

**SAVANNAH CITY COUNCIL
PROCEEDINGS
REGULAR SESSION
MONDAY, MAY 7, 2012
CLASBEY CENTER – COUNCIL CHAMBERS
7:00 P.M.**

Mayor Dave Ingersoll presided. Pledge of Allegiance was recited.

Roll Call -- Board of Aldermen present-- Don Dillman, Vernon Townsend, John Parker and Joy Thompson. Mayor Dave Ingersoll, City Administrator Jill Cornett, City Attorney Ron Holiday, City Clerk Beth Kar and Chief of Police David Vincent were also present. The meeting notice was posted at City Hall on May 4, 2012. The meeting was audio recorded.

Approval of Agenda – Mayor Ingersoll stated there would be a closed session to discuss personnel at the end of the meeting’s agenda. Don Dillman motioned to approve the agenda as posted. Vernon Townsend seconded. Motion carried on 4 yes votes.

Jan Glenn – Alumni Event -- Jan Glenn presented a list of requests for the June 9th Savannah High School Alumni event. The police expect no issues with the requests. The Alumni are purchasing one-time event insurance through the school district. Police are assisting for security. Joy Thompson motioned to approve the requests for the Alumni event. Don Dillman seconded. Motion carried on 4 yes votes.

Vernon Townsend expressed his concern for a past event where vendors parked in front of restaurants. For the Alumni event, the Pizza Shoppe and the El Cimarron restaurant will have stands in front of their own restaurants. City Administrator Jill Cornett described that Patrick Turner from Pizza Shoppe had requested permission from the City for the special one-day event liquor license permit. He also had to get a state one-day event license. El Cimarron’s restaurant manager was present to ask for permission for the same permit. Cornett described that the state had short deadlines and El Cimarron needed to make sure it had time to obtain the state permit. John Parker motioned to approve a one-day liquor event permit for El Cimarron and Vernon Townsend seconded. Motion carried on 4 yes votes.

Minutes – April 16, 2012; April 27, 2012

Don Dillman motioned to approve the minutes of April 16, 2012 and April 27, 2012 as submitted. Vernon Townsend seconded. Motion carried on 4 yes votes.

Public Testimony

Ralph Stanton provided his resignation from the Planning & Zoning Commission. He described the issue that made him resign. He felt there should be a requirement for a plat for Craig Porter’s lot split area. He was concerned that the City was giving up rights and he wanted to prevent the City from making mistakes. Stanton distributed a hand-out from the City’s Zoning Book on Subdivision Regulations. Stanton also mentioned concern about sewer requirements for that property.

Greg Krull addressed the ordinance on the agenda about landlord’s responsibility for unpaid water bills. He asked for clarification. City Administrator Jill Cornett explained that the City

was trying to capture all revenue that was due. The bill would make landlords responsible for any unpaid utility bills when the tenants move out. Krull suggested that has been a problem for the City for years. Why didn't the City raise the deposits for renters? He would much rather see a larger deposit required. He even favored the City charging his own renters more. Cornett discussed protecting the City's resources. Mayor Ingersoll had heard from others on the issue. He felt the focus should be on the City's water deposit fees. The water rates have been increased, so now he recommended looking at examples of customers who have left unpaid utility bills and adjusting the water deposit fees. Krull reported that on homeowners the City could place a lien on the home if the utility bill is not paid but there was not that option on renters. Krull suggested basing the deposit on the cost of an average water bill. John Parker did not want to scare potential residents away because the City ends up with water deposits that are too high. Don Dillman described asking for customers' credit ratings and basing the deposit amount on that rating. Dillman suggested Greg Krull could require his own deposit for water from his renters. Mayor Ingersoll thought it was time to increase the City's water deposit fees.

Mayor's report

Resignation: Ralph Stanton, Planning & Zoning Commission -- Mayor Ingersoll confirmed that Ralph Stanton resigned from the Planning & Zoning Commission. Don Dillman motioned to approve the resignation of Ralph Stanton from the Planning & Zoning Commission. Vernon Townsend seconded. Vote: 2 yes votes (Dillman, Townsend) and 2 no votes (Thompson, Parker). Mayor voted yes, breaking the tie. Motion carried. Joy Thompson hated to see Ralph Stanton leave the Zoning Commission. John Parker thought Stanton had brought items to Council's attention that they didn't always think of. Mayor Ingersoll responded that Stanton quit because of a disagreement.

Elect Council President

The election of the Council President was deferred at the last meeting because not all Council members were present; Vernon Townsend was not there. Mayor Dave Ingersoll opened up the meeting for nominations. John Parker nominated Joy Thompson for Council President. Don Dillman nominated Vernon Townsend. Mayor Ingersoll asked for a second to either of those nominations. Ron Holliday said nominations did not need a second. They just required a nomination and then a vote. Mayor Ingersoll asked for votes on both nominations. For Joy Thompson as Council President, 1 yes vote (Parker). For Vernon Townsend as Council President, 1 yes vote (Dillman). Joy Thompson asked if an Alderman could vote for himself/herself. John Parker began motioning to table electing a president until the next meeting. Mayor Ingersoll thought the issue needed resolved. He considered it was a tie vote and to break the tie, he voted to approve Vernon Townsend as Council President. City Attorney Ron Holliday said he would research it.

City Administrator's Report

City Administrator Jill Cornett reported:

REVISED BUDGET APPROVAL – The budget resolution will be postponed until after decisions have been made about purchasing more water meters and the discussion which will take place in executive session. The City also wants to wait until the figures are in for a full month of water revenue collections at the new rates.

GREAT NORTHWEST WHOLESALE WATER COMMISSION MEMBERSHIP -- In January 2009, City Council approved an ordinance to join the Great Northwest Wholesale Water Commission (GNWWC). The City's cost to participate is \$3 per water meter per year, which averages about \$6,000 per year. In May 2009, City Council approved an ordinance to attach a monthly fee of 25 cents per meter to customer bills to cover cost of membership. The initial contract with GNWWC was for three years. The membership renewal is due. Council needs to discuss the value of membership and future plans. Savannah is a founding member of the GNWWC. She asked if there was a lower level such as an Associate Membership. There is currently only one level of membership/cost: \$3 per meter per year. GNWWC is still exploring options for relationship/purchase/purchasing water from Savannah's water plant. Don Dillman asked what was slowing down the GNWWC decisions. Cornett described that there are a couple of plants GNWWC have options on. Mayor Ingersoll was concerned that if Savannah was a member, it would be partially responsible for paying for costs of the infrastructure. Water Superintendent Dale Watson mentioned GNWWC would pay for the infrastructure by customers buying water, not at the members' expense. Watson summarized that essentially what members are paying for is the ability to vote on Commission's decisions. The City can rejoin as members at a later time if desired. Vernon Townsend motioned to not renew the City's membership and remove the membership fee. John Parker seconded. Motion carried on 4 yes votes. The membership and add-on fee were passed as ordinances so need a new ordinance to remove fee and end the membership.

UPDATE ON E. MAIN -- Construction bids are out for the East Main Street extension. A pre-bid meeting was held on Friday, May 4 at City Hall. The actual bid opening is on Friday, May 18, 10 a.m., at City Hall.

TREE BOARD – The City held the annual Arbor Day tree planting celebration on Friday, May 4 at Messick Park. The City acquired three (linden) trees for \$50 and the trees were planted with the help of the local 4th graders. Cornett met with local certified arborist Martha Clark for guidance on the selecting trees to trim/remove for the TRIM Grant based on the professional tree inventory from 2010. The Trim Grant application is due by June 1. Joy Thompson asked if the City paid for the trees or if they were donated. The Tree Board felt they had built up a relationship with Moffett Nursery and purchased the trees from there.

REVENUE PLAN FOR OUTSIDE SEWAGE TREATMENT -- Wastewater Superintendent Jason Long addressed Council as requested at the last regular Council meeting. Long felt accepting septage would be a service the City could provide to plumbers and septic workers in the area for a minimal cost and be additional revenue for the Wastewater Plant. He spoke with Mike Fimple who asked Long if the City would be interested in accepting septage and charge him. Long called the State and Department of Natural Resources (DNR) for any regulations that would hinder the City accepting septage. DNR's answer was that it would be up to City's discretion. Don Dillman asked if Fimple had insurance. Fimple has liability insurance. The Wastewater Plant would maintain a log keeping track of loads, dates, times, and which operator was present. City personnel have to be present and loads have to be dropped off during regular weekday plant hours. Long suggested charging a flat fee. It takes approximately 10 to 15 minutes to unload. Vernon Townsend motioned to approve the wastewater revenue venture. John Parker seconded. Motion carried on 4 yes votes. An ordinance approving a contract with Fimple will come to Council for approval. John Parker asked Long if he had plans for cleanup and containment if there was a spill. Jason Long said they would be able to handle it and any cost would be to the company such as Fimple.

RATE SCHEDULE FOR BUILDING & ZONING – The Planning & Zoning (P & Z) Commission met with contractors to discuss the proposed fees for building and construction permits. The consensus was that rates should be raised to support City’s efforts to inspect and ensure the safety of construction-related activities. The P & Z Commission recommended changing the “Rate Schedule” City Code Chapter 77 to reflect the new fees. Building Inspector Gene Grossman addressed Council on the new rate schedule. Joy Thompson asked if the rates affected were for changes inside or outside buildings. It would be for both. The City follows the 2006 ICC code. John Parker provided different examples and asked if each would require a permit, for example a resident fixing a toilet. Gene Grossman responded that if the toilet repairs required fixing something inside the wall, it would require a permit. Parker asked what if the homeowner doesn’t tell the City he is doing the work. The reasons behind the permits are to insure safety for the community and give the City potentially a better ISO rating. From the public, Lynn Grabill commented if the City found out someone hasn’t done a job right, Grossman could make him tear it out. Joy Thompson was concerned the plumbing and electrical units in local homes might not pass code and a lot of people can’t afford to make the updates. What if the inspector is inspecting one thing and finds something else, like the wiring, that is bad? John Parker stated that if it is a contractor, he does have a problem with it; however, as an individual and a homeowner he has a problem with it being invasive like “Big Brother.” Don Dillman commented that the City is trying to bring up standards and make sure the work is done correctly. City Administrator Jill Cornett responded that it may seem intrusive but it helps to protect property values. If the City has a reputation for not enforcing code, people could be afraid to come to town because they are not sure remodeling jobs are up to code. Gene Grossman reported no one at P & Z disagreed with the rate schedule.

GENERAL FUND BALANCE POLICY – Cornett recommended Council postpone the General fund balance policy ordinance until after the November debt payments have been made. Restricting expenditures that leave at least \$450,000 in General Fund would prove a hardship on the City at this time.

YOUTH ALLIANCE – WORKSITE MENTORING – The City has asked the Youth Alliance organization to provide free part-time administrative support. Two young women will be here next week to interview for the opportunity. Tasks may include helping organize information about cemetery operations, sorting and filing documents, learning how to respond to Frequently Asked Questions at the front counter, and other tasks as they arise. The Youth Alliance’s mission includes preparing young adults for the workforce and offering them adult mentors.

LIQUOR LICENSE CODE REVISIONS AND COST INCREASES – The City Code is not up-to-date with State Statutes regarding liquor sales. Savannah’s liquor license costs are low compared to other Missouri Municipalities. Savannah’s license fees have not been raised since 2003. The City of Maryville simply hooks their license fees to that of the State of Missouri. Cornett recommends Savannah do the same. City licenses are up for renewal June 30. Notices to license holders are mailed in May. Staff will draft the ordinance for two readings the next meeting (May 21) so letters to license holders can be sent out with new fees included. Vernon Townsend asked if the City could state that it charges the same rates as the state. City Attorney Ron Holliday recommended designating the actual fees.

CODIFICATION CONTRACT ORDINANCE – There was a spreadsheet detailing the bids. Staff recommends awarding the bid to Sullivan Publications. Sullivan is a well-respected Missouri based company with legal expertise in Missouri State Statutes.

SOFT DRINK CONTRACT ORDINANCE -- Pepsi Cola is the apparent low bidder with the most desirable pricing. A spreadsheet with Pepsi and Coke's Spreadsheet was in the Council packet.

PUBLIC UTILITY / CITIZEN'S ADVISORY BOARD -- The Ad Hoc Water Rate Committee was instrumental in helping the City communicate the rate increase information to the customers. Members of that committee are interested in continued participation as it relates to utility operations. Staff recommends forming a standing Public Utility Advisory Board with five members serving one term of two years each. An ordinance will be prepared to create the Advisory Board.

Request from County Fair to close for June 8th for 4 to 6 hours for Family Fun Night.

Cornett presented the County's request to close the south side of the Square on June 8th for the Andrew County Fair's Family Fun Night. She will make sure the City receives a copy of the liability insurance. Joy Thompson motioned and Don Dillman seconded to close the streets on the south side of the Square for the event. Motion carried on 4 yes votes.

Payment of Bills

Bills were ordered paid on a motion by Vernon Townsend. Don Dillman seconded. Motion carried on 4 yes votes. John Parker asked if any there were expenses from County/City cookout. The City purchased basic supplies like cups and plates. City Administrator Jill Cornett, Mayor Dave Ingersoll and Vernon Townsend split the cost of the meat. Cornett read off the May debt expenses. Joy Thompson asked for clarification on restricted funds. Cornett described the City set aside enough money to make debt payments in May. The City needs to closely watch the Water, General and Sewer funds. The sewer rate will be reviewed in September.

John Parker motioned to approve the City Administrator's report. Vernon Townsend seconded. Motion carried on 4 yes votes.

RESOLUTION FOR CONSIDERATION

Resolution 2012-6 Lot Split Craig Porter

Mayor Ingersoll described that that Ralph Stanton's hand-out was for platting a new street. This is not a new street, but an extension of a current street. Jill Cornett reported that Ralph Stanton is concerned about the unplatted part; however, the owner has decided not to subdivide it. He is trying to find a buyer. A new buyer might come in with a different plan. Building Inspector Gene Grossman stated that area could be re-platted. Mayor Ingersoll commented that at that time it would be the developer's expense for water/sewer lines and other costs. The City does not have site plans for the new Senior Center yet. It will be on the platted area. Craig Porter will sell the property to the Senior Center which includes the building and parking lot. Gene Grossman explained that Ralph Stanton wanted to bring up more sewer capacity for the new Senior Center but with just the Senior Center it would not create overcapacity. Ralph Stanton did not want to see the City left with a burden of extra expenses. Joy Thompson asked City Attorney Ron Holliday if he saw any legal reason why not to approve the lot split. Holliday responded that there were provisions that would help in the future. Grossman did not want to see the City run off a developer (ex. Craig Porter). Vernon Townsend motioned to approve the Lot Split for Craig Porter. Don Dillman seconded. Motion carried on 4 yes votes.

BILLS FOR CONSIDERATION:

Bill 2012-11 Approve Sullivan Publications for Codification Bids was read for the first reading.

Bill 2012-12 Accept Pepsi for City's Soft Drink Bids was read for the first reading.

Bill 2012-13 Amend Chapter 77 Building Permit rates was read for the first reading.

Bill 2012-14 Authorize the Mayor to Sign an Agreement with Aaron Grossoehme for Clasbey Center Rental was read for the first reading.

Bill 2012-15 Amend Chapter 66, Adding Landlord responsible for delinquent water bills. Mayor Ingersoll recommended tabling this bill and instead looking at increasing the water deposit amounts. Joy Thompson motioned to table Bill 2012-15 and Vernon Townsend seconded. Motion carried on 4 yes votes.

Second Public Testimony:

Hubie Beattie asked if he was still the high bidder on the golf mower. Beattie's bid was the highest: \$984. Vernon Townsend motioned to accept the high bid on the golf mower. Don Dillman seconded. Motion carried on 4 yes votes.

COUNCIL DISCUSSION:

Don Dillman received a few calls and sent the items to City Administrator Jill Cornett.

Vernon Townsend read his Zoning Liaison report.

John Parker received calls on the water bills. He asked people to compare the water usage to previous months.

Joy Thompson received a lot of questions on water bills.

Vernon Townsend motioned to go into closed session for reasons of personnel 610.021 (3). John Parker seconded. Vote: Dillman: aye; Townsend: aye; Parker: aye; Thompson: aye. Motion carried.

EXECUTIVE SESSION: 610.021 (3) RSMo.

Personnel Issues

During Executive Session, two items were approved.

Golf Course Management -- Joy Thompson motioned to change jobs and the pay of Golf Manager Nate Campbell and Pro Shop Manager Mark Christopher at the golf course. Christopher will become the Golf Course Manager and Campbell the Maintenance Greenskeeper. The new pay rates will be: Nate Campbell, \$29,000; Mark Christopher, \$34,000. Nate Campbell has two weeks to get his chemical test completed. Vernon Townsend seconded. Vote: Dillman: aye; Townsend: aye; Parker: aye; Thompson: aye. Motion carried.

City Hall personnel -- Deputy City Clerk Brooke Bell has had a change in duties and the extra responsibility of Utility Clerk in addition to being Deputy Clerk. John Parker motioned to reflect that change by making Brooke Bell the Deputy Clerk/Utility Clerk and changing pay rate from \$12/hour to \$13.50/hour. Vernon Townsend seconded. Vote: Dillman: aye; Townsend: aye; Parker: aye; Thompson: nay. Motion carried.

Vernon Townsend motioned to go back into open session. Don Dillman seconded. Motion carried on 4 ayes.

Parks - At the last meeting there was mention of replacing some of the committee members. Don Dillman asked had that been given any more thought. Mayor Ingersoll said he had a call asking if he wanted to get rid of all of the Park Board. The answer is No. Two of the Park Board members are also on the Youth Football Board. Kevin Rost is the vice president of Youth Football and Dwyane Williams is the secretary. Ingersoll thought it was impossible for there not to be a conflict of interest. The Park Board did not have a quorum at the last meeting. Ingersoll also mentioned Rost's business with the school as a conflict with the City's current maintenance of school fields. Joy Thompson felt everyone needed to work together. Ingersoll stated when he was previously Mayor he terminated the entire Park Board and started over. He did not want all of the Board to go this time. Don Dillman asked should the Park Board have choices or should the City dictate its decisions? Mayor Ingersoll answered that the City is ultimately responsible. Ingersoll mentioned other concerns. He has never seen a certificate of insurance from youth football. He wanted to see the contract with David Crane on the soccer fields. Vernon Townsend expressed concerns about the ownership of the Youth Complex and that it was supposed to be for disadvantaged youth. Mayor Ingersoll said he is not anti-youth football. He just wants them to pay their fair share.

Adjournment

No further business to discuss. Meeting adjourned at 9:28 p.m. on a motion by Vernon Townsend and seconded by Joy Thompson. Motion carried on 4 yes votes.

Dave Ingersoll, Mayor

ATTEST: _____
Beth Kar, City Clerk