

City of Willow Springs

Regular Council Meeting **Thursday, July 13, 2023** **City Hall Council Chambers, 5:30 pm**

Present: Mayor Brooke Fair, Alderman Danny Bradley, Alderman Kim Rich, Alderman David Collins, Alderman Phill Knott, City Attorney Zane Privette, City Administrator Beverly Hicks, City Clerk Heather Tooley, Police Chief Wes Ellison, Assistant Police Chief Alan Lewis.

Guest: Dean Aye, Amanda Mendez, Steve Schwandt, Shane Collins, Scottie Osborn, David Scarbrough, Bryan Hogan, Joe Wagner, Officer Jim Hedleston, David Gooch, Tyler Morris, Kim McCormick

ANNOUNCEMENT OF QUORUM

City Clerk Heather Tooley called the roll.

Mayor Brooke Fair opened the meeting of the Board of Alderman at 5:30 pm with a quorum present.

AGENDA APPROVAL

City Administrator Beverly Hicks requested to amend the agenda, adding Special Business as item II to discuss the resignation of an alderman and the process to fill the vacancy.

Motion by Alderman Knott, second by Alderman Bradley to approve the agenda as amended. Motion carried 4-0.

SPECIAL BUSINESS

Mayor Brooke Fair received two letters of resignation from Alderman David Collins for his positions on City Council and the Planning & Zoning Commission. Alderman David Collins stated that due to his relocation outside the city limits, he was resigning from both positions.

Motion by Alderman Bradley, second by Alderman Rich to accept David Collins' resignation from the Board of Aldermen and the Planning & Zoning Commission. Motion carried 3-0.

CONSENT AGENDA

Motion by Alderman Bradley, second by Alderman Knott to approve the Consent Agenda which included Approval of Minutes – (RM 6/15), Approval of Bills for Payment, Receipt of Financial Reports, and YMCA, Department Head's & Board's Reports. Motion carried 3-0.

EMPLOYEE RECOGNITION FOR YEARS OF SERVICE

City Administrator Beverly Hicks recognized David Gooch for his 35 years of service to the City. Hicks stated that Gooch retired approximately 7 years ago, but continued working for the

City on a part-time basis in utility locates. Hicks presented Gooch with a certificate and photos were taken.

Police Chief Wes Ellison recognized James Hedlesten for his 10 years of service to the City. Hedlesten was commissioned as a reserve officer in 2009, but did not start work until 2013. He has served the public in law enforcement for a total of 58 years beginning with the Ohio Highway Patrol and upon retirement, he worked for the Howell County Sheriff's Department prior to his employment with the City. Ellison presented Hedlesten with a certificate and photos were taken.

EXISTING BUSINESS

104 E Main Building Discussion and Update: Dean Aye with the Willow Springs Community Foundation (WSCF) was present with an update on the McClellan Building and informed the Council that he expects to receive the engineer's report tomorrow. Aye plans to forward that report to Base Construction, who will provide WSCF with a project cost in less than 1 week.

Aye further stated that the WSCF Board will meet on July 20 to approve the project cost with Base Construction with work to begin within 7-10 days afterward. City Administrator Beverly Hicks informed Council that the City will be working with WSCF to provide temporary power and water during construction. Aye added that it will take approximately 10-12 weeks to stabilize the roof and the front wall.

NEW BUSINESS

Airport Maintenance Grant Application: City Administrator Beverly Hicks informed Council that the Willow Springs Memorial Airport was selected to participate in a State Funded Runway Maintenance Project, which is funded 90% by MoDOT Aviation and 10% by the City. Hicks stated that 10 airports participate as a group for a consultant to oversee the project and the City's cost estimate is projected to be approximately \$38,628.00. Hicks added that upon approval by Council to proceed with application, this project will take place during the 2024 budget year.

Motion by Alderman Rich, second by Alderman Bradley to make application for the State Funded Runway Maintenance Project. Motion carried 3-0.

CDBG DR-4317 Flood Buyout Demo Project: City Clerk Heather Tooley informed Council that after the 2017 flood, the City participated in the CDBG DR-4317 voluntary buyout program through the Missouri Department of Economic Development (DED) with the assistance of South Central Ozark Council of Governments (SCOCOG). Tooley stated that residents participating in the program have voluntarily sold their homes to the City and received assistance to relocate to homes outside of the flood zone through grant funding. DED required demolition of the homes, with the City owning and maintaining them as a green space in perpetuity.

Tooley added that pursuant to DED regulation, the City accepted sealed bids during a 2-week period for the demolition of 8 houses with asbestos abatement on 3 of those houses. Only 2 sealed bids were submitted and were opened on July 5 at 4:00 pm. Simpson Excavating was selected as the contractor per DED guidelines with a bid of \$196,000.00. Tooley further stated that the passage of the resolution would allow signature by the Mayor on the Notice of Award and allow City Administrator Beverly Hicks to sign the contract upon preparation. DED regulation provides that demolition is to begin within 90 days.

Motion by Alderman Bradley, second by Alderman Rich to read Bill No. 100-23 as Resolution No. 23-100. Motion carried 3-0 and the clerk read Bill No. 100-23 as Resolution No. 23-100.

BILL NO. 100-23

RESOLUTION NO. 23-100

A RESOLUTION AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE A NOTICE OF AWARD AND CONTRACT WITH SIMPSON EXCAVATING FOR THE DEMOLITION PROJECT AS PART OF THE CDBG DR-4317 VOLUNTARY FLOOD BUYOUT PROGRAM

Motion by Alderman Bradley, second by Alderman Rich to adopt Resolution No. 23-100. A roll call vote was taken:

Ayes: Bradley, Rich, Knott

Nays: None.

City Administrator Beverly Hicks added that Simpson Excavating was also the contractor selected for Howell County's demolition project, which only consisted of one home, and was already familiar with the process required by the DED.

MMMPEP Electric Update and Solar Opportunities: City Administrator Beverly Hicks informed Council that the way we purchase power changes on a regular basis, along with the types of power purchased. Electric transmission only goes through certain areas and the City pays Show-Me Power to transport it for us. The corridor of electric transmission has been limited, however, MISO has identified a potential electric transmission corridor, like an interstate highway system, and may move forward with development with the assistance of federal government funding. The construction project has an estimated preliminary cost of \$27 Million, however the risk will be taken on by the Missouri Electric Commission (MEC) with the project potentially taking place approximately 5-10 years from now.

Hicks also stated that there will be grant opportunities through the Clean Energy Act to capture carbons on varying levels. The types of power we purchase is changing and current EPA rulings will be litigated for a long time. Some form of carbon caption will happen, but application for grants through the MEC and Missouri Public Utility Alliance (MPUA) could result in solar farms across Missouri with the possibility of one being located here in Willow Springs on 15-16 acres provided by the City. Hicks added that we could obtain power at an extremely cheap price, but it's too early to give too much information now. Applications are due August 2 and Hicks believes that the City of Willow Springs would be a good location for a solar farm. Support letters from cities are being included with the application, along with letters of support from industrial businesses. Hicks requested approval from Council to provide a letter of support to MPUA on behalf of the City of Willow Springs.

Motion by Alderman Bradley, second by Alderman Knott to send a letter of support to MPUA for the solar development application process. Motion carried 3-0.

6-Month Review: City Administrator Beverly Hicks informed Council that revenue as of June 30, 2023 was \$3,705,417.08 and expenses were \$3,505,366.68, minus debt resolution and capital expense. Capital expense was \$208,540.43.

Hicks stated that she was not looking to add expenses with a budget amendment in August, but even it out with the increased sales tax revenue that is coming in.

Public and Media Questions: There were no questions from the public.

Amanda Mendez from Howell County News was present and had questions, which were answered by Council, City Administrator Beverly Hicks, and City Clerk Heather Tooley. One question addressed the tenant at 110 E Main, which is part of the McClellan Building at 104 E Main Street, and whether they would be required to vacate. City Administrator Beverly Hicks stated that the structural engineer did not feel that the tenant was in danger and therefore was not required to vacate the premises.

Mendez also inquired about the other construction company that bid on the CDBG demo project. City Clerk Heather Tooley stated that Rae Rock bid approximately \$471,000.00, but she agreed to email exact figures to Mendez the following morning.

Mendez further inquired if the City could refuse if it was selected as a solar site. City Administrator Beverly Hicks stated yes, the City can refuse to be a solar site.

EXECUTIVE SESSION

Motion by Alderman Bradley, second by Alderman Knott to move to executive session for (1) Legal and (2) Real Estate pursuant to §610.021. A roll call vote was taken:

Ayes: Rich, Knott, Bradley

Nays: None.



The meeting moved into Executive Session at 6:24 pm and adjourned at 6:38 pm with the following action taken: Pursuant to Section 115.070 of the Municipal Code of the City of Willow Springs, Missouri, Mayor Brooke Fair scheduled a special meeting for Saturday, July 15, 2023 at 8:00 am for the discussion of the vacancy on the Board of Aldermen.

Motion by Alderman Rich, second by Alderman Knott to adjourn the meeting at 6:38 pm. Motion carried 3-0.

CITY OF WILLOW SPRINGS



Brooke Fair, Mayor


ATTEST:


Heather Tooley, City Clerk