Inn Maryville, LLC to allow the private investment group to move forward with financing of the privately owned & operated Boulders Inn & Suites Hotel at Mozingo Lake Recreation Park. Wells Bank is financing the hotel project and given that the Boulders Inn Hotel & Suites will be built upon land that is leased, rather than owned, Wells Bank is requesting the Leasehold Mortgage Deed of Trust. In circumstances where a development occurs on leased property, a Leasehold Mortgage Deed of Trust is a standard financing requirement from the leaseholder, which in this case is the City of Maryville.

Pursuant to Article XXIII, Section 23.01 of the ground lease agreement between the City of Maryville and Boulders Inn Maryville, L.L.C., the lessee, Boulders Inn Maryville, L.L.C., is allowed the right to grant a security interest in the leasehold to secure financing from a lender. To finance a portion of the construction costs for Boulders Inn & Suites, Boulders Inn Maryville, L.L.C. is seeking financing through Wells Bank. Wells Bank is obtaining a leasehold mortgage deed of trust, which is essentially a lien on the lessee's interest in the ground lease. This allows the lender the rights the lessee has in the lease in the event the lessee defaults on their loan. Even though the City of Maryville has already agreed to allow a leasehold mortgage deed of trust in the lease, Wells Bank is requiring the City of Maryville to sign their documentation acknowledging that Wells Bank has been granted a security interest in the ground lease. Leasehold mortgages are commonly used for lessees who have executed long-term ground leases in order to secure financing for construction projects. The City of Maryville is signing to agree to allow Staff recommended approval of the proposed ordinance to execute a Leasehold Mortgage Deed of Trust with Boulders Inn Maryville, LLC for benefit of Wells Bank in order to allow Boulders Inn to move forward with securing financing to develop the privately owned and operated Boulders Inn Hotel 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.

A motion was made by Councilwoman Martin, seconded by Councilwoman Riedel, to approval of the proposed ordinance to execute a Leasehold Mortgage Deed of Trust with Boulders Inn Maryville, LLC for benefit of Wells Bank in order to allow Boulders Inn to move forward with securing financing to develop the privately owned and operated Boulders Inn Hotel at Mozingo Lake Recreation Park. Upon roll being called the vote was as follows: Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7867 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. 2016-29.

REPORTS

I. City Manager

- *Spoofhound Trail Extension, Project TAP-4300(109)* - The City of Maryville has issued a Request for Proposals (RFP) for the Spoofhound Trail Extension, Project TAP-4300 (109). Bids will be accepted until 10:00 a.m. July 19, 2016 and a pre-bid meeting was held on July 7, 2016. The project constructs approximately eight hundred sixty (860) linear feet of an eight (8) foot wide concrete trail and associated removals, grading, storm piping, and other items required to complete an ADA compliant sidewalk. The trail plans to connect the Safe Routes to School Trail located behind the Maryville High School west to the Munn Avenue Trail. The project is funded eighty percent (80%) by the Transportation Alternatives Program through the Missouri Department of Transportation.
- *2016 Sewer Main Replacement Project* - The City of Maryville has released a Request for Proposals (RFP) for a qualified firm to provide the design/build of the 2016 Sewer Main Replacement Project. The project includes the engineering, purchase and installation of approximately one thousand nine hundred fifty (1,950) linear feet of eight (8) inch sanitary sewer main, and eleven (11) manholes. The project will include placement of sanitary sewer line segments in three (3) separate locations. The projects will improve deteriorated sewer lines in the areas of 1.) West of Mulberry and South of Prather Ave, 2.) East of Walnut, South of 6th Street, West of Fillmore Street, and 3.) East of Oak Street and West of Dewey Street. A pre-bid meeting was held June 22, 2016 and proposals are due by Wednesday, July 13, 2016 at 1:00 p.m. The projects are included in the FY' 16 Budget and have been a priority of staff for the last several years.

- *Edwards Street Water Tower Interior Painting* - Crews from Maguire Iron have completed sand blasting and applying a primer coating to the inside of the Edwards Street Water Tower. A second coating of paint has been applied to the interior roof and it is anticipated that all interior painting will be complete within the next ten (10) days. After the final day of painting, a seven (7) day cure period is required prior to refilling the tower. It is anticipated that the tower will be refilled on July 25, 2016. Once the tower is full, proper testing is required before water is released into the distribution system.
- *E. First Street Repair* - The Water Maintenance Division of Public Works responded to a significant water leak in the area of East First Street and Mattie several weeks ago. Water created an undermined section near the leak source and had also made its way between the brick base and asphalt overlay of First Street causing heaving of several sections between Mattie and Laura. First Street is now owned and maintained by the Missouri Department of Transportation and designated as Highway 46. MoDOT was notified who blocked off the roadway to thru traffic until the City could schedule repairs. The Water Maintenance Division completed waterline repairs and installed two (2) new valves to allow for improved isolation of the area to limit future leaks. Keller Construction Company, Inc. performed emergency repairs on July 6 and July 8, 2016 to return the roadway to service. Staff has submitted repair costs to MIRMA for potential reimbursement.
- *South Main Improvement Street, Phase I* - The City of Maryville continues to work with SK Design Group, Inc. on preliminary design of the South Main Street Improvement Project, Phase 1. Based on results from the South Main Traffic Corridor Study, the project seeks to improve the functionality and aesthetics of South Main Street from South Avenue south to just north of the entrance to Walmart. The project more specifically alters the South Avenue intersection which is still considered the "bottleneck" issue along the corridor functioning at a low service level. City staff and SK Design Group, Inc. met with several business and property owners last week to discuss business needs and goals of the project. The meetings were met with positive responses and will continue with property owners as preliminary design progresses.
- *Storm Debris Cleanup* - The Public Works Department spent several days assisting with debris clean up from a storm in the early morning hours of July 7, 2016. Several down trees, power poles and lines, and other debris were scattered throughout the community along the southern section of town. Residents can dispose of storm debris at the Maryville Transfer Station until close of business on Friday, July 15, 2016 free of charge. The transfer station was open for an extended period on Saturday, July 9, 2016 and councilmember Tim Shipley and Mayor Jason McDowell assisted residents with additional debris pickup/drop off.
- *Conference Center at Mozingo Lake Recreation Park* - The Street Maintenance Division of Public Works is nearing completion of dirt and grading work required for the lower level parking lot and new entrance road into the project. Several drainage tubes to be installed under the new roadway were delivered and will be installed this week. Norris Gooden Quarries has been contacted regarding gravel/rock delivery and can haul to the site with a two day notice. Staff is hopeful that rock delivery can begin within the next several weeks to allow the shift of public traffic to the areas.

II. Council

- *Council Members Recognized* - Mayor McDowell and Councilman Shipley were recognized and thanked for spending Saturday July 9, 2016 assisting citizens with cleanup of downed trees and limbs caused by thunderstorm that swept through Maryville earlier in the week.
- *Minnie Lane Ribbon Cutting* – A ribbon cutting for Minnie Lane, 112 East 3rd Street is scheduled for Wednesday, July 13, at 11:00 a.m. Melody Blair is opening an antiques and collectables store.
- *Candidates Forum* – A candidate's forum is scheduled for Thursday, July 14, 2016, at 7:00 p.m., at the Nodaway County Courthouse, showcasing candidates running in the August 2, 2016 primary election.

ADJOURNMENT

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

Meeting was adjourned at 7:50 p.m.

ATTEST:

Jason McDowell, Mayor

Sheila Smail, City Clerk