

MINUTES
CITY OF DIAMOND BOARD OF ALDERMEN MEETING
June 9, 2014 - 7:00 P.M.

MAYOR SHANE HUNTER CALLED THE MEETING TO ORDER AT 7:01 P.M.

OPENING PRAYER: Jerry Shipman

PLEDGE OF ALLIEGANCE: Mayor Hunter led the group in the pledge of allegiance.

ROLL CALL: City Clerk called roll. Mayor Shane Hunter, present. Aldermen present were Billie Jo Hardy, Brenda Schmitt, Ken Bell and Jerry Shipman.

Mayor Hunter then gave the floor to Project Attorney Bill McCaffree. Mr. McCaffree called councils attention to a letter dated June 9, 2014 from D.A. Davidson. It outlined the project budget and the terms of financing through D.A. Davidson. It will require a yearly payment of \$32,000.00. Mr. McCaffree explained the average interest rate of 4% and the term of 20 years. He also explained that the interest rate was only good for a closing within 30 to 45 days, after that the interest rate may change. He introduced Sue Bacorn to council and asked her to explain the 2% MHI required for the CDBG grant. Sue explained that CDBG requires sewer rates to be set at 2% of the median household income before a grant is offered. Currently the City is at 1%. Sue is waiting to see what our new rates will be to boost our MHI to meet requirements. Our contribution to the project will count toward that percentage. JoAnn stated that she had a conversation with Jeff Korman about the low MHI. Jeff indicated that the committee had some latitude on this matter and would still be able to work with us. Sue suggested that we put our application together and submit it to CDBG. Billie Jo Hardy made a Motion to allow JoAnn and Sue to complete the necessary work for submission to CDBG. Jerry Shipman seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none. Mr. McCaffree also told council that USDA's permission would be needed before we can obtain financing with DA Davidson. He explained that this can be a difficult process. Brenda stated she has concerns about the City contribution of \$200,000.00. She asked Mr. McCaffree to consult Michael Compton with regard to the amount and if it the smart thing to do. Mr. McCaffree agreed to talk to Michael Compton to get his opinion on whether the City can afford to contribute the amount. He explained that if we do not put in that amount the financing will have to go up as well as our payment and sewer rate. It was found that the City will have to raise rates by \$8.00 per month on sewer rates to meet the obligation with the current terms. This amount will cover all obligations and not add any funds to address the inflow and infiltration problems the City is experiencing. Council will revisit the matter after Mr. McCaffree talks to Michael Compton. Mr. McCaffree told council that he was forwarding us a contract for his services along with an ordinance to formally hire him. JoAnn said she would have it for council to review at the work session meeting being scheduled for Monday.

Mayor Hunter thanked Mr. McCaffree and Sue Bacorn for coming and for their time. He then opened the floor to citizens wishing to address council. Randy Tubbs stood and told council he thought the Farmers' Market did well in spite of the rain. He voiced concerns about parking at the Market and asked if the alley could be opened so traffic did not have to turn around or back out onto Market Street. Gerald Ezell told him that was the plan to the lot, but he had a couple stumps in the way and that more gravel will be delivered and spread over to the alley.

Next Mayor Hunter asked council to approve changes to the Employee Manual. He explained that Jesse's Grandfather had passed and that our Manual did not allow time off for bereavement. He asked that Grandparents be added. B.J. Hardy stated that we should also allow for brother-in-law and sister in-law which are not currently included. Jerry Shipman stated he thought a week off was to long. He stated three days is an appropriate amount. Ken Bell made a Motion to add grandparents and brother and sister in-laws to the bereavement section and reduce the allowed time off to 3 days. Brenda seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none.

Next Council was asked to make a formal decision on the number of chickens that would be allowed in City Limits. Billie Jo Hardy made a Motion to allow 5 chickens per household, to be kept in an enclosed coup, with no roosters being

allowed. Jerry Shipman seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none.

Mayor Hunter then addressed City Officers' Reports. Police Chief Mike Jones submitted a written report. Ken Bell commented on the house that was torn down and how nice it looks. Brenda asked Mike if patrol car 702 was fixed. Mike told her it had to have a new radiator, but was running fine at present. Brenda also asked to identify the officers by their number and he did. She asked if there was an increase in tickets and he stated that summer usually created more violations. She asked if Cody's new hours were working out. He stated that they seemed to be.

Mayor Hunter announced that the Park Board meeting was canceled due to illness of a board member's family. He told council that the concrete work was done on the ramp and we need to get railing up. He told council that we have steel casing from the well closing that would work good for the rail. It would not match the rail on the bridge but it would work if we find a welder. Jerry Shipman thought we should try to match the railing and made a Motion to seek bids for installing railing. Brenda seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none.

The Court Clerk/City Collector submitted a written report. Brenda asked about the water loss and if it raised due to the two leaks that were fixed. Vicki said we won't know till next month. Brenda asked about the readings on the water meters. Vicki told her that the reading was subtracted from the sewer billing. She stated that she worked it out with CUSI so that the amount used through the garden meter will be shown on the water bill. Ken asked about the shut off list. Council agreed again that past due bills should have service shut off till account paid in full. It was noticed that one customer was shut off and owed \$487.20. Vicki was asked to contact this customer and offer the chance to work off her bill at \$10.00 per hour.

Water Superintendent Jesse Gibson submitted a written report. Brenda asked about the wellhead protection plan. He stated that he was working with Eric Fushe from Missouri Rural Water to identify potential hazards within a mile of our wells. He asked to be allowed to purchase street signs 10 at a time to get a bulk rate. He was asked how much he it would be he said roughly \$90. to \$100. each month. He was told to go ahead and it will be added to the Steert Departments budget for the upcoming fiscal year.

Wastewater Superintendent Gerald Ezell submitted a written report. Mayor Hunter acknowledged Gerald's efforts to get a generator for the City Well. He told council it is in place and needs to have electrical work down to get it working. JoAnn asked about the paint needed if it was a special type. Gerald said no, that he just has to paint it white every year for the next three years then the Fire Department will donate it to the City. Mayor Hunter asked for a Motion to get the electric and paint needed to put the generator in operation. Brenda made a Motion to get the electric fixed and paint for the generator. Billie Jo Hardy seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none.

Next item was the golf cart. The motor is blown. It will cost between \$1,700.00 and \$1,900.00 to fix it. Gerald got prices to buy a new one that range from \$3,800.00 to \$5,500.00. The one they like the best for our needs is a Grizzly priced at \$4,000.00 plus our golf cart. Billie Jo Hardy made a Motion to seek bids for a UTV. Brenda seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none.

Gerald was then asked about the current levels of the lagoons. He stated that the lagoons are full again due to the rains we have had.

Next council reviewed the request to purchase a cycle bar for the tractor. Gerald found an 8 foot bar on Craig's List for \$500.00. Council asked Gerald if he had gone to look at it, and he said he had not. Council asked him to look at it and see its condition before we buy it.

City Clerk, JoAnn Ohlhausen submitted a written report. A discussion was entered about other dilapidated houses in town. Since letters sent last year did little good, Ken made a Motion to have JoAnn contact Charles Genesio to see what the next step should be. Brenda seconded the Motion. A discussion was entered about other dilapidated houses in

town. Since letters sent last year did little good, it was decided to contact Charles Genesio to see what the next step should be. The Farmers' Market was discussed in that the events planned for the kick-off event were canceled due to weather and one of the singers had to have emergency surgery. She stated that she would try to come Saturday and do the kids activities.

Mayor Hunter then asked for report from council. Brenda Schmitt asked council to allow her to drive the city car to conference in Columbia. She stated that she was going to attend the Newly Elected Official Conference given by Missouri Municipal League at her own expense and asked the City to let her use the car to save that expense. Council agreed. Brenda then stated that she thinks we should do some sort of public notice about the project and the fact that the rates will go up. She suggested that she and Gerald do a letter. She was told that we had done a Public Meeting and did survey at 200 homes out of 250 for the project. It is also published in the Newsletter.

Billie Jo Hardy had nothing at this time.

Ken Bell asked if all employees use the city car for travel. Mayor Hunter stated that JoAnn uses her own car. JoAnn stated that she does not ask for repayment of her gas unless she drives to conference.

Jerry Shipman asked that we check on the parking signs on Main Street to see if we need as many as we have. Shane said it may have been part of the grant we received for the sidewalk.

Mayor Hunter had nothing at this time.

Next Mayor Hunter asked for approval to pay the listed and unlisted bills. Billie Jo Hardy made a Motion to pay bills listed and unlisted. Brenda Schmitt seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none

Adjourn: All business having been presented and addressed, Billie Jo Hardy made a Motion to Adjourn. Jerry Shipman seconded the Motion. All in Favor, Brenda Schmitt yes, Billie Jo Hardy yes, Ken Bell yes, Jerry Shipman yes. All opposed, none

Meeting adjourned at 9.10 p.m.

Note: This document is a draft. It will not become an official record of proceedings until approved by the Board of Aldermen and signed by the Mayor and City Clerk.

Minutes approved _____, 2014

Shane Hunter, Mayor

JoAnn Ohlhausen, City Clerk