

Maryville City Council
Regular Scheduled Meeting
June 11, 2012
7:00 p.m.

The Council of the City of Maryville, Missouri, met in regular session on Monday, June 11, 2012, at City Hall, 415 North Market Street, in said City at 7:00 p.m.

ROLL CALL

The meeting was called to order by Mayor Jonagan and roll was called by the City Clerk, with the following present to-wit: Mayor Glenn Jonagan, Council Members Ronnie Moss, James Fall, and Jeff Funston. Councilwoman Renee Riedel was not present. Others present were City Manager Greg McDanel; City Attorney Doug Thomson; Dir. Public Works C.E. Goodall, Dir., Public Safety Keith Wood and City Clerk Sheila Smail.

PLEDGE TO THE FLAG

Mayor Jonagan led the pledge to the flag.

INVOCATION

Councilman Jackson gave the invocation.

APPROVAL OF THE AGENDA

Mayor Jonagan requested any changes needed to the agenda, be noted at this time. With no changes noted motion was made by Councilman Fall, seconded by Councilman Funston, that the agenda be approved as presented. Upon roll being called, the vote was as follows: Councilman Funston, yea; Councilman Moss, yea; Councilman Fall, yea; Mayor Jonagan, yea. Motion carried.

APPROVAL OF MINUTES

Mayor Jonagan requested any changes needed to the minutes of Council meetings held May 14 and 30, 2012, and executive sessions, be noted at this time.

Motion was made by Councilman Moss, seconded by Councilman Fall, that the minutes be approved as presented. Upon roll being called, the vote was as follows: Councilman Moss, yea; Councilman Fall, yea; Councilman Funston, yea; Mayor Jonagan, yea. Motion carried.

TREASURER'S REPORT

Non-reoccurring bills to be paid included a payment to HDR Engineering for the Wastewater Treatment Plant (\$69,052.67) and Sungard Pentamation, for annual software maintenance (\$20,362.09). Non-reoccurring revenue came from Century Link for a quarterly 911 tax distribution (\$30,931.32) and from Missouri Intergovernmental Risk Management Association (MIRMA), for reimbursement for storm damaged vehicles (\$87,673.36).

Motion was made by Councilman Funston, seconded by Councilman Moss, to approve the Treasurer's Report as presented. Upon the roll being called, the vote was as follows: Councilman Fall, yea; Councilman Funston, yea; Councilman Moss, yea; Mayor Jonagan, yea. Motion carried.

PAYMENT VENDOR SCHEDULE

Motion was made by Councilman Fall, seconded by Councilman Moss, to approve the payment of bills, as presented. Upon the roll being called, the vote was as follows: Councilman Funston, yea; Councilman Moss, yea; Councilman Fall, yea; Mayor Jonagan, yea. Motion carried.

ZONING ORDINANCE

The Council reviewed the process of the recommendations made by RDG Planning and Design regarding the City zoning. May 9, 2012 the recommendations were reviewed by the Planning and Zoning Commission, resulting in three motions for alterations to the RDG plan. The motions included:

Motion #1: Motion to move the University Overlay boundary line to incorporate the south property line of Prather Avenue. Prather Avenue will now be in the University Overlay district instead of partially in the Campus Town Overlay district.

Motion #2: Motion to move the North University Overlay east boundary line to the west side of the AKL Fraternity house, at 421 West Sixteenth Street, making West Sixteenth Street the north boundary line.

Motion #3: Regarding the family definitions, the motion is to strike Item 1A on the RDG Proposal and recommend Item 2A.

The City Council discussed the recommendations at the May 30, 2012 meeting which resulted in the following changes to the proposal:

Item #1: Move the southern University Overlay Boundary line to exclude the Sunset Subdivision which does not appear to be experiencing an issue with a conversion to rental units.

Item #2: Extend the southern University Overlay Boundary line to include residential areas south of 1st Street. The southern boundary of this district is now proposed along W. Cooper Street. Extension of this district hinders further conversion of properties to rental use and addresses concerns from the original focus of the project.

The RDG proposal was questioned regarding the creation of a Parking District in the University Overlay areas to additionally combat the conversion of single family houses to rental housing. RDG has provided two options:

A. No on-street parking between the hours of 1 am and 6 am unless a parking permit has been purchased. The occupant or owner of a parcel, exclusive of the number of units or bedrooms, can apply for one (1) on-street parking permit.

B. No on-street parking between the hours of 1:00 a.m. and 6:00 a.m.

The Parking Districts remains as the most questionable point of the recommendations, but had been identified to provide additional control and a disincentive for properties to be converted to rental units. It was recommended by staff, to proceed with a Parking District, with a manageable trial area, before a zone-wide implementation is approved. Overlaying a Parking District in only the area north of 1st Street in the University Overlay would allow the benefits to be analyzed and examine public reaction.

A trial area would also allow enforcement efforts of the Parking District to be fine tuned before additional areas were encompassed by the district. The Public Safety Department recommended that if a Parking District is considered that option (b) is selected. No on-street parking during specific hours is easier to enforce and provides less in-house administration compared to a permit system. The Parking District can be reduced or expanded in the future based on need.

Several residents in the area of the proposed University Overlay were present to express their concerns and ask questions about the process of implementing the new requirements.

The City Council agreed to the trial Parking District. An updated ordinance will be presented for approval on June 25th.

RENEWAL OF CERTAIN LIQUOR LICENSES

City Liquor Licenses are due to expire June 30, 2012. A list of liquor license holders was presented to the City Council for approval to the renew their prospective license(s). The list includes those businesses that have met all requirements for renewal, which includes a life/safety inspection performed by Code Enforcement and the Fire Inspector.

Businesses being considered for approval were the Mandarian Restaurant, Pagliai's Pizza, Pizza Hut, A & G Restaurant, Bearcat Lanes, Canteen, Carson's Grille, Maryville Elks Club, Molly's, Murphy's Bar, The Palm's, BreakTime, Casey's East, Casey's North, Finish Line, HyVee Food, HyVee Gas, Shop'n Hop, and Walgreens.

Motion was made by Councilman Moss, seconded by Councilman Funston, to approve the City Liquor Licenses as presented. Upon roll being called, the vote was as follows: Councilman Moss, yea; Councilman Fall, yea; Councilman Funston, yea; Mayor Jonagon, yea. Motion carried.

The remaining applications for liquor licenses will be presented to the Council at the June 25, 2012, City Council Meeting.

APPROVE CONTRACT FOR ENGINEERING SERVICES, SOUTH MUNN AVENUE IMPROVEMENT PROJECT

The City Clerk presented a bill, Bill No. 2012'46 for an ordinance entitled:

An Ordinance Authorizing the Mayor of the City of Maryville, Missouri, to Execute a Contract with SK Design Group, Inc., for the Purpose of Providing Engineering Services for the South Munn Avenue, Street Improvement Project Maryville, Missouri

Proposals of Qualifications were received until May 29, 2012, from firms interested in providing services of surveying, prepare conceptual/right-of-way plans, final design plans and bid documents and provide technical support services for the Munn Avenue, Street Improvement Project, from South Avenue to Highway V.

The proposed project will include the complete reconstruction of the roadway section, storm sewer improvements, water main improvements, driveway approach reconstruction, and pedestrian enhancements.

Staff recommended to the City Council execution of an Engineering Services Contract with SK Design Group, Inc., for the Munn Avenue, Street Improvement Project, from South Avenue to Highway V.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilman Fall, seconded by Councilman Moss, to approve Council Bill No. 2012'46, to contract with SK Design Group, Inc., for engineering Services. Upon roll being called the vote was as follows: Councilman Funston,

yea Councilman Moss, yea; Councilman Fall, yea; Mayor Jonagan, yea. Motion carried.

Said bill was then numbered Ordinance No. 7425 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk, and agreement was identified as Contract 2012-28.

OPERATION/MAINTENCE OF WATER/SEWER TREATMENT PLANTS CONTRACT, PEOPLESERVICES, INC

The City Clerk presented a bill, Bill No. 2012'47 for an ordinance entitled:

An Ordinance Authorizing the Mayor of the City of Maryville, Missouri, to Execute a Contract with PeopleServices, Inc., for the Purpose of Providing Services of Operation and Maintenance of the Water and Sewer Treatment Plants Maryville, Missouri

The City of Maryville entered into a contract with PeopleServices, in 2006 for the services of providing operations maintenance and management of the water and wastewater treatment facilities, and has been renewed on an annual basis since. A contract was presented to the Council for consideration that will renew services for an additional five (5) year term, subject to Consumer Price Index (CPI) adjustments which will allow the City to budget costs appropriately.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilman Funston, seconded by Councilman Fall, to approve Council Bill No. 2012'47. Upon roll being called the vote was as follows: Councilman Moss, yea; Councilman Fall, yea; Councilman Funston, yea; Mayor Jonagan, yea. Motion carried.

Said bill was then numbered Ordinance No. 7426 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk, with the agreement being identified as Contract No. 2012-28.

ACCEPTANCE OF THE DOWNTOWN STRATEGIC PLAN

The City Clerk presented a bill, Bill No. 2012'48 for a resolution entitled:

A Resolution of the City of Maryville, Missouri, Accepting the Downtown Strategic Plan as the Guiding Document for Future Planning and Redevelopment Activities within Downtown Maryville, Missouri

A Downtown Strategic Plan was presented to the Council for approval which will provide a guiding document for future planning and redevelopment efforts within the Maryville Dream Study Area. The document will also be a tool provided to downtown property owners and the Planning & Zoning Commission to assist with decision making for future development.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilman Moss, seconded by Councilman Funston, to approve Council Bill No. 2012'48, to accept the proposed Downtown Strategic Plan. Upon roll being called the vote was as follows: Councilman Fall, yea; Councilman Funston, yea; Councilman Moss, yea; Mayor Jonagan, yea. Motion carried.

Said bill was then numbered Resolution No. 588 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

It was noted that Councilman Moss and Councilwoman Riedel, along with City Manager McDanel will represent the City on the Downtown Development Board.

APPROVE CHANGE ORDER NO. 1, CONTRACT WITH SAK CONSTRUCTION, SEWER MAIN LINING

The City Clerk presented a bill, Bill No. 2012'49 for an ordinance entitled:

An Ordinance Approving Change Order No.1, of a Contract with SAK Construction, for the Purpose of Performing Necessary Sewer Main Lining on Sanitary Sewer Lines, Maryville, Missouri

Change Order No. 1, of Contract 2012-38, was presented to include areas of sewer line repairs needed before those areas can be lined. Repairs were not included in the original contract but were expected after smoke testing and an analysis of the lines was performed. The repairs were recommended to be approved with a maximum cost of \$31,469.56.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made and seconded, 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 24 hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilman Funston, seconded by Councilman Fall, to approve Council Bill No. 2012'49. Upon roll being called the vote was as follows: Councilman Funston, yea; Councilman Moss, yea; Councilman Fall, yea; Mayor Jonagan, yea. Motion carried.

Said bill was then numbered Ordinance No. 7427 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

REPORTS

I. City Manager

- *Public Safety Department Brush Truck Replacement:* The replacement of the brush truck apparatus is scheduled in the current Capital Improvement Plan (CIP) and will be a joint purchase between the City and Polk Fire Protection District. Chassis specifications are complete and will be bid with an anticipated purchase in 4-6 weeks. Specifications for the remainder of the apparatus build will be completed and distributed to manufacturers with an estimated purchase in 4-6 months.
- *Highway 136 Repair:* The Missouri Department of Transportation (MoDOT) is scheduling the repair of Highway 136 that was damaged as a result of a 12" water main break. The repair will be performed by a MoDOT contractor who will be working with MIRMA, the city's insurance provider on the claim.
- *2012 Asphalt Milling & Overlay Project:* Keller Construction plan to begin June 11, 2012, on 4th Street from Grand Ave to County Club Ave and the Maryville Community Center Parking Lot.
- *Airport Consultant RFP:* The City solicited statements of qualifications from airport consultants for upcoming projects, within a five year period at Northwest Missouri Regional Airport. Four (4) proposals were received by the May 31st deadline and will be reviewed by a selection committee and the Airport Board. The selected consultant will likely proceed with engineering services for an airport pavement rehabilitation and maintenance project.
- *Council Planning Session:-*The City has hired The Novak Consulting Group to facilitate a council retreat for the City of Maryville. The session will focus on articulating goals and reaching consensus on council priorities. The half-day retreat will be held July 24th at 8:00 a.m. followed by a similar half-day session with department heads and management staff. Julia Novak, President, will serve as the facilitator and has more than 20 years of experience working with local governments as a consultant, facilitator, and former City Manager.
- *Financial Advisor RFQ:* The City of Maryville is requesting proposals from qualified firms interested in providing a full range of financial advisory services for a three (3) year period. Proposals will be accepted until 4:00 p.m. on July 13, 2012. The financial advisor will serve as the City's consultant on debt financing projects, provide various financial advices, and manage the bond financing process.
- *Equestrian Site at Mozingo Lake Park:* Thirteen (13) RV sites are now ready for use, with seven (7) additional sites planned for completion this fall. Each site has water hydrant access and proper electrical hook ups. The road leading to the site and individual pads have been graveled for use, and are expected to be converted to concrete in the near future. Hitching rails and additional culverts will be installed along the equestrian trail. Construction of the bath house is nearly complete and the sanitary sewer system project approved by council is underway.
- *Code Enforcement Extending Services:* The City of Maryville, Code Enforcement Department, will be shifting to a 4-day, 40 hour work week on a trial basis beginning June 11th through August 31st. An alternating schedule between inspectors will allow services to be available to the general public and contractors Monday through Friday from 7:00 a.m. to 6:00 p.m. The extension of hours provides additional convenience to many contractors who begin work earlier in the morning to combat summer heat and the general public who may work an 8:00 a.m. to 5:00 p.m. job.

II. Council Members

- It was asked if the easement had been established between Joy Wok and the fitness center to the south, in the Marymart Shopping Center, for a future street. It had not, because it was not considered to be the best location for a street. It can still be considered in the future.
- The Mayor was complimented on the process taken to fill the unexpired position on the City Council.
- Councilman Moss expressed his excitement about the future planning and development of the Downtown development project and looks forward to working with others in making it a reality.
- The Greater Maryville Chamber of Commerce was complimented on the well planned and executed Maryville Marathon, held June 9, 2012.

- Mayor Jonagan will be serving on the Economic Development Board.

ADJOURNMENT

Motion was made by Councilman Moss, seconded by Councilman Fall that the meeting be adjourned. Upon the roll being called, the vote was as follows: Councilman Moss, yea; Councilman Fall, yea; Councilman Funston, yea; Mayor Jonagan, yea. Motion carried. Meeting was adjourned.

Glenn Jonagan, Mayor

ATTEST:

Sheila Smail, City Clerk