

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, JULY 25, 2017

PRAYER: Bill Purcell

PLEDGE OF ALLEGIANCE: Councilor Dave Powell

Mayor Wright called to order the regular meeting of the City Council of the City of Richmond, Missouri on, July 25, 2017 at 06:35 p.m.

ROLL CALL - COUNCIL PRESENT: Mayor Mike Wright, Tom Williams, Dave Powell, Deanna Guy, Sam Coleman, Barb Hardwick, Ron Peterson and Rob Kinnard.

COUNCIL ABSENT: Justin Meier, excused.

ROLL CALL – STAFF PRESENT: Interim City Administrator/City Clerk-Tonya Willim, Police Chief-Chad Burnine, Finance Director-Rebecca Hoeflicker Wastewater Superintendent-Dale Shipp, and City Attorney, Chris Williams.

WELCOMING REMARKS – Mayor Wright welcomed everyone to the meeting.

ACCEPTANCE OF MINUTES: July 11, 2017 minutes of the regular meeting approved as printed.

COMMENTS FROM AUDIENCE: None.

ADOPTION OF AGENDA: A motion to adopt the agenda as presented by Councilor Peterson, second by Councilor Williams. **AYES:** Kinnard, Coleman, Guy, Peterson, Williams, Powell and Hardwick. **NAYS:** None. Approved 7-0.

REPORT OF STANDING COMMITTEES:

FINANCE COMMITTEE: Tom Williams – the committee met on July 17 with Schneider Electric to discuss getting a bid on overlooking our water meters and testing them. They do a lot of different things, but, those are the items we were interested in. We will be talking about it later in the meeting and it was very informative.

ORDINANCE COMMITTEE: Deanna Guy – the committee has not met and therefore, nothing to report.

PUBLIC WORKS: Dave Powell – the committee met with Finance on the July 17.

PUBLIC SAFETY: Rob Kinnard – the committee has not met and therefore, nothing to report. We would like to have a committee meeting prior to next council meeting.

PARK BOARD LIAISON: Justin Meier – Absent.

MAYOR’S REPORT – Mike Wright. 8/2 at 2:00 p.m. the Secretary of State will be here regarding Voter ID regulations. 8/18 attended Kiwanis Meeting.

INTERIM CITY ADMINISTRATOR REPORT: Report included in the packet. Today we stated the smoke testing on Morningside Terrace.

Mayor wanted to discuss Chip and Seal areas. We have received a lot of complaints. We have not done this application before. Hopefully, when the surfaced is cured they will be better. It will take some time for the road to settle down and we will run the street sweeper to pick up the loose gravel. Dale said this was only to extend the life of the road. It is cheaper than a complete overlay. Much discussion and Council agreed this is not something we will probably do in the future.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. Chapter 100 Dollar Tree Project – Toni Stegeman, Gilmore & Bell, P.C. Toni explained the Ordinance and documents attached thereto.
 - A. **Bill No.: 17-28:** Ordinance authorizing the City to issue its Taxable Industrial Revenue Bonds (Dollar Tree Store Project), Series 2017, for the purpose of providing funds to pay the costs of an industrial development project in the City; approving a Lease Agreement for the Project; and authorizing the City to enter into certain agreements and take certain other actions in connection therewith. Motion for first and second reading by Councilor Williams - second Councilor Peterson. AYES: Kinnard, Williams, Hardwick, Guy, Coleman, Peterson and Powell. NAYS: None. Motion carried 7-0. City Clerk, Tonya Willim proceeded with the first and second reading by title only of Bill 17-28. Motion to adopt by Councilor Williams, second Councilor Peterson to approve Bill 17-28 as ordinance. Roll called. AYES: Kinnard, Peterson, Coleman, Guy, Williams, Powell and Hardwick. NAYS: None. Bill 17-28 approved 7-0.
2. Policy No.: 2017-02 Fraud and Whistleblower Protection Policy. Finance Director, Rebecca Hoeflicker, explained that this policy is based on GFOA Standards and is implemented to show the change of command to report fraud. This will serve as practical basis for identifying fraud or abuse and reporting it. Motion to approve Policy No.: 2017-02 by Councilor Williams, second Councilor Peterson. AYES: Kinnard, Peterson, Coleman, Guy, Williams, Powell and Hardwick. NAYS: None. Approved 7-0.
3. Investment Grade Audit – Schneider Electric. Tonya Willim stated on June 13, 2017 the City received one response from Schneider Electric on the RFQ for a City-Wide Energy Conservation Program. This program looks to address energy and capital needs through a guaranteed energy cost savings program. Although this program highlights many different avenues, the City's focus was on a city-wide meter replacement program. The variance in meter brand and age has caused various issues with meter reading and has limited the ability to provide high quality service to the City of Richmond residents and businesses. As meters age, especially larger ones, mechanical parts begin to malfunction, resulting in accuracy issues and lost revenue. Staff has discussed over the past year and half the best way to enhance the City's meter infrastructure, as well as possible ways to determine the cause of the continued unaccountable water loss. The City would like to replace the over 2,700 meters currently in service, but a substantial capital improvement project has been cost prohibitive through the annual budget process. Therefore, the meter system has been piecemealed for many years. The Energy Conservation Program could finance a city-wide meter replacement project by capturing the revenue of current water loss on existing meters and provide a written guarantee from the Energy Services Companies (ESCO) of utility reductions and revenue savings. The first step to determine if a city-wide meter project is financially feasible is for the ESCO to perform an Investment Grade Audit by physically testing a sample of all the different types of meters in the system. On July 17, 2017 Schneider Electric presented the attached power point presentation to the Finance and Public Works Committees. It is the recommendation of these committees to proceed with Investment Grade Audit. If the testing commences and it is determined that the meter replacement program is not financially

feasible, the City will not hold any financial liability for the program. If Schneider Electric determines the project is financially feasible and the City decides to move forward with the program, the amount of \$24,500 will be rolled into project financing. The attached agreement is for the performance of the energy efficiency analysis; meter testing, meter analysis, measuring actual energy use, taking equipment inventory and identifying operational deficiencies. Councilors Guy asked for clarification on the total amount of replacing all meters and if the city could truly pay for it. Rebecca Hoeflicker stated that the city can finance the project and pay it off over a period of time with the money the city will save after replacing faulty meters. Council Powell stated we will not have to build as big of a water plant or major rehab if we don't have to produce as much water. Councilor Williams added that another town went through this and it found that the meters had failed to read tens of thousands of dollars worth of water that the residents were getting free of charge. Councilor Hardwick stated that we need to figure out if or why we have water loss before talking about building a plant in the future. Motion to enter into an agreement with Schneider Electric for \$24,500 by Councilor Williams, second Councilor Peterson. AYES: Kinnard, Peterson, Coleman, Guy, Williams, Powell and Hardwick. NAYS: None. Approved 7-0.

ADJOURN OPEN/ENTER CLOSE: Pursuant to Section 610.021 (3) Personnel, (13) Personnel motion to adjourn at 7:26 p.m. by Councilor Guy, second Councilor Powell. AYES: Kinnard, Meier, Coleman, Guy, Williams, Powell and Hardwick. NAYS: None. Approved 7-0.

ADJOURN CLOSE/ENTER OPEN: Motion to adjourn close/enter open session at 7:40 p.m. with one action taken by Councilor Peterson, second Councilor Guy. AYES: Kinnard, Meier, Coleman, Guy, Williams, Powell and Hardwick. NAYS: None. Approved 7-0.

ADJOURN: Motion to adjourn at 7:40 p.m. by Councilor Guy, second Councilor Hardwick. AYES: Kinnard, Peterson, Coleman, Guy, Williams, Powell and Hardwick. NAYS: None. Approved 7-0.


City Clerk, Tonya A. Willim


Mayor, Mike Wright