

**Maryville City Council**  
**Regularly Scheduled Meeting**  
Monday, August 22, 2016  
7:00 p.m.

The Council of the City of Maryville, Missouri, met in a regular session on Monday, August 22, 2016, at City Hall, 415 North Market Street, in said City at 7:00 p.m.

**PUBLIC HEARING**

Mayor McDowell opened a Public Hearing to allow citizens to be heard regarding for the proposed Property Tax Rates.

Any persons wishing to speak on the subject was asked to stand and state their name and address for the record.

With no persons wishing to be heard, Mayor McDowell closed the Public Hearing.

**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, Jerry Riggs Tim Shipley and Renee Riedel. Others present were City Manager Greg McDanel; Asst., City Manager Ryan Heiland, City Attorney Taryn Henry; Dir., Dir., Finance Denise Town; Public Safety Keith Wood; Dir., Public Works CE Goodall; Human Resource Manager Amy Strough and City Clerk Sheila Smail.

**PLEDGE TO THE FLAG**

The pledge to the flag was led by Mayor McDowell.

**INVOCATION**

Public Works Director C.E. Goodall gave the invocation.

**APPROVAL OF THE AGENDA**

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

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; Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Riggs, 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.

**REQUEST FOR SUPPORT FOR NEW NODAWAY HUMANE SOCIETY**

Mr. Ray Courter, member of the New Nodaway Humane Society presented to the City Council a budget and outline of the activities during the current fiscal year related to the income and expenses at the New Nodaway Humane Society. The Humane Society anticipate generating a total of two hundred six thousand six hundred forty dollars (\$206,640) for FY17. The following is a breakdown of the revenues anticipated for the 2016-2017 fiscal year: City of Maryville - \$60,000; Nodaway Co. and other small towns - \$2,040; Grants/Rebates - \$15,000; Fundraisers - \$36,000; Adoptions - \$32,000; Donations - \$48,000 and Direct Operation - \$3,300.

Anticipated Expenses include: Administrative - \$11,592; Property Insurance - \$11,040; Mortgage and Interest - \$2,004; Utilities - \$24,660; Office Expenses - \$3,000; Building Expenses - \$12,000; Animal Care - \$48,720; Payroll and Taxes - \$128,604 and Vehicle - \$3,000. The total anticipated expenses are two hundred forty-four thousand six hundred twenty dollars (\$244,620), leaving a gap of thirty-seven thousand nine hundred eighty dollars (\$37,980) to balance the budget. It was reported to be a twenty-two percent (22%) increase.

Mr. Courter provided a list of cost improvements made during the current fiscal year, which included the following:

- Auto dog waters – saves labor filling water bowls
- Cat cottages – Cat Cottages instead of single cat cages, which allows faster cleaning.
- Use Northwest Missouri State University student employees – twenty-five percent (25%) of wages paid by shelter.
- Use dog beds – Prevents sores and health issues.
- Reduced costs of food – contract with Science Diet, better quality food, less consumed and less waste
- Cat litter grant – cut cost seventy-five percent (75%)
- Currently testing disinfectant – reduce cost by one thousand dollars (\$1,000)

The intake of animals for FY 16 totaled seven hundred fifty-nine (759). Forty-six percent (46%) came from the City of Maryville, twenty-four percent (24%) from small communities in Nodaway County; seven percent (7%) from rural Nodaway County and twenty-four percent (24%) from outside of Nodaway County.

The New Nodaway Humane Society made a request to the City Council to consider support in the amount of eighty thousand dollars for the FY 17 Budget.

**REQUEST FOR SUPPORT BY THE COMMUNITY FOUNDATION OF NORTHWEST MISSOURI**

Mary Hinde, President/ CEO of the Community Foundation of Northwest Missouri, presented to the Maryville City Council requesting support for the upcoming Fiscal Year 2017.

In 2009 a group of visionary community leaders from eighteen (18) counties in Northwest Missouri realized our region's vitality was being sapped by rapidly aging populations, disappearing industries and dying towns. Therefore the Community Foundation of Northwest Missouri, Inc. was established; an organization with a vision to be a national leader in regional collaboration creating the culture which results in increased philanthropy and prosperity.

The Community Foundation of Northwest Missouri serves as a philanthropic vehicle that combines the charitable gifts of many to provide leadership and financial leverage in addressing the current and future needs of the community through various grant making activities designed to improve the lives of the citizens of the communities.

The Maryville City Council was asked to consider support for the Community Foundation of Northwest Missouri of two thousand five hundred dollars (\$2,500) for FY'17.

Mayor McDowell stated that Council will take their request under consideration during the budget planning process.

#### **REQUEST FOR SUPPORT BY THE MARYVILLE DOWNTOWN IMPROVEMENT ORGANIZATION (MDIO)**

Jim Gaarder, Member of the Maryville Downtown Improvement Organization (MDIO) presented to the City Council the proposed budget.

The Maryville Downtown Improvement Organization, Inc., has joined the Missouri Main Street Program to obtain guidance and programming to benefit improvements of downtown. The Missouri Main Street Program is administered by the Missouri Main Street Committee whose mission is to enhance the economic, social, cultural and environmental well-being of historic downtown business districts in Missouri.

Matt Gaarder was in attendance to share with the City Council the accomplishments realized by the organization during FY'16 and to request consideration of support by the City of Maryville during budget preparation for fiscal year 2017.

Mr. Gaarder shared their joint efforts with the Maryville Host Lions Club to sponsor a "Farmer's Market" each Saturday, from 7:30 until noon, beginning in late May and concluding in late October. The initial year of the event was considered a success and expressed their desire to continue the event into next year.

Mr. Gaarder expressed the organization's desire to acquire a part-time paid staff to assist with office work, searching for grants and assisting with activities. The Maryville Downtown Improvement Organization requested the City consider support of ten thousand dollars (\$10,000.00) for FY'17.

Mayor McDowell stated that Council will consider their request during the budget preparation process for FY'17.

#### **APPOINT AND REAPPOINT TRUSTEES TO THE MARYVILLE PUBLIC LIBRARY BOARD**

According to Section 182.200, RSMo, the Maryville Public Library Trustees make and adopt bylaws, rules and regulations for their own guidance, and for the government of the library, as may be expedient, and not inconsistent with sections 182.140 to 182.301. They appoint the properly qualified librarian who shall be the chief executive and administrative officer for the library.

The Trustees have the exclusive control of the expenditure of all money collected to the credit of the library fund, and of the construction of any library building, and of the supervision, care and custody of the grounds, rooms or buildings constructed, leased, or set apart for that purpose.

Three (3) current Public Library Trustee terms expired July 1, 2016, which include Jody Strauch, Susan Martin, and Steve Klotz. Trustees Susan Martin has served the three (3) term limits, set forth by Section 182.190 RSMo, which states that no member of the board shall serve for more than 3 successive full terms and shall not be eligible for further appointment to the board until 2 years after the expiration of his third term. Therefore, Trustee Martin is ineligible to serve another term on the Library Board for at least two (2) years.

Dustin Henggeler has submitted his resignation as trustee of the board, due to a job change that will prohibit him from attending meetings.

Trustee Jody Strauch and Steve Klotz have served as a Trustee since 2014 and have expressed their desire to serve another term on the Maryville Public Library Board of Trustees.

Applications were provided from Robert Sheil and Keely Cline to be considered for the open positions on the Maryville Public Library Board of Trustees.

The Maryville Public Library Director and Board of Trustees have reviewed the applications and recommend to the Council to re-appoint Jody Strauch and Steve Klotz and to appoint Robert Sheil and Keely Cline.

Motion was made by Councilman Riggs, seconded by Councilwoman Riedel, to re-appoint Jody Strauch and Steve Klotz and to appoint Robert Sheil and Keely Cline as Trustees of the Maryville Public Library Board. Upon roll being called, the vote was as follows: Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea. Motion carried.

#### **BUDGET PRESENTATION OF MARYVILLE PUBLIC LIBRARY, DIR., STEPHANIE PATTERSON**

Stephanie Patterson, Dir., Maryville Public Library, presented to the City Council, the proposed budget for the Public Library for the FY Budget for 2016-2017. The budget consisted of estimated three hundred twenty-nine thousand four hundred twenty-three dollars (\$329,423), with two hundred ninety thousand four hundred twenty-three dollars (\$290,423) in expenditures and total revenue of two hundred sixty-two thousand six hundred twenty dollars (\$262,620); leaving a reserve of sixty-six thousand eight hundred three dollars (\$66,803).

Highlights of Fiscal Year 2016 included the following:

- LED lighting upgrade project which included twenty-four thousand six hundred eighty-five thousand dollars (\$24,685) and received eleven thousand five hundred twenty-four dollars (11,524), in rebates from KCP&L.
- Migration to a new Integrated Library System (ILS), also known as web based automated catalog. New features for patrons include auto-texting due dates, book on hold and overdue notifications. Enhanced features for staff include circulation, cataloging and collection management.
- The addition of Kindergarten thru Fourth Grade programming coordinator position, for three (3) to five (5) hours a week, made possible by Friends and Foundation fundraising.
- The Summer Reading program was up to over four hundred (400) participants for 2016.

#### **AN ORDINANCE CALLING AN ELECTION IN THE CITY OF MARYVILLE, MISSOURI IN REGARDS TO A TRANSIENT GUEST TAX**

The City Clerk presented a bill, Bill No. 2016'71 for an ordinance entitled:

#### **AN ORDINANCE CALLING AN ELECTION IN THE CITY OF MARYVILLE, MISSOURI IN REGARDS TO A TRANSIENT GUEST TAX**

At the August 8, 2016 City Council meeting, city staff and Northwest Missouri State University presented a proposal to broaden the partnership between the two entities and secure funding for enhanced tourism and economic development. Northwest Missouri State University (NWMSU) has the desire to construct a one hundred thirty-seven thousand two hundred fifty (137,250) square foot recreation and indoor multipurpose complex. The facility will feature recreation and exhibit space, a six-lane three hundred (300) meter competition track, spectator seating and tiered meeting rooms. In addition to University use, the proposal features a partnership to utilize the facility for a wide range of community activities such as all-weather exercise, large events and tradeshow, commencements, concerts, high school & youth athletics, and expanded programming through Maryville Parks and Recreation. The facility is anticipated to generate thousands of visitors to Maryville on an annual basis while enhancing the health and wellness of its citizens.

Due to the facilities tourism and economic development potential, city staff proposes placing a transient guest tax on the November ballot. A transient guest tax, also known as a "bed tax", is a fee charged on all sleeping rooms paid by guests of hotels, motels, and licensed lodging facilities. State Statutes authorize up to five percent (5%) per occupied room, per night with revenues being utilized for tourism and economic development. If approved, visitors to Maryville would pay the transient guest tax on hotel rooms with a portion of the funding set aside for construction and operation of the multipurpose complex at Northwest Missouri State University. Remaining proceeds from the transient guest tax would be set aside for tourism marketing and promotion of the community.

If the transient guest tax is approved, the City would enter into a Lease Agreement with Northwest Missouri State University to outline funding considerations and establish policies for community use of the facility. The proposal indicates that a newly created Tourism Committee comprised of City, Northwest Missouri State University, Maryville Parks & Recreation, Chamber of Commerce, and Nodaway County Economic Development, and community representatives, would work to maximize facility use and advise tourism spending.

The proposed ordinance only places the transient guest tax on the November 8, 2016 ballot.

The proposed transient guest tax based on current hotel occupancy rates will generate approximately two hundred fifteen thousand dollars (\$215,000) annually for the promotion of tourism. Under the current proposal, one hundred fifty thousand dollars (\$150,000) for twenty-three (23) years or three million four hundred fifty thousand dollars (\$3,450,000) would be placed toward the construction and operation of the \$20 million multipurpose complex at Northwest Missouri State University. The remaining sixty-five thousand dollars (\$65,000) would be advised by a Tourism Committee for expenditures relating to tourism marketing and promotion of the community. It is also assumed that if constructed, the multipurpose complex will complement the Mazingo Conference Center, further boosting hotel occupancy rates and bed tax revenues.

Staff recommended approval of the proposed ordinance calling an election in the City of Maryville regarding a transient guest tax. The multipurpose complex will enhance community offerings potentially attracting thousands of visitors to Maryville on an annual basis boosting local business sales and hotel occupancy rates. Revenue generated by the proposed transient guest tax will not only play a critical role in construction of the facility, but will allow for other tourism initiatives by various community groups. A transient guest tax is present in seventy-two (72) city/counties in Missouri, one hundred forty (140) city/counties in Kansas, and one hundred sixty-eight (168) city/counties in Iowa and only impacts those using local lodging facilities.

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 proposed ordinance calling an election in the City of Maryville regarding a transient guest tax. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilwoman Riedel, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7878 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

**AN ORDINANCE TO EXECUTE AN ENERGY SERVICES CONTRACT WITH SCHNEIDER ELECTRIC BUILDINGS AMERICAS, INC. TO PERFORM ENERGY CONSERVATION MEASURES RELATING TO WATER METERS**

The City Clerk presented a bill, Bill No. 2016'72 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE AN ENERGY SERVICES CONTRACT WITH SCHNEIDER ELECTRIC BUILDINGS AMERICAS, INC. TO PERFORM ENERGY CONSERVATION MEASURES RELATING TO WATER METERS, MARYVILLE, MISSOURI**

For the last several years, City staff has analyzed the condition of existing water meters throughout the community and has considered a meter replacement project. A large percentage of meters in the system are over twenty (20) years old. As water meters age, especially larger ones, mechanical parts begin to malfunction resulting in accuracy issues and lost revenue.

With over four thousand (4,000) meters throughout the system a substantial capital improvement project has been cost prohibitive through the annual budget process. The City was approached by several Energy Service Companies (ESC) proposing an option of Energy Conservation Programs that could finance a replacement project by capturing the revenue of current water loss from existing meters. Theoretically if new meters are installed reading with a higher accuracy, additional revenue is realized in order to fund the capital replacement. The ESC also provides a guarantee to the City for the savings and covers any noted financing shortfall.

Staff proceeded with a Request for Qualifications earlier this year for a firm to assist with the project and perform an Investment Grade Audit. The Investment Grade Audit physically tested a large percentage of meters to determine if a valid project could be achieved through financial savings. On April 25, 2016 the City Council executed a contract with Schneider Electric to perform the audit. Of the five hundred eighty (580) water meter replacement projects, Schneider listed only thirty-nine (39) that required a payment back to the customer to ensure the guarantee. Schneider also noted no lawsuits or out of court settlements to date.

Schneider Electric completed the Investment Grade Audit and has determined there is substantial revenue loss which can be financed into a valid water meter replacement project. Since meeting with the City Council to outline the results of the audit, Schneider has worked to prepare details for consideration of an Energy Services Contract. The firm has completed a propagation study, bid pricing to meter manufacturers, revenue analysis, set schedules for proposed scopes of work, and finalized construction documents. Schneider has also worked with the City's financial advisor, Piper Jaffray, to identify funding sources and finalize financial terms.

The meter testing and engineering has determined there are four thousand one hundred ninety-two (4,192) meters in the system with an approximate meter accuracy of ninety (90%). A replacement of these meters with higher accuracy will capture approximately three hundred eighty-nine thousand five hundred twenty-six dollars (\$389,526) in lost revenue and result in further operational efficiencies of forty-three thousand seven hundred thirty-nine dollars (\$43,739) from savings through meter re-reads, materials, and meter reader costs. A total annual savings of four hundred thirty-three thousand two hundred sixty-five dollars (\$433,265) is expected with a full meter replacement project.

Schneider Electric has proposed a turnkey project to replace meters throughout the system and significantly upgrade reading technology. The project will provide for the replacement of all four thousand two hundred fifty-six (4,256) meters, install two (2) Advanced Metering Infrastructure (AMI) towers, install collectors and repeaters, provide software training and installation, five (5) years of data housing, warranty of the metering system, metering analysis, city-wide leak detection focused on main valves, and full integration of AMI. The proposed project would take one hundred twenty to one hundred sixty (120-160) days for installation and integration of the system. Schneider provides a one year warranty for installation and labor and the meter manufacturer provides a 10/10 warranty on the battery.

The proposed water meter replacement project as referenced above is two million nine hundred ninety-five thousand one hundred seventy-three dollars (\$2,995,173). With an estimated capture of current revenue loss and operational costs of four hundred twenty-eight thousand eight hundred eighty-three dollars (\$428,883) annually, revenue over a fifteen (15) year term is estimated at seven million nine hundred thousand eight hundred forty-six dollars (\$7,900,846). By working with Schneider Electric and Piper Jaffray to finance the project at a two and 06/100 percent (2.06%) interest rate, the annual lease payment is proposed at three hundred thirty-four thousand four hundred ninety dollars (\$334,490), which is significantly under the project annual savings. The lease payment term is ten (10) years, leading to full savings in years eleven to fifteen (11-15), which may be used on other capital improvements throughout the system, such as leaks detected with the new system.

Staff recommended approval of the proposed ordinance to execute an Energy Services Contract with Schneider Electric Buildings Americas, Inc. to perform energy conservation measures relating to water meters. The proposed turnkey project from Schneider captures current revenue loss while providing new infrastructure and advanced technology upgrades in meter reading. The financing of the project will result in no additional cost to the Water/Sewer Fund with a ten (10) year lease. The Energy Services Contract also includes a savings guarantee which ensures that Schneider is responsible for any savings discrepancies.

In addition to the replacement of infrastructure, the AMI system will significantly enhance customer service and accuracy for the Finance Department employees working in utility billing. AMI systems will provide real-time data which can be used to address customer leak issues, bill discrepancies, and frequent move-in/move-out scenarios with students and landlords. The system also includes notification capabilities to send alerts to staff when large discrepancies associated with leaks occur. With alerts, the water loss with a leak will reduce the need for leak adjustments and frequent customer dissatisfaction.

It was recommended the City Council vote on this ordinance no later than September 26, 2016 for inclusion in the FY'17 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.

Motion was made by Councilwoman Riedel, seconded by Councilman Shipley approve the proposed ordinance to execute an Energy Services Contract with Schneider Electric Buildings Americas, Inc. to perform energy conservation measures relating to water meters. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilwoman Riedel, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7879 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement with this project was identified as Contract No. 2016-40.

**AN ORDINANCE PROVIDING FOR THE LEVY AND COLLECTION OF A TAX ON THE TAXABLE REAL AND PERSONAL PROPERTY IN THE CITY OF MARYVILLE, MISSOURI FOR THE YEAR 2016**

The City Clerk presented a bill, Bill No. 2016'73 for an ordinance entitled:

**AN ORDINANCE PROVIDING FOR THE LEVY AND COLLECTION OF A TAX ON THE TAXABLE REAL AND PERSONAL PROPERTY IN THE CITY OF MARYVILLE, MISSOURI, FOR THE YEAR 2016, FOR GENERAL MUNICIPAL PURPOSES, FOR THE PURPOSE OF MAINTAINING THE FREE PUBLIC LIBRARY IN SAID CITY, FOR THE PURPOSE OF THE ESTABLISHMENT AND MAINTENANCE OF FREE PUBLIC PARKS AND PROVIDING FOR SUITABLE ENTERTAINMENT THEREIN**

Pursuant to Section 137.073.6, RSMo, the State Auditor's Office (SAO) reviews information filed by all political subdivisions substantiating tax rates and prepares tax rate computations. Each entity then is to review the forms, hold a public hearing to adopt the tax rates, and file the forms with the County Clerk. The permitted reassessment revenue growth is the lower of the actual growth (percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation), the CPI (2016 consumer price index of 0.7% as certified by the State Tax Commission), or five percent (5%). The City's actual growth was treated as zero since it was a -2.7577% for 2016, so it represented the lowest of the three percentages and was used in the computation. With no additional reassessment revenue permitted, it results in a higher authorized tax levy in order to generate the same revenue as in the prior year. The only additional property tax revenue is derived from new construction. According to the County, that assessed valuation for 2016 is one thousand fifty-four thousand eight hundred forty dollars (\$1,054,840) and will generate an additional three thousand seven

hundred fifty dollars (\$3,750) in property taxes for the General Fund, one thousand six hundred ninety-four dollars (\$1,694) for the Library, and four thousand three hundred nine dollars (\$4,309) for Parks.

<u>Levy</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>Difference</u>
General Fund	0.3415	0.3555	+0.0140
Library	0.1544	0.1606	+0.0062
Parks & Rec	0.4036	0.4085	+0.0049
			<b>+0.0251</b>

Parks and Recreation successfully increased its levy to \$0.40 in April 2015. House Bill No. 506 passed in 2011 allows for the computation to take into account the reduction in assessed valuation and therefore results in a slightly higher adjusted voter approved increased tax rate of \$0.4085.

The establishment of these tax rates is expected to generate the following property tax revenues for FY 2017

General Fund	\$ 460,064	Parks & Recreation Fund	\$ 536,500
Public Library	\$ 210,679		

City Staff recommended adoption of the proposed ordinances providing for the levy and collection of a tax on the taxable real and personal property in the City of Maryville, Missouri, for the fiscal year 2017.

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 proposed ordinances providing for the levy and collection of a tax on the taxable real and personal property in the City of Maryville, Missouri, for the fiscal year 2017. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7880 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

**AN ORDINANCE PROVIDING FOR THE LEVY AND COLLECTION OF A TAX ON THE TAXABLE REAL AND PERSONAL PROPERTY IN THE CITY OF MARYVILLE, MISSOURI FOR THE YEAR 2016**

The City Clerk presented a bill, Bill No. 2016'74 for an ordinance entitled:

**AN ORDINANCE PROVIDING FOR THE LEVY AND COLLECTION OF A TAX ON THE TAXABLE REAL AND PERSONAL PROPERTY IN THE CITY OF MARYVILLE, MISSOURI, FOR THE YEAR 2016, FOR THE PURPOSE OF OBTAINING FUNDS TO PAY GENERAL OBLIGATION BONDS.**

Pursuant to Section 137.073.6, RSMo, the State Auditor's Office (SAO) reviews information filed by all political subdivisions substantiating tax rates and prepares tax rate computations. Each entity then is to review the forms, hold a public hearing to adopt the tax rates, and file the forms with the County Clerk. The permitted reassessment revenue growth is the lower of the actual growth (percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation), the CPI (2016 consumer price index of 0.7% as certified by the State Tax Commission), or five percent (5%). The City's actual growth was treated as zero since it was a -2.7577% for 2016, so it represented the lowest of the three (3) percentages and was used in the computation. With no additional reassessment revenue permitted, it results in a higher authorized tax levy in order to generate the same revenue as in the prior year. The only additional property tax revenue is derived from new construction. According to the County, that assessed valuation for 2016 is one thousand three hundred sixty-one dollars (\$1,361) for Debt Retirement.

<u>Levy</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>Difference</u>
Debt Retirement	0.1352	0.1290	-0.0062

The establishment of the tax rate of the Debt Retirement Fund is expected to generate property tax revenues for FY 2017 of approximately one hundred sixty-seven thousand three hundred twenty-six dollars (\$167,326)

City Staff recommended adoption of the proposed ordinances providing for the levy and collection of a tax on the taxable real and personal property in the City of Maryville, Missouri, for the fiscal year 2017.

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 Riedel, seconded by Councilman Riggs, to approve proposed ordinances providing for the levy and collection of a tax on the taxable real and personal property in the City of Maryville, Missouri, for the fiscal year 2017. Upon roll being called the vote was as follows: Councilwoman Riedel, yea; Councilwoman Martin, abstain; Councilman Riggs, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried. Councilwoman Martin abstained from voting because of the need to leave the Council Chambers due to personal reasons.

Said bill was then identified as Ordinance No. 7881 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 LOCATED 1315 E. JENKINS STREET**

The City Clerk presented a bill, Bill No. 2016'75 for a resolution entitled:

**A RESOLUTION AUTHORIZING A LOT SPLIT OF PROPERTY LOCATED AT 1315 EAST JENKINS STREET, MARYVILLE, MISSOURI.**

On August 12, 2016 staff received a lot split application from the Habitat for Humanity of Nodaway County. Habitat for Humanity has selected a lot at 1315 E. Jenkins for their next home construction. During the review of the property it was found that the lot is lacking the necessary square footage to meet the R-3 zoning of the block. The R-3 Zone requires a lot with eight thousand (8,000) square feet which will require four (4) feet of width from the adjacent property. Habitat for Humanity has discussed this with the adjacent property owners who are also sellers of the original lot.

Habitat for Humanity intends to build a single family dwelling if the lot split is approved. 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 lot split meets all requirements per the code.

Staff recommended approval of the proposed resolution for a lot split at 1315 E. Jenkins Street to add additional square footage to the lot and allow the construction of a single-family dwelling by the Habitat for Humanity of Nodaway County.

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 Shipley, seconded by Councilwoman Riedel, to approve the proposed resolution for a lot split at 1315 E. Jenkins Street to add additional square footage to the lot and allow the construction of a single-family dwelling by the Habitat for Humanity of Nodaway County. Upon roll being called the vote was as follows: Councilwoman Martin, abstain; Councilman Riggs, yea; Councilwoman Riedel, yea; Councilman Shipley, yea; Mayor McDowell, yea; Motion carried. Councilwoman Martin abstained from voting because of the need to leave the Council Chambers due to personal reasons.

Said bill was then identified as Resolution No. 647 and was duly passed, adopted and was thereupon signed by the Mayor.

**ORDINANCE TO EXECUTE A LAND LEASE FOR HANGARS WITH MARK SHELTON FOR A HANGAR AT NORTHWEST MISSOURI REGIONAL AIRPORT FOR THE PURPOSE OF HARBORING AIRCRAFT**

The City Clerk presented a bill, Bill No. 2016'76 for a resolution entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A LAND LEASE FOR HANGARS WITH MARK SHELTON FOR THE PURPOSE OF HARBORING AIRCRAFT AT NORTHWEST MISSOURI REGIONAL AIRPORT, MARYVILLE, MISSOURI.**

On December 12, 2012, the City Council approved a resolution to adopt revisions to the Northwest Missouri Regional Airport Land Lease for Hangars and Specifications for Hangar Construction. Changes were made to the land lease to encourage additional hangar construction on the property, which included extending the lease term from ten (10) to twenty (20) years, increasing the rental rates, reducing the premises liability and insurance required, and providing additional rights of entry for city inspections.

The proposed lease with Mark Shelton is for the facility currently occupied by the lessee, however, modifications to the lease document were required due to changes in calculating the square-footage for the hangars. Upon approval the lease commences January 1, 2017 and shall terminate on December 31, 2037.

The land lease with Mark Shelton is for an area of land containing one thousand three hundred thirty-six and one half (1,336.5) square feet and will generate a total annual rental rate of two hundred ninety-four and 03/100 dollars (\$294.03) per year at a cost of twenty-two cents per square foot. The rental rate is susceptible to modification on a five (5) year basis according to the Consumer Price Index (CPI).

Staff recommended approval of the proposed ordinance to execute a Land Lease agreement for a hangar, owned by Mark Shelton, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessees has provided the proper liability insurance certificate.

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 Riggs, seconded by Councilwoman Riedel, to execute a Land Lease agreement for a hangar, owned by Mark Shelton, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessees has provided the proper liability insurance certificate. Upon roll being called the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilwoman Riedel, yea; Councilwoman Martin, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7882 and was duly passed, adopted and was thereupon signed by the Mayor. The agreement was identified as Contract No. 2016-41.

**ORDINANCE TO EXECUTE A LAND LEASE FOR HANGARS WITH EDWARD ENSMINGER FOR A HANGAR AT NORTHWEST MISSOURI REGIONAL AIRPORT FOR THE PURPOSE OF HARBORING AIRCRAFT**

The City Clerk presented a bill, Bill No. 2016'77 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A LAND LEASE FOR HANGARS WITH EDWARD ENSMINGER FOR THE PURPOSE OF HARBORING AIRCRAFT AT NORTHWEST MISSOURI REGIONAL AIRPORT, MARYVILLE, MISSOURI**

On December 12, 2012, the City Council approved a resolution to adopt revisions to the Northwest Missouri Regional Airport Land Lease for Hangars and Specifications for Hangar Construction. Changes were made to the land lease to encourage additional hangar construction on the property, which included extending the lease term from ten (10) to twenty (20) years, increasing the rental rates, reducing the premises liability and insurance required, and providing additional rights of entry for city inspections.

The proposed lease with Edward Ensminger is for the facility currently occupied by the lessee, however, modifications to the lease document were required due to changes in calculating the square-footage for the hangars. Upon approval the lease commences January 1, 2017 and shall terminate on December 31, 2037.

The land lease with Edward Ensminger is for an area of land containing three thousand thirty (3,030) square feet and will generate a total annual rental rate of six hundred sixty-six dollars (\$666) per year at a cost of twenty-two cents (\$.22) per square foot. The rental rate is susceptible to modification on a five (5) year basis according to the Consumer Price Index (CPI).

Staff recommended approval of the proposed ordinance to execute a Land Lease agreement for a hangar, owned by Edward Ensminger, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessees has provided the proper liability insurance certificate.

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 Councilman Riggs, seconded by Councilwoman Riedel, to execute a Land Lease agreement for a hangar, owned by Edward Ensminger, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessees has provided the proper liability insurance certificate. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7883 and was duly passed, adopted and was thereupon signed by the Mayor. The agreement was identified as Contract No. 2016-42.

**ORDINANCE TO EXECUTE A LAND LEASE FOR HANGERS WITH KEVIN RANKIN FOR A HANGAR AT NORTHWEST MISSOURI REGIONAL AIRPORT FOR THE PURPOSE OF HARBORING AIRCRAFT**

The City Clerk presented a bill, Bill No. 2016'78 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A LAND LEASE FOR HANGARS WITH KEVIN RANKIN FOR THE PURPOSE OF HARBORING AIRCRAFT AT NORTHWEST MISSOURI REGIONAL AIRPORT, MARYVILLE, MISSOURI**

On December 12, 2012, the City Council approved a resolution to adopt revisions to the Northwest Missouri Regional Airport Land Lease for Hangars and Specifications for Hangar Construction. Changes were made to the land lease to encourage additional hangar construction on the property, which included extending the lease term from ten (10) to twenty (20) years, increasing the rental rates, reducing the premises liability and insurance required, and providing additional rights of entry for city inspections.

The proposed lease with Kevin Rankin is for the facility currently occupied by the lessee, however, modifications to the lease document were required due to changes in calculating the square-footage for the hangars. Upon approval the lease commences January 1, 2017 and shall terminate on December 31, 2037.

The land lease with Kevin Rankin is for an area of land containing nine hundred forty-two and one half (942.5) square feet and will generate a total annual rental rate of two hundred seven and 35/100 dollars (\$207.35) per year at a cost of twenty-two cents per square foot. The rental rate is susceptible to modification on a five (5) year basis according to the Consumer Price Index (CPI).

Staff recommended approval of the proposed ordinance to execute a Land Lease agreement for a hangar, owned by Kevin Rankin, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessees has provided the proper liability insurance certificate.

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 Shipley, to execute a land lease agreement for a hangar, owned by Kevin Rankin, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessees has provided the proper liability insurance certificate. Upon roll being called the vote was as follows: Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7884 and was duly passed, adopted and was thereupon signed by the Mayor. The agreement was identified as Contract No. 2016-43.

**AN ORDINANCE TO EXECUTE A LAND LEASE FOR HANGARS WITH KEVIN RANKIN FOR A HANGARS AT NORTHWEST MISSOURI REGIONAL AIRPORT FOR THE PURPOSE OF HARBORING AIRCRAFT**

The City Clerk presented a bill, Bill No. 2016'79 for a resolution entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A LAND LEASE FOR HANGARS WITH KEVIN RANKIN FOR THE PURPOSE OF HARBORING AIRCRAFT AT NORTHWEST MISSOURI REGIONAL AIRPORT, MARYVILLE, MISSOURI**

On December 12, 2012, the City Council approved a resolution to adopt revisions to the Northwest Missouri Regional Airport Land Lease for Hangars and Specifications for Hangar Construction. Changes were made to the land lease to encourage additional hangar construction on the property, which included extending the lease term from ten (10) to twenty

(20) years, increasing the rental rates, reducing the premises liability and insurance required, and providing additional rights of entry for city inspections.

The proposed lease with Kevin Rankin is for the facility currently occupied by the lessee, however, modifications to the lease document were required due to changes in calculating the square-footage for the hangars. Upon approval the lease commences January 1, 2017 and shall terminate on December 31, 2037.

The land lease with Kevin Rankin is for an area of land containing one thousand one hundred sixty-one and 88/100 (1,161.88) square feet and will generate a total annual rental rate of two hundred seventy-six and 21/100 dollars (\$276.21) per year at a cost of twenty-two cents per square foot. The rental rate is susceptible to modification on a five (5) year basis according to the Consumer Price Index (CPI).

Staff recommended approval of the proposed ordinance to execute a Land Lease agreement for a hangar, owned by Kevin Rankin, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessee has provided the proper liability insurance certificate.

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 land lease agreement for a hangar, owned by Kevin Rankin, at Northwest Missouri Regional Airport for the purpose of harboring aircraft. The lessee has provided the proper liability insurance certificate. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Councilwoman Riedel, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7885 and was duly passed, adopted and was thereupon signed by the Mayor. The agreement was identified as Contract No. 2016-44.

#### **AN ORDINANCE TO EXECUTE AN EQUIPMENT SALES AGREEMENT WITH MARYVILLE TRANSFER, LLC**

The City Clerk presented a bill, Bill No. 2016'80 for an ordinance entitled:

#### **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE AN EQUIPMENT SALES AGREEMENT WITH MARYVILLE TRANSFER, LLC, MARYVILLE, MISSOURI**

On April 11, 2016, the City of Maryville entered into a Transfer Station Operation, Maintenance and Management Agreement with Maryville Transfer, LLC for operation of the Maryville Transfer Station. After several years of financial instability in the Solid Waste Fund, council elected to lease the operation to a third party to reduce internal costs. The Maryville Transfer, LLC assumed operations on Sunday, August 14, 2016 and desires to address equipment needs.

According to Section 2.1 of the Transfer Station Operation, Maintenance and Management Agreement, the Maryville Transfer, LLC may purchase the Rubber Tired Loader and any additional equipment or machinery necessary based on fair market value. Fair market value in this case is determined by using typical estimating methods, i.e. manufacture, "Machinery Trader" or "Ritchie Brothers" and other terms acceptable by the parties.

The Maryville Transfer, LLC has elected to purchase the 1985 DM685S Mack Semi-trailer Truck and the 1996 Case 580 Super L Backhoe. After speaking with an authorized sales representative regarding the value, a suggested value for the Backhoe is sixteen thousand dollars (\$16,000). The City purchased the Mack Semi-trailer Truck several years ago for five thousand dollars (\$5,000). After negotiations with the Maryville Transfer, LLC, a counter proposal of fifteen thousand dollars (\$15,000) for both pieces. If approved, funds will be used to offset \$30,000 in annual landfill testing costs.

Staff recommended approval of the proposed ordinance to execute an Equipment Sales Agreement with Maryville Transfer, LLC for the purchase of a 1985 DM685S Mack Semi-trailer Truck and a 1996 Case 580 Super L Backhoe for a total of fifteen thousand dollars (\$15,000).

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 Shipley, to execute an Equipment Sales Agreement with Maryville Transfer, LLC for the purchase of a 1985 DM685S Mack Semi-trailer Truck and a 1996 Case 580 Super L Backhoe for a total of fifteen thousand dollars (\$15,000). Upon roll being called the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilwoman Riedel, yea; Councilwoman Martin, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7876 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. 2016-45.

**AN ORDINANCE TO EXECUTE A LEASE TO OWN AGREEMENT WITH MARYVILLE TRANSFER, LLC FOR THE 2007 KAWASAKI 50ZV LOADER**

The City Clerk presented a bill, Bill No. 2016'81 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A LEASE TO OWN AGREEMENT WITH MARYVILLE TRANSFER, LLC, FOR THE 2007 KAWASAKI 50ZV LOADER, MARYVILLE, MISSOURI.**

On April 11, 2016, the City of Maryville entered into a Transfer Station Operation, Maintenance and Management Agreement with Maryville Transfer, LLC for operation of the Maryville Transfer Station. After several years of financial instability in the Solid Waste Fund, council elected to lease the operation to a third party to reduce internal costs. The Maryville Transfer, LLC assumed operations on Sunday, August 14, 2016 and desires to address equipment needs.

The Maryville Transfer, LLC is interested in leasing the 2007 Kawasaki 50ZV Loader from the City. According to a sales representative from Victor L. Phillips, the used equipment has an estimated fair market value of thirty-nine thousand dollars (\$39,000). Maryville Transfer, LLC has offered to lease to own the loader for thirty (30) monthly payments of one thousand two hundred dollars (\$1,200), for a total of thirty-six thousand dollars (\$36,000). The proposed Lease to Own Agreement outlines the proposed offer and ensures the equipment will be maintained by the lessee at their expense. Should the lessee fail to make payments or default the agreement in any manner, the City may take possession of the unit without refund of prior payments.

Maryville Transfer, LLC has proposed to lease purchase the equipment for one thousand two hundred dollars (\$1,200) a month over a thirty (30) month period. The total purchase price is thirty-six thousand dollars (\$36,000).

Staff recommended approval of the proposed ordinance to execute Lease to Own Agreement with Maryville Transfer, LLC for the lease purchase of the 2007 Kawasaki 50ZV Loader at a total of thirty-six thousand dollars (\$36,000) through the lease purchase for the used equipment is adequate based on negotiated fair market value.

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 Councilman Martin, seconded by Councilman Riggs, to execute Lease to Own Agreement with Maryville Transfer, LLC for the lease purchase of the 2007 Kawasaki 50ZV Loader at a total of thirty-six thousand dollars (\$36,000) through the lease purchase for the used equipment is adequate based on negotiated fair market value. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Riedel, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7887 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. 2016-46.

**AN ORDINANCE TO EXECUTE A CONTRACT WITH ALLIED SYSTEMS, INC. FOR REPAIR OF A 100 HP WORTHINGTON PUMP FOR THE MOZINGO WATER INTAKE**

The City Clerk presented a bill, Bill No. 2016'68 for a resolution entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH ALLIED SYSTEMS, INC., FOR THE REPAIR OF A 100 HP WORTHINGTON PUMP AT THE MOZINGO WATER INTAKE, MARYVILLE, MISSOURI.**

The intake pumps for the Mozingo Lake are vital to the production of water for the Water Treatment Plant. There are three pumps in the station and People Service staff has experienced malfunctions with pump #3 for several months. During this time the two remaining pumps are working efficiently; however the third pump must be repaired in order to preserve the useful life of the remaining two. Two quotes were received for the pump repair:

<b>Vendor</b>	<b>Quote</b>	<b>Total</b>
Allied Systems, Inc.	\$19,350.00 (Repair) \$1,700 (Freight)	\$21,050
Mid-America Pump	\$20,099.29 (Repair) <i>Freight was not included in quote</i>	\$20,099.29 plus Freight

Repair quotes for both companies were similar with the exception of freight. Allied Systems, Inc. has performed repairs on our system in the past and also includes a one-year warranty. The warranty from Mid-America Pump is only ninety (90) days.

The FY'16 Budget includes twenty-one thousand dollars (\$21,000) for Mozingo intake pump repairs in the Water/Sewer Fund.

Staff recommended approval of the proposed ordinance to execute a contract with Allied Systems, Inc. for the repair of a 100 HP Worthington Pump at the Mozingo water intake in an amount not-to-exceed twenty-one thousand fifty dollars (\$21,050). The ability to efficiently pump water to the Water Treatment Plant is critical to the production water for the community.

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 Councilman Riggs, seconded by Councilwoman Martin, to execute a contract with Allied Systems, Inc. for the repair of a 100 HP Worthington Pump at the Mozingo water intake in an amount not-to-exceed twenty-one thousand fifty dollars (\$21,050). Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilwoman Riedel, yea; Mayor McDowell, yea; Motion carried.

Said bill was then identified as Ordinance No. 7888 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. 2016-47

## **REPORTS**

### **I. City Manager**

- *Maryville Transfer Station* - The Maryville Transfer, LLC began operation of the Maryville Transfer Station on August 14, 2016 under terms in the Transfer Station Operation, Maintenance and Management Agreement. The agreement places all operation and maintenance responsibilities under the third party, effectively removing the City from the process. According to the agreement, the City will also receive one hundred (\$100) per month and three hundred sixty (360) tons of no charge debris per year. The tonnage will be utilized for Street Maintenance sweepings and continued unsafe and dangerous structure removal. The term of the agreement is three years with consecutive three year renewal options.
- *Revitalize Maryville 2016* - Revitalize Maryville 2016 was adopted by the City Council in April 2016 to take advantage of access to the Maryville Transfer Station prior to the third party lease taking effect August 14, 2016. The program provided incentives targeting the removal of substandard structures community wide through the waiver of tipping fees and redevelopment permits. More specifically the program encouraged the development of affordable additional single-family structures on the east side of the community. A total of seven substandard structures were removed under the short-lived program and will generate an estimated seven hundred ten thousand dollars (\$710,000) in new construction. Dependent upon assessment from Nodaway County, the total prior assessed value should jump from thirty-six thousand four hundred thirty dollars (\$36,430) to three hundred fifty-two thousand one hundred sixty-eight (\$352,168), raising property taxes from three thousand dollars (\$3,000) annually to over ten thousand dollars (\$10,000) in aggregate.
- *UnitedHealthcare Insurance Renewal* - UnitedHealthcare provide the City's benefit services broker, Gallagher Benefits our annual renewal rates for health insurance premiums. The original renewal was provided with a twelve percent (12%) increase for the FY'17 Budget; however negotiation UnitedHealthcare has agreed to a ten percent (10%) increase on premiums. Gallagher Benefits also negotiated with Aetna (formerly

Coventry) who also provided similar quotes and verifies the underwriting by UnitedHealthcare is accurate. Gallagher provided several options for plan options for adjusting benefits to reduce premiums for staff consideration. Staff has elected to renew at ten percent (10%) for one more year before adjusting plan benefits. According to a recent employee survey, the City's five hundred dollars (\$500) deductible health insurance plan is appreciated by employees and a factor in recruitment and retention. The ten percent (10%) increase in premiums equals a monthly cost of eighty-four thousand nine hundred thirty-nine dollars (\$84,939) which is still under 2014 rates of ninety thousand three hundred seventy-one dollars (\$90,371) with BlueCross BlueShield of Kansas City.

- *Employee Benefits & Wellness Fair* – Led by Amy Strough, Human Resources Manager, and the Wellness Committee, the City of Maryville hosted an Employee Benefits & Wellness Fair on August 17, 2016, at the Maryville Community Center. The event was mandatory for full-time employees and provided them an opportunity to speak one-on-one with representatives from each of our benefit plans and make open enrollment changes to their benefits on-site. Numerous vendor booths were also in attendance to provide information on various wellness activities. As an added bonus, employees could participate in biometric screenings to check cholesterol, triglycerides, blood glucose, blood pressure, heart rate, body measurements, and BMI ratings. Hy-Vee provided the biometric screenings and also a breakfast buffet during the event.
- *FATS Training* – The Missouri Intergovernmental Risk Management Association (MIRMA) provided firearms training through their annual Firearms Training Simulator (FATS) on August 10, 2016. A total of fifteen (15) officers participated in the training. Each session began with officers having the opportunity to do some target practice to become familiar with the simulator. Each officer was then presented with several scenarios that dealt with an active school shooting, domestic disturbance, emotionally disturbed person call, and intoxicated individual, or missing person investigation. All scenarios were played back to identify where the officer excelled, discuss use of force if applied, command presence, and the importance of strong verbal commands. Each officer's performance was critiqued and instructions given so an appropriate response is consistent when handling future calls. The FATS training is a value added risk management service MIRMA provides the City at no costs. MIRMA is the city's property and liability insurance provider.
- *Runway 14/32 Rehabilitation Project at Northwest Missouri Regional Airport* -During the June/July period, Ideker, Inc. finished breaking up the runway and moved to crushing the concrete for use as base material. Due to several mechanical issues and lengthy repairs with two (2) different rock crusher machines, the contractor fell behind schedule by approximately three (3) weeks. Ideker targeted making up the delay during the past few weeks but was unable to do so. As a result, the scheduled opening of the runway has been pushed back approximately 25 days until October 5, 2016. There are liquidated damages per day built into the contract and staff has discussed with JViation trading this amount out for a necessary change order. During demolition of the runway an old drainage tile system was found that will require removal for proper reconstruction.
- *Hy-Vee Trail Run at Mozingo Lake Recreation Park* - Hy-Vee is sponsoring their annual trail run scheduled for Saturday, September 24, 2016, from 9:00 am to 1:00 pm. The trail run is a challenging seven mile trail or a 5k trail run. Participants can either run or walk their chosen event. Following the running events, Hy-Vee sponsors an after party featuring food, drink, games, and music. More information will be released on this event soon.
- *Haunted Campground at Mozingo Lake Recreation Park* -As we get closer to the fall season, our thoughts at Mozingo Lake Recreation Park have turned to Halloween. Please mark your calendars for the October 22, 2016 Haunted Campground. The event continues to grow and results in a large attendance from the community. If you have not attended this event in the past, please make sure to come out and visit this year. More information will be released on this event soon.
- *Night Golf at Mozingo Lake Recreation Park* - Mozingo Lake Recreation Park hosted the annual night golf tournament last week for the Wesley Foundation. Over sixty-five (65) players participated in the event that continues to be one of the most unique tournaments hosted at the park. Another night golf tournament is scheduled for October 8, 2016 and will be hosted by the Maryville High School Wellness Program. Given the popularity of these events, staff is exploring the potential for making night golf a regular scheduled monthly activity during the peak season for next year.
- *Golf Leagues at Mozingo Lake Recreation Park* - Both Men's & Women's Leagues will be wrapping up this week at Mozingo Lake Recreation Park. This summer, over one thousand nine hundred (1,900) rounds of golf were played between these two leagues which included a record number of participants for the Women's League. Senior League will continue for a few more weeks and that group has played over two thousand one hundred (2,100)

rounds. In total, all three leagues will have played over four thousand (4,000) rounds this summer on the Sechrest 18.

## **II. City Council**

- A Council Member reminded everyone that Northwest Missouri State University students were coming back to town.

## **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: Councilwoman Martin, yea; Councilwoman Riedel, yea; Councilman Riggs, yea; Mayor McDowell, yea. Motion carried. Meeting was adjourned at 8:56 p.m.

---

Jason McDowell, Mayor

ATTEST

---

Sheila Smail, City Clerk