

**SAVANNAH CITY COUNCIL  
PROCEEDINGS  
REGULAR SESSION  
MONDAY, JULY 20<sup>th</sup>, 7 P.M.  
CLASBEY CENTER – COUNCIL CHAMBER**

Mayor Connie George presiding.

Pledge of Allegiance was recited.

Council members present: Don Dillman, John Parker, Kenny Maxwell and Joy Thompson. Mayor Connie George, City Administrator Bruce Lundy, City Attorney Emily Bauman, Chief Police David Vincent, and City Clerk/Treasurer Beth Kar were also present. The meeting notice was posted at City Hall July 17, 2015. The meeting was audio recorded.

**Approve Agenda** -- Don Dillman motioned to amend the agenda and move the Resolution for consideration to the lot split discussion and approve the agenda as amended. John Parker seconded. Motion carried on 4 yes votes.

**Minutes** – June 1<sup>st</sup>, 2015 Council Meeting. (June 15<sup>th</sup> and July 6<sup>th</sup> meetings were cancelled due to illness, vacation and lack of quorum.) Don Dillman motioned to approve the minutes of June 1, 2015. Joy Thompson seconded. Motion carried on 4 yes votes.

**Public Testimony:** Director Linda Lambright described how the Senior Center needs to upgrade their sewer system. The Center is outside the City limits. Originally she was asking for the City to annex their property. However Deputy City Clerk Brooke Bell described how the City had utility customers outside the city limits. Annexation was not necessary to tie into the City's sewer. The Senior Center will pay for the engineering and connecting into the line. White Cloud Engineering will hook them into the City's sewer system. John Parker asked if they would need a flow study in light of the proposed new development also on the agenda. Don Dillman motioned to work with the Senior Center and John Parker seconded. Motion carried on 4 yes votes.

**Lot Split for Mary Kay Lyle** – The Lyle Squared property is at 709 East Price Street. Building Inspector Mike Malhiwsky described the lot split request. It follows the zoning code regulations. The Planning & Zoning Commission approved the lot split request.

**Resolution 2015-5 Approve Lot Split 709 East Price Street** -- Don Dillman motioned to approve Resolution 2015-5. Kenny Maxwell seconded. Motion carried on 4 yes votes.

**Attorney Nancy Blake and West Brook Estate Redevelopment Plan** - Blake described the Tax Incremental Financing (TIF) proposal which would include 50 percent of tax increment funds over 19 years. The Developers would take back half the taxes as a compromise. It would be a longer plan because it will take longer to pay back at the reduced rate. The proposal is still in the planning stages. Council asked a variety of questions. John Parker questioned if the subdivision plat and other information had been submitted to the Planning & Zoning Commission. Blake explained the developers wanted Council's feedback before starting through the steps for development and TIF. City Administrator Bruce Lundy questioned if the property met the definition of blighted. Blake detailed that it meets the definition that the cost of construction including street access makes development prohibitive. There is no request for an outlay of cash or cost sharing and no bonds requested. Council asked questions about taxes.

City taxes would increase over the current undeveloped land taxes. It is a proposed 28 house development. John Parker expressed his concerns. City Attorney Emily Bauman described there are two separate processes: TIF financing and subdivision development. Council discussed tax collection. Joy Thompson was concerned the development would need city services without fully receiving taxes to support those services. She asked the opinion of other tax authorities. Dr. Brax, Superintendent of Schools, was in the meeting, listening. Blake talked to the other taxing authorities and thought they seemed supportive. Parker expressed concern that the City would have to pay somehow down the line. Michael Puckett, the developer, described the houses with an approximate cost of \$225,000 to 250,000. Parker would like to meet with the other tax authorities and have more information before making a decision. TIF is a long process. Council agreed to allow moving forward, creating a commission, and reviewing benefits and concerns, then determining if TIF should be granted.

**Soft Drink Concessions Bids** – City Administrator Bruce Lundy explained the City received only one bid. Gatorade and water were more expensive through the bidder, Pepsi. The City would like to rebid with multiple options including that the City could obtain some drinks from another source if cheaper. Joy Thompson motioned to reject the bid and rebid with multiple options. John Parker second. Motion carried on 4 yes votes.

**Ralph Stanton Regarding TIF Request** – Ralph Stanton spoke about the TIF request which would be used as an incentive. He felt it is not fair to everyone else. If the whole town was done as a TIF then everyone would benefit. He was not for or against TIF. He wanted the City to consider expanding TIF to where it would benefit the whole city.

**Police Chief's Report** -- Chief Vincent reported there would be a tractor cruise through town on Saturday. The officers had been busy. They recovered two stolen vehicles, responded to two serious domestic assaults and a couple of break-ins on the Square. City Administrator Bruce Lundy and the City workers helped on one of the cases. He also reported that the Fire Department had not hired a Chief so he was still acting chief. There was an accident at a Fillmore fire where two firemen had to seek medical treatment for injuries. Rural Fire department wanted to pay the medical bills instead of workman's comp. Vincent asked the City to consider splitting the medical bills. Don Dillman responded that if it was not submitted to workman's comp, then if something happened later, it wouldn't be covered. He wasn't sure of the cost of the total bills. He planned to talk to the ambulance district regarding the fee. Rural hadn't asked for the City to share. Vincent made the request as Chief because Rural and City share other costs for the shared fire department. Don Dillman motioned to pay the City's share of half costs. Kenny Maxwell seconded. Motion carried on 4 yes votes. John Parker motioned to approve the Chief's report. Joy Thompson seconded. Motion carried on 4 yes votes.

**City Administrator's Report** - City Administrator Bruce Lundy reported:

**Park Board** – Mayor Connie George, Councilwoman Joy Thompson and Lundy attended the Park Board meeting. The Board nominated Officers for the upcoming year. Mike Yuille is the President of the Board; Brennan Lehman is the Vice President; Jerry Baker is the Treasurer and Aimee Kennedy is the Secretary. They also made every Thursday a Dollar Day with \$1.00 cost to get into the pool. Board Member Zach Snapp resigned stating that he is busy with his kids and does not have the time to devote to the Board. John Parker motioned to accept Zach Snapp's resignation. Joy Thompson seconded. Motion carried with 4 yes votes.

**Cemetery** – A few weeks ago Inspector Mike Malhiwsky, Water Employee Jason Mercer and Lundy all helped the cemetery crew weed-eat around the stones. With all the rain, the cemetery had gotten behind and Lundy received a couple complaints about the tall grass around the stones.

The eight employees ran string trimmers and trimmed around the stones that were in need, taking about six hours. The Cemetery Budget is very limited but Cemetery employee Davey Poland has asked for another worker. After working on it Lundy agreed that keeping up with the trimming and the mowing is a big job. He asked for Council's opinion on additional help or having someone from another department transfer over to help from time to time. Don Dillman asked if they couldn't spray around stones. There are plants around the stones. Deputy Clerk Brooke Bell mentioned the City also has to pay unemployment in winter for the seasonal employee at Cemetery. The fund is already very tight. Other departments will help out. It has been a tough year with all of the extra rain. Joy Thompson received compliments that the City Administrator was out helping at the Cemetery.

**Certification** – Employee Dellie Dunn has completed a class and received her Certificate of Competency in Wastewater Treatment System Operations from the Missouri Dept of Natural Resources. This gives her a Class D Wastewater Treatment License. Dunn has been at the Wastewater Plant for a few years and does a good job. Per policy this Certification earns her a \$1000 pay increase. The Certification was awarded May 28th and since the City has not had a meeting for a while he already approved the raise per policy. A motion is needed to make the raise official. Don Dillman motioned to approve Dellie Dunn's pay raise of \$1,000 for receiving her certification. Joy Thompson seconded. 4 yes votes.

**Zoning Board** – At the last meeting they approved a lot split for Mary Kay Lyle – DBA Lyle Squared LLC. The property is at 709 East Price. The property has been surveyed and had everything done that is required. This was earlier in the agenda.

**Streets** - The last couple of winters have been particularly hard on our streets. Each year the City does a limited amount of paving based on the budget. However, the City is not able to keep up with the deteriorating streets. He hated to mention increased taxes, and it may be tough to convince voters, but he thought the City needed to consider an effort to fix more streets and sidewalks. Andrew County voters and City of Savannah voters have generously passed the County Gravel tax for their County Roads for several years. The Sales tax in Savannah is currently 8.425 cents per dollar. The City of Savannah gets two cents of that per dollar. One cent goes to the general fund, one half cent goes to parks, and one half cent per dollar goes to transportation (streets/sidewalk). The other 6.425 goes to the State and the County. Don Dillman suggested having the City's financial advisor Tionna Pooler look into it.

**Reconnect fees** – Lundy asked for Council to consider again reducing the reconnect fee for customers who were disconnected for nonpayment. Lundy described water shut off day procedures. When a Utility Bill is not paid a 10% late fee is added and late notice sent out. If it is not paid then the utility is shut off. The current fees are: \$100 to turn it back on the same day and \$50 to turn it back on the next day. On shut off day one employee stays until City Hall closes at 4:30 p.m. in case there is one that needs turned on. It takes about ten minutes to drive anywhere in town and turn the meter back on. He knew the fee is meant to be a deterrent and motivation to pay on time but for some customers it is seen as an extra burden. Lundy thought \$75.00 reconnect fee for the same day would still be a motivator to pay on time but not so much of a burden for those that just can't. I believe \$25.00 to reconnect the next day is sufficient as well. Deputy Clerk Brooke Bell reported most paid the same day and the higher fee really had not been a deterrent. There is no quick way to see how many times in a row someone had been turned off. Don Dillman thought it would be better to have a uniform policy and less chance for mistakes. Bell thought the City should ask Tionna Pooler how lower fees would affect water revenue for next year's budget. John Parker motioned to create an ordinance on City Administrator Bruce Lundy's recommended figures. Don Dillman seconded. Motion carried on 4 yes.

**Water Plant Computer** – Water Plant Employee Jason Mercer called to report a computer that operates the plant failed. They contacted the provider who came up and got it going but he said that it needed replaced. Jason told him to get us a bid ASAP. Lundy had not received that bid but would forward it once he received it. Expect \$2500 range.

Deputy Clerk Brooke Bell mentioned that the City had recently ordered new water bills which would include the old reconnect fee rates. It is okay to use those bills? Council was fine.

**Senior Center** - Linda Lambright called and inquired about the Senior Center hooking up to the City Sewer.

Joy Thompson motioned to approve the City Administrator's report. Kenny Maxwell seconded. Motion carried on 4 yes votes.

**MRWA Training** -- August 8: Missouri Rural Water Association training in Savannah. Brooke Bell described how she had attended sessions from MRWA and found them beneficial especially since it was geared for smaller cities.

**City Attorney's Report** – City Attorney Emily Bauman described adopting the new zoning map. She also looked at the voluntary annexation process. She described different types of annexation. She talked to Nancy Blake about the TIF commission process. Bauman has an upcoming trial on trespassing charge in August. She started the research process on adding liens to properties. The Mexican restaurant property on the corner will be for sale on courthouse steps in August. They owe the city \$1000. John Parker asked about the trailer situation. The City will be sending out letters. Don Dillman motioned to approve the City Attorney's report. John Parker second. Motion carried on 4 yes votes.

### **ORDINANCE FOR CONSIDERATION:**

Bill 2015-12 Conflict of Interest was read for first and second readings.

#### **ORDINANCE: 2671**

This ordinance pertains to readopting procedures to disclose conflicts of interest. The state requires this ordinance to be approved every two years. John Parker motioned to approve ordinance no 2671. Don Dillman seconded. Vote: Dillman: aye; Maxwell: aye; Parker: aye; Thompson aye. Motion carried.

**Second Public Testimony:** None.

### **ELECTED OFFICIALS REPORTS**

**Mayor's report** - Mayor Connie George thanked Brooke Bell for all the extra responsibilities while Beth Kar was gone. George received lots of trash and recycling pick up complaints that it was not picked up. There are new drivers. John Parker asked for the company, Deffenbaugh, to come to Council and explain the problems.

#### **Council Discussion**

Joy Thompson had an article on how to make money for cemeteries. She described attending the Park Board meeting. She had received lots of trash pickup complaints. There are trash complaints about the house on 14th Street. The Police were already there today.

Kenny Maxwell said the residents on 1st and Price were not mowing. Someone is moving in.

John Parker received trash and recycling pick up complaints.

Don Dillman reported that Kenny Maxwell will not be able to attend the next Mo-Kan meeting so he will attend and represent the City.

**ADJOURNMENT** – No further business to discuss. Council adjourned at 8:50 p.m. on a motion by Don Dillman and seconded by Joy Thompson. Motion carried on 4 yes votes.

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Connie George, Mayor

ATTEST: \_\_\_\_\_  
Beth Kar, City Clerk