

**CITY OF WILLARD
BOARD OF ALDERMEN
REGULAR MEETING
February 13, 2017
7:00 p.m.**

Staff present: Interim City Administrator, Jim Bentley; City Clerk, Jennifer Rowe; Director of Public Works, Dave O'Connor; Director of Finance, Carolyn Halverson; Director of Development, Randy Brown; Chief of Police, Tom McClain; Police Officer, J.D. Landon; Director of Parks; J.C. Loveland; and Assistant Director of Parks, Jason Knight. Student Representative Maddy Bouse was also present.

The City Attorney Ken Reynolds was present.

Citizens in attendance: Maddy Bouse, Tara Wallis, Brooke Willard, Riley Woods, Alex Roam, Meagan Webb, Mindy Latham, Grace Black, Philip Muir, and Brad Gray.

Pledge of Allegiance.

The Pledge of Allegiance was led by Mayor Hendrickson.

Call to Order.

Mayor Hendrickson called the meeting to order at 7:00 p.m.

Roll Call.

The City Clerk conducted the roll call. Alderman Buckley--- (arrived at 7:03 p.m.), Alderman Snider-present, Alderman Stewart-present, Alderman Whitman-present, Alderman Baird-present, Alderman Roggeneses-present, Student Representative Maddy Bouse-present and Mayor Hendrickson-present.

Agenda Amendments/Agenda Approval.

Motion was made by Alderman Snider and seconded by Alderman Baird to accept the Agenda. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggeneses. Student Representative Maddy Bouse also voted aye.

Approve the Minutes of the Regular Meeting on January 23, 2017.

Motion was made by Alderman Stewart and seconded by Alderman Whitman to approve the Minutes from the regular meeting January 23, 2017. The motion carried with a vote of 5-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman and Baird. Alderman Roggeneses abstained. Student Representative Maddy Bouse also voted aye.

Citizen Input.

None.

City Administrator Report.

The Interim City Administrator Jim Bentley discussed his report to the Board. Discussions were made regarding Court, the Sewer Projects, Public Works Building, Springfield Contract, EDU's, and the Downtown Project.

Financial Reports.

- a) Motion was made by Alderman Snider and seconded by Alderman Stewart to accept the Financial Statements. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggeneses. Student Representative Maddy Bouse also voted aye.
- b) Motion was made by Alderman Snider and seconded by Alderman Stewart to accept the Outstanding Invoices, Paid Invoices, Online Payments and Transfers. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggeneses. Student Representative Maddy Bouse also voted aye.

- c) Motion was made by Alderman Snider and seconded by Alderman Roggenses to accept the Adjustments Report. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Department Head Reports.

The Department Heads gave their reports to the Board.

Ordinance accepting the contract agreement with the Mark Chapman Band for entertainment at the 2017 Freedom Fest. (2nd Read) Discussion/Vote.

The second read was conducted by the City Clerk.

Mayor Hendrickson asked if there were any changes, and Mr. Loveland stated there were not.

Motion was made by Alderman Roggenses and seconded by Alderman Baird to accept the contract agreement with the Mark Chapman Band for entertainment at the 2017 Freedom Fest. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Ordinance accepting the contract agreement with Monkey Business for the Parks Department Bounce House Rentals. (2nd Read) Discussion/Vote.

The second read was conducted by the City Clerk.

Motion was made by Alderman Snider and seconded by Alderman Stewart to accept the contract agreement with Monkey Business for the Parks Department Bounce House Rentals. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Public Hearing on the adoption of the 2012 Building Codes.

The City Attorney Ken Reynolds opened the Public Hearing at 8:50 p.m. No citizens wished to speak so the Public Hearing was closed at 8:51 p.m.

Ordinance adopting the 2012 International Building Codes along with the included supplements. (1st Read) Discussion/Vote.

Mr. Brown informed the Board that the City currently has the 2006 International Building Codes adopted and this would be upgrading to the 2012. There were some changes though as most Cities have not adopted Article eight (8) Energy Conservation Code as the restrictions were too high. He is also requesting the addition of the Annexation fee of one hundred dollars (\$100) to the Fee Schedule attached. Alderman Baird asked if the one hundred dollar (\$100) fee would go to anyone property annexing. Mr. Brown said it would, and Mayor Hendrickson stated that it could be decided on a case-by-case basis as well. Alderman Baird asked why the City was not jumping to the 2015 International Codes, and Mr. Brown stated that most Cities were just adopting the 2012 for now and would look at the new ones in the future. Alderman Baird then asked what the changes involved for the 2012 Codes. Mr. Brown stated that it was mostly electric. Motion was made by Alderman Snider and seconded by Alderman Buckley to adopt the 2012 International Building Codes, minus Article Eight (8) Energy Conservation Codes and adding the one hundred dollar (\$100) Annexation Fee to the fee schedule. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Discussion/Vote to accept bid for Public Works Truck purchase.

Public Works Director Dave O'Connor discussed the truck bid that he wanted to have approved which would cost the City \$21,822. He stated that the City had used the MoDOT bid to obtain these prices and they were the best that we could get. His choice was to purchase the 2017 Chevy Silverado ½ Ton pickup along with the towing package. Alderman Buckley asked what the old truck being replaced was used for. Mr. O'Connor stated it was a maintenance truck. Alderman Buckley then asked where the City had found Don Brown Chevrolet, where the quote came from. Mr. O'Connor stated that was all part of MoDOT's bid, we were just using their bids to get the prices. Mayor Hendrickson asked if there were multiple options and specs available. Mr. O'Connor stated there were, he had picked option four (4) which was the Four by Two (4 X 2) extended cab pickup. Motion was made by Alderman Roggenses and seconded by Alderman Snider

to accept the Bid for \$21,822. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Discussion/Vote to accept bid for Public Works Sewer Camera.

The Public Works Director Dave O'Connor discussed the two (2) Sewer Cameras that had been reviewed. Staff recommended going with Cues, as the camera was a better camera and also cheaper. He stated that this camera is not the same as what Springfield has, but it will integrate with their system. This camera has all of the functional abilities that the City needs starting out. Down the road, the City may look at upgrading as the City grows but this one is a great start. Motion was made by Alderman Baird and seconded by Alderman Roggenses to accept the bid for the Cues Sewer Camera for \$57,000. The motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Discussion on prerequisites of issuing a Business License.

The City Clerk Jennifer Rowe discussed the current Code regarding issuing Business Licenses in the City of Willard. The City does not currently have anything in the Code allowing them to revoke or not give a Business License. There have been issues in the past of individuals with potential red flags opening businesses in the City. Alderman Snider asked if other Cities had anything in place. City Attorney Ken Reynolds stated that so far we have just found one. Alderman Roggenses said he is not for taking away Constitutional Rights, but background checks could be applicable. Alderman Snider asked the Student Representative what she thought. Ms. Bouse stated that she felt it would be beneficial doing the background checks as well. Alderman Roggenses stated he would be interested in a proposal from the City Clerk and City Attorney to see what exactly would be added to the Code. Alderman Baird stated he felt it was not ok to be the Judge in this situation or to remove rights. Jason Knight, Assistant Parks Director, stated that according to the current code, a child abuser could come in and request to open an arcade, and City Code would have to allow it. The Board was in agreement that the City Clerk should go out for more information from other Cities, and have the City Attorney draft up a potential Ordinance for the code and bring this all back to the next Board of Aldermen Meeting.

Discussion/Vote to approve Empire Electric Streetlight Replacements.

The City Clerk stated that there were three (3) streetlight replacements that would be upgrading to a higher efficiency/lower cost bulb, and also one (1) new streetlight that would have a contract at a later date. The Board discussed the changes. Alderman Roggenses stated that he was in favor of the new light going in at Hunt and Becky Road as that road is very dark at night. Motion was made by Alderman Roggenses and seconded by Alderman Whitman to approve the Streetlight Replacements. Motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggenses. Student Representative Maddy Bouse also voted aye.

Ordinance accepting the contract agreement with Bales Construction for the Construction of the new REC Center Concessions Building. (1st and 2nd Read) Discussion/Vote.

Parks Director JC Loveland informed the Board that Staff had a meeting with Bales Construction after the previous Board Meeting when the Board approved Bales. Negotiations took place and they were able to get the Contract price down to One hundred and six thousand dollars (\$106,000). This will allow the additional four thousand dollars (\$4,000) left in the budget for Staff to complete some of the work themselves. This would include the HVAC work that would cost around three thousand dollars (\$3,000) and the security door for the Concessions windows which would cost around one thousand dollars (\$1,000). Mayor Hendrickson asked about the roof and how much more a metal roof would cost. Mr. Loveland stated that the metal roof would be around two thousand five hundred dollars more (\$2,500), but would not be a smart option at a Baseball complex. Alderman Baird asked about the request to omit the payment and bond requirements and what risks that would put on the City. Mr. Bentley stated it was an additional one thousand dollars (\$1,000) to add it back in and it just covered the City to make sure the company completes everything on time. City Attorney Ken Reynolds stated it would be best to just keep it added in and pay the extra one thousand dollars (\$1,000). Alderman Whitman agreed stating it was insurance to ensure the project was completed. Alderman Buckley asked about the HVAC and who was completing it. Mr. Loveland stated it would be done in house

as there was an employee with the experience to complete it. Alderman Roggensees asked if there would be a water fountain, which was confirmed. Motion was made by Alderman Snider and seconded by Alderman Stewart to accept the contract agreement with Bales Construction for the Construction of the new REC Center Concessions Building with the addition of adding the bond requirement back in. Motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggensees. Student Representative Maddy Bouse also voted aye.

The second read was conducted by the City Clerk.

Motion was made by Alderman Roggensees and seconded by Alderman Baird to accept the contract with Bales Construction for the Construction of the new REC Center Concessions Building with the addition of adding the bond requirement back in. Motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggensees. Student Representative Maddy Bouse also voted aye.

Discussion/Vote to authorize the City Administrator to move forward with the Downtown Revitalization Project.

Interim City Administrator Jim Bentley discussed the Downtown Revitalization Project with the Board. He outlined what he would like to see happen, as well as funding opportunities that the City could use to complete it. Mr. Bentley informed the Board that the depot building could house the Chamber of Commerce, to assist with Economic Development in Willard. Alderman Buckley stated that citizens may ask why we are putting so much money into downtown instead of into the streets and fixing them up. Alderman Whitman asked what the total amount of property the City would be taking over would be. Mr. Bentley stated he thinks it is around three (3) acres if you include the green space. He stated that there was thirty feet (30') along the trail, fifteen feet off either side of the center of the trail, that could not be touched. This is Railroad property and has to remain that was just in case they ever need to put the Railroad back in. Alderman Roggensees stated that years ago, discussions were made with Terry Whaley from Greenways about a partnership with the City and Greenways trail to build up that area. Alderman Roggensees feels that the City needs to complete this project as a partnership, instead of taking the entire financial burden on themselves. The City should become a stakeholder. Alderman Snider stated that he feels it is wise to do something to help the Chamber of Commerce and we should explore the options. Alderman Baird asked how we should help, another building or this project for the Chamber? He stated that at one time they had a building, but they gave it up. He feels that the entire Chamber Board should be included in discussions for this project to ensure that they are all in agreement in partnering with the City. Mr. Loveland stated that the Chamber Board has discussed this at length. A positive vibe amongst the Board members is there to start partnering with the City. Alderman Snider stated that a discussion is a great idea since growth is coming and the Chamber plays a big role in that. Mr. Bentley stated that we have time, we do not have to break ground immediately. But downtown is not going to change unless we create the change. Alderman Roggensees asked if the City had a current count for traffic using the trail currently. Mr. Loveland stated that we should be able to find that out from Mr. Whaley. Alderman Baird then asked if there were any grants available for this project. Mr. Bentley stated that the grants do take a long time, but he would be researching what was available as he was already contacted by a members of the Lion's Club regarding a possible partnership for funding. Motion was made by Alderman Roggensees and seconded by Alderman Snider to have a Work Study on March 2, 2017 at 6:00 p.m. and invite the Chamber of Commerce, Lion's Club, Greenways Trail Board and any other interested party to discuss this project. Motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggensees.

Discussion/Vote on the 4th of July Parade Route for Parks Department.

Parks Director JC Loveland reminded the Board of the discussion at the previous meeting regarding moving the Parade Route for the 4th of July Parade this year. He discussed the talks he has had with the school and the Band Director regarding the heat and length of the parade being a hardship on the kids. The Board has several printed out maps with options for routes. Alderman Stewart stated that nobody likes change, and the neighborhoods that lose their parade route will be upset. Mr. Loveland stated he was open to suggestions by the Board for a new route. Alderman Stewart asked if the Band Director had any ideas on the distance that would be ok. Mr. Loveland stated that the biggest factor was heat, and there are State Statutes already in place that say the band cannot perform if the heat index is at one hundred and four degrees (104*) or higher. Mayor Hendrickson stated that the neighborhoods as it is, are never packed with people along the route. The

citizens tend to congregate at the park and along Jackson Street. Student Representative Maddy Bouse stated that she has talked with several band students, and the idea of starting and stopping at the High School would be nice. But the heat and the distance of the parade have always been a factor. Mr. Loveland stated one option would be to start at the High School and end at the REC center. Mayor Hendrickson stated he liked the idea and would like Mr. Loveland to discuss it with the Band Staff and readdress it with the Board during the Meeting on February 27, 2017.

Discussion on the Stipend for the Board.

Alderman Snider opened the discussion regarding the Stipend for the Board. He discussed the purpose of the Stipend as well as some provisions he felt would be necessary. Alderman Roggeneses asked what the reasons for opposition to it were, as he missed the meeting where it was dismissed. Alderman Stewart stated that there was an issue regarding the sincerity of the people brought into the position if they were paid compared to those who go for the position as a volunteer, plus the debt load on the City currently. Alderman Baird stated that the Board members all agreed to do a community service. Now they have power and are wanting to use it to give themselves money. He feels it is a horrible message to send to the students who have been involved with the Board. Alderman Snider stated that the City needs more interest in people to run and he feels that ill intentions will not be a factor. Mayor Hendrickson stated that he has been given the task of appointing people to the position several times already, and within a few weeks he has a list to choose from. He does not feel a stipend would improve those wanting to serve on the Board. Alderman Baird asked the City Clerk how many were running for Mayor this election, as it was a paid position. The City Clerk stated there was only one (1). Alderman Snider stated that he has researched the elections and the Mayor's position has constantly had more people running for that seat. Alderman Roggeneses stated that he is in favor of the stipend as it will not benefit those currently in the seats, it will be for future elections. Alderman Snider brought up the idea of getting a vote of the people to authorize it. Alderman Roggeneses stated it was not worth the cost to have it on the ballot. Alderman Buckley stated his opinion has not changed, he still feels that this is a volunteer position and should not change. The Student Representative Maddy Bouse informed the Board that she discussed this with the class and they unanimously voted no, stating that they too felt it should stay a volunteer position. Alderman Whitman said he felt as though it would not increase interest in the position even with a stipend and his opinion has not changed. Alderman Stewart stated that she sees both sides, but she feels the stipend would be good as the City is growing and changing and that is only going to demand even more from the Board. She feels like this could be an encouragement for some. Alderman Baird asked what the constituents have said when asked. Alderman Stewart stated that hers agreed with her, but she also presented her opinion first. Alderman Whitman stated he felt that a vote would not stand a chance of passing. Alderman Buckley stated that five to seven (5-7) years ago, a Board member considered bringing it up. He stated that his neighbors saw his side as well, but he also presented his opinion to them first.

Student Representative Maddy Bouse left the meeting at 11:30p.m.

Mr. O'Connor discussed the opinion toward politics currently and stated he felt that this vote would get passed over, and those who did vote would instantly have a negative connotation to it when they saw what it was about. Alderman Snider stated that anyone can decline it, so he does not understand the problem. Mayor Hendrickson stated that there is a bigger point here. The Board is supposed to be representing the people. Everyone who has approached him regarding this subject has been one hundred percent (100%) against it. Motion was made by Alderman Baird and seconded by Alderman Whitman to move on and stop the discussion. Motion carried with a vote of 5-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman and Baird. Alderman Roggeneses abstained.

New Business.

Alderman Snider discussed the fact that six (6) students from the Student Government class had attended the meeting, and that was great.

He then brought up the contract with the Interim City Administrator coming to an end on February 23, 2017 and asked if the Board needed to have a Closed Session soon regarding Personnel. Mayor Hendrickson stated that a six (6) month extension was on the contract to start automatically unless the Board decided not to extend. He then stated that it is an At-Will contract and can terminate, either by the Board or by Mr. Bentley,

at any time. Mr. Loveland stated that communication with the Department Heads and the Interim City Administrator would be helpful as they are unaware of the future of that position currently. City Attorney Ken Reynolds brought the Stipend back up and stated that the other three (3) Cities he represents do not pay their Board members. He also belongs to the Board of Equalization in Greene County and they do pay.

Unfinished Business.


Alderman Baird brought the sewer project back up that was previously discussed and would cost around Two Million Dollars (\$2,000,000). He stated that the Board needs to start looking at ways of setting money aside to fund the project. Mr. O'Connor stated that White River Engineering was already working on the project and finding options to bring to the Board. Motion was made by Alderman Snider and seconded by Alderman Roggensees to table this discussion as it was late. Motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggensees.

Adjourn.

Motion was made by Alderman Roggensees and seconded by Alderman Whitman to adjourn. Motion carried with a vote of 6-0. Voting aye: Aldermen Buckley, Snider, Stewart, Whitman, Baird and Roggensees.

The meeting was adjourned at 11:48 p.m.


Jennifer Rowe, City Clerk


Corey Hendrickson, Mayor of Willard