

**CITY COUNCIL MINUTES
FEBRUARY 26, 2019**

The Council of the City of Fulton, Missouri, met in Regular Session on Tuesday, February 26, 2019 in the Council Chambers of City Hall located at 18 E. 4th Street. Present and presiding were: Rick Shiverdecker, Interim Deputy Mayor; William R. Johnson, Director of Administration; Courtney L. Crowson, City Clerk; and Steve Myers, Chief of Police. The meeting was called to order by Interim Deputy Mayor Shiverdecker at 6:30 p.m. Roll call was taken by the City Clerk, and members of the council present were: Braun, Chailland, Shiverdecker, Simmons, Stone, and Vaughn. Absent were Councilman Moore and Councilwoman Rehklau. Also present were: Kathy Holschlag, Chief Financial Officer; Kyle Bruemmer, Interim City Engineer; Dennis Houchins, Planning & Protective Services Director; Russell Sing, Fire Training Officer; Robert Boone, Assistant Director of Administration; Michelle Maupin, Human Resources Director; Pastor Bruce Williamson; Jenny Gray of THE FULTON SUN; Mike Haldeman and Darin Wernig, Audio/Video; and visitors: Patrick Payne, Mike West, Valerie Sebacher, and Beverly Gray.

INVOCATION:

Invocation was given by Pastor Williamson.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Pastor Williamson.

COMMENTS FROM VISITORS:

There were none.

APPROVAL OF THE CONSENT AGENDA:

The following items were distributed to each member of the City Council for review and study as a part of their council packet. City Clerk Courtney Crowson presented each item and stated the council may choose to remove any item from the Consent Agenda for discussion at this time.

- a. Approval of the City Council meeting minutes of January 22, 2019.
- b. Approval of the City Council meeting minutes of January 29, 2019.
- c. Approval of the City Council meeting minutes of February 12, 2019.
- d. Approval of the Director of Administration Report of January.

Motion was offered by Councilman Braun and seconded by Councilman Simmons to approve the Consent Agenda, as presented. Motion carried with six members of the council voting in favor, and two members (Moore, Rehklau) absent.

PRESENTATION AND ACCEPTANCE OF THE FINANCIAL REPORT FOR THE MONTH OF JANUARY.

The Financial Report for the month of January 2019 was presented for acceptance, and Chief Financial Officer, Kathy Holschlag was present to answer any questions from the council.

Holschlag stated January is typically an odd month with disproportionately higher expenses as some expenses are rolled back to the previous fiscal year. The city has recognized twelve months of sales tax, and numbers fell in line with 2017 figures. Holschlag noted there were some inconsistencies with the Missouri Department of

Revenue's tax reporting, and she is closely monitoring the city's sales tax reports.

Following some review, motion was offered by Councilman Chailland and seconded by Councilman Braun to accept the Financial Report for January 2019, as presented. Motion carried with six members of the council voting in favor, and two members (Moore, Rehkla) absent.

UNFINISHED BUSINESS:

- a. Demolition Incentive discussion.

Dennis Houchins, Planning & Protective Services Director, stated the incentive dollars will be used for residential structures that have been without active utilities for twelve months. Additionally, the demolition will need to be completed prior to the end of 2019. Houchins stated he made contact with the Missouri Department of Natural Resources regarding asbestos abatement, and the city will not be liable for demolition waste the homeowner has removed.

The incentive would allow the city to cover half of the landfill costs up to \$2,500.00 when the property owner chooses to handle demolition on their own. Councilman Stone stated he still would like to see the city focus on the priority properties the council was presented with in 2018. Councilman Braun echoed this sentiment and stated he'd like to see the funds split to allow for the new incentive program and the city to continue pursuing problem properties. After further review of the demolition incentive program document, Councilman Stone asked that verbiage be added to ensure that other properties may be reviewed on a case-by-case basis whether or not they fit the utilities criteria.

Bill Johnson, Director of Administration, suggested splitting the funds to allow \$30,000.00 to be used for city demolition projects and the remaining \$20,000.00 to be used for this voluntary demolition incentive program to start. Johnson continued that, "if one goes quicker than the other, we can come back to the council".

Motion was offered by Councilman Vaughn and seconded by Councilman Chailland to authorize \$20,000.00 of the budgeted demolition funds to be utilized for the Demolition Incentive Program and to allow for review of properties on a case-by-case basis in addition to the guidelines set forth in the document. Motion carried with six members of the council voting in favor, and two members (Moore, Rehkla) absent.

NEW BUSINESS:

- a. Volkswagen Grant update and discussion.

Johnson stated the city applied for grants through the Volkswagen Grant Program, a program created to assist with the destruction of higher emissions diesel vehicles across the country. Of the six vehicles the city submitted, two grants were received: \$78,000.00 towards the purchase of a new roll off truck, and \$50,000.00 towards the purchase of a new dump truck.

Johnson reported that the city opened bids earlier in the day for a dump truck and are in search of a new roll off truck with an extending bed. The city is required to issue a purchase order within 45 days (by the end of March) for both vehicles, and funds were granted with a 50/50 cost match. The city has been in contact with the grant authorities and were informed the motor must be destroyed in the presence of DNR in addition to splitting the vehicle frame. Johnson noted that any remaining parts are the property of the city and can be retained or sold as scrap material.

The \$78,000.00 for the Solid Waste roll off truck will be covered by the Solid Waste Fund balance. The dump truck cost will be covered by budgeted funds for the dump truck and remaining funds will be used to go toward the purchase of a street sweeper. Johnson stated he is looking for authorization from the council to purchase both vehicles in accordance with the grant requirements.

Motion was offered by Councilman Simmons and seconded by Councilman Vaughn to authorize the purchase of both vehicles in accordance with grant requirements. Councilman Stone asked when the council will have the opportunity to approve the purchase of a new street sweeper, and Johnson estimated he would have information within the next few weeks. Motion carried with six members of the council voting in favor, and two members (Moore, Rehklau) absent.

b. Old Warehouse Brick/Block discussion.

Johnson stated he has been approached by various organizations and individuals with interest in the old brick from the previous city warehouse. Currently, the Brick District is interested in using some of the brick in the alley near the Brick District Playhouse and selling some of the brick to interested buyers. Johnson stated others have expressed interest in using the rock and brick as well.

Councilman Simmons stated he would like to see the Fulton Bricks used here in Fulton and not necessarily sold by an entity. Councilman Chailland noted the bricks and rock are in a large pile and are not in pristine condition.

Johnson stated the value of the rock and bricks is less than \$10,000.00, so the city can utilize the surplus policy allowing for four signatures to authorize its sale or distribution.

Motion was offered by Councilman Stone and seconded by Councilman Braun to proceed as the city sees fit with the disbursement of the brick and rock. Motion carried with six members of the council voting in favor, and two members (Moore, Rehklau) absent.

c. Electric & Solid Waste rate discussion.

Johnson stated the proposed Electric Rate increases will affect residential customers only, and the city will continue to monitor commercial and industrial rates when the new billing software is in place. According to Johnson, the average household uses 1,200 kWh per month, and the proposed rates allow for a 10% increase over the next five years.

Darrell Dunlap, Superintendent of Utilities, provided an overview of the cost comparison between Fulton and comparable cities. Dunlap stated the proposed electric rates will remain competitive and noted that this comparison assumes that the other entities will not enact any increases over the next five years.

Dunlap noted that ageing transformers and equipment, some that have not been touched since the 1970's, will be in need of repair or replacement in the near future. The city was able to resolve a recent transformer issue, but Dunlap stated that if it couldn't have been resolved, the city would've been tasked with paying \$600,000.00.

Councilman Braun asked if these items should be included in the annual budget. Dunlap stated the city's testing has been very reliable and consistent, and the city's equipment has been functioning very efficiently. The city has easily handled small repair and maintenance costs but will be looking at larger expenses in the future.

Councilman Vaughn asked if the money generated by this rate increase would be dedicated solely to the maintenance and repair of ageing equipment. Johnson stated that he would not want to specifically dedicate funds as there are many things within the electric department that could be repaired and replaced.

Councilman Vaughn stated he would like to see the first year rate scaled back from 3.7% but is otherwise on board with the overall rate increase. Dunlap stated the numbers and formula were created to get to the final result of a roughly 10% increase over the five year period. Dunlap continued that the city is attempting to take a proactive approach rather than waiting to be hit with large costs.

Councilman Simmons expressed that he wanted to ensure that any maintenance that needed to be completed sooner rather than later would receive the appropriate amount of funding. Johnson stated staff will continue to work the rates to lower the first year's costs, and an ordinance will be brought to the council at the March 12, 2019 meeting.

Councilman Braun stated he hates to see increases of any kind, but is happy to see the city is remaining competitive and has low rates.

Johnson stated Solid Waste increases will be implemented to only affect commercial customers and noted there is now a formula to keep rates consistent. With the proposed rate increases, the city will see an annual increase of nearly \$54,000.00 when enacting the \$5/tip and \$3/yard rate.

The rate increase will be used to offset the loss of revenue in the Solid Waste Fund and to continue to update an ageing fleet. The city runs 9-10 trucks daily, and according to Johnson, the city should plan on purchasing a new truck annually.

Councilman Stone expressed concerns with the increase for 2 Yard customers. Johnson stated the city tries to promote the larger container to reduce the number of tips per week, which in turn saves the city time and money and the customer money as well.

Johnson also provided an overview of the proposed roll off container increases. Due to increases in costs, the city needs to look at adjustments in order to capture revenue to cover the costs.

Councilman Braun also expressed concerns with the increase of cost for the number of tips under the new rate. Johnson noted the number of tips are labor-intensive. Councilman Simmons stated it is common to adjust pricing structures. An ordinance will be brought to the council at the March 12, 2019 meeting for review.

City Clerk Courtney Crowson stated the city had just received an event request to close the street near Callaway Electric for a car show and fundraiser in early May for a local child diagnosed with a terminal

illness. Crowson stated the organizers noted they are in a time crunch to get the event planned. The request has been reviewed by Police, Fire, Administration, and there were no concerns with giving the go ahead for the event. Access for emergency vehicles will be available, and Callaway Electric is allowing the organization to utilize their parking lot and nearby field to host a majority of the event.

Johnson asked any members of the council with concerns to let him know.

COUNCIL CONCERNS:

Councilman Vaughn stated he feels some councilmembers feel they have not been receiving information in a timely manner in regards to the Personnel Board and major city issues. Councilman Vaughn would like to see a council liaison on the Personnel Board as well as a board that could be set up to communicate with the Fire Department and Police Department. Johnson stated that in his twenty-three years as Director of Administration, the Personnel Board has only met three times.

Councilman Braun asked if the city has any plans to upgrade City Hall door/internal window security following recent threats. Crowson reported that she, Robert Boone and Jeremy Polston recently met with a security firm that will be responsible for securing the interior doors (leading back to offices) of City Hall. Staff members will be provided with a card allowing access to the internal areas, and Crowson noted, "This is something we've been looking at for awhile now".

Crowson continued that the city received a MIRMA Grant for approximately \$2,000 for City Hall security, and at this time there is not enough money budgeted to secure the windows. Crowson noted that this topic has been brought up many times, but has never been acted upon. Johnson stated, "If the City Council wants glass at all of the windows, we can sure do that". Councilman Braun stated that the city may be putting employees in harm's way, and he doesn't feel any employee of the city is worth losing over the dollars it would cost.

Councilman Vaughn asked if all of the windows would be covered. Councilman Braun stated the utilities window and municipal court windows have the opportunity for irate individuals most frequently. Crowson noted this discussion has taken place many times within Department Head meetings and some people do not like the idea of glass or structures at the windows because they feel it is impersonal. Crowson stated that in her opinion, "We should do everything we possibly can to make sure our employees are not put in a situation where they could be injured or where someone could come through the window ... it doesn't make sense to have glass at one window and not the next".

Councilman Simmons stated he agrees it may be impersonal to have glass there, but if the city is implementing keycard access to the doors, anyone could just hop over the counter to gain access to the internal areas. "I think it's all got to be considered as one package", said Councilman Simmons.

Councilman Stone suggested raising the counter height or extending the width of the counter to make it more difficult for someone to enter. Councilman Stone agreed that the city should look into options to ensure the safety of everyone. Crowson noted that these options have been discussed in the past, but with the way the counters were designed, adding height to them would impede handicap access and the counters are currently about four feet wide, so adding width to them isn't likely an option. Crowson continued that, "In today's society, when you talk about someone coming into City Hall or into a business, you're likely looking at an active shooter type of situation, so the depth of the counter doesn't necessarily stop anything with that, but those are certainly things to look into".

Johnson stated the city will gather prices for the council to review. Johnson also noted there is \$10,000.00 currently in the budget for security updates.

Councilman Vaughn stated he would like to see the city start with the utilities window as he has talked to some of the employees in that area and they have concerns.

Councilman Braun would like to see an update on the number of hours and dollars related to Ivan Schraeder's work for the city. Johnson will gather and provide this information.

Councilman Stone expressed concerns that banners will no longer be allowed to hang once the current utility poles are removed from Business 54 and would like to see an opportunity for banners to still be hung. Councilman Stone stated it will have a major impact to various groups who use their banners as a means of communication. Johnson and Dunlap will review this issue.

RESOLUTIONS:

Resolution No. 3332 was presented for adoption by Councilman Vaughn.

- a. Resolution No. 3332: A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to sign all necessary documents in relation to the Continuation of Small Customer Transportation Agreement No. 11477 with Panhandle Eastern Pipe Line, for a period of five years.

Motion was offered by Councilman Vaughn and seconded by Councilman Chailland to adopt Resolution No. 3332 at tonight's council meeting.

Dunlap stated the city received notice yesterday and immediately took the measure to the Public Utility Board. The current agreement expires in 2020, and the city has requested to continue the agreement for a period of five years. Johnson stated that if the council agrees to continue the agreement, the city is guaranteed a place on the pipe line, but if the city loses their spot and has to utilize a third party, gas costs could increase and availability would be less reliable. Johnson noted the rates will remain the same.

Motion carried with six members of the council voting in favor, and two members (Moore, Rehklau) absent.

ORDINANCES:

There were no ordinances for consideration at this meeting.

ANNOUNCEMENTS:

- ~~a. The Callaway Chamber of Commerce will host a "Meet the Candidates" event on Monday, March 4th at 5:00 p.m. at 510 Market Street. This event will allow candidates for the upcoming municipal election (April 2nd) to introduce themselves and answer questions from the public.~~ Crowson noted this event has been cancelled. Councilman Stone also noted the candidates have been invited to attend the Chamber Business After Hours on March 12th at Fulton Ford.
- b. The next City Council meeting will be held Tuesday, March 12, 2019. A Work Session will commence at 6:30 p.m. with Regular Session to follow at 7:00 p.m., unless otherwise noted.
- c. The Annual IMGGA Meeting will be held March 18-19 in Springfield, IL. Councilmembers who wish to attend must RSVP with the City Clerk no later than Friday, March 1st.

EXECUTIVE SESSION:

Interim Deputy Mayor Shiverdecker said there was not a need for an Executive Session at this meeting.

ADJOURNMENT:

There being no further business to come before the council, motion was offered by Councilman Chailland and seconded by Councilman Stone to adjourn this meeting. Motion carried with six members of the council voting in favor, and two members (Moore, Rehklau) absent. The meeting adjourned at 7:50 p.m.

LeRoy D. Benton, Mayor

Courtney L. Crowson, MRCC
City Clerk