

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, August 23, 2022

PRAYER: Deanna Guy

PLEDGE OF ALLEGIANCE: Fire Chief Sowder

Mayor Wright called to order the regular meeting of the City Council of the City of Richmond, Missouri on August 23, 2022 at 6:30 p.m.

ROLL CALL: COUNCIL PRESENT: Mayor Mike Wright, Bob Bond, Barb Hardwick, Jim Hardison, Rob Brash, and Deanna Guy. COUNCIL ABSENT: Rob Kinnard, Adam Booth and Ron Peterson.

ROLL CALL: STAFF PRESENT: City Administrator Tonya Willim, City Clerk Janelle Neece, Fire Chief Mark Sowder, Police Chief Chad Burnine, Finance Director Rebecca Hoeflicker, Public Works Director Dale Shipp, Community Development Lisa Hastings, Economic Development Director James Gorham and City Attorney Chris Williams.

WELCOMING REMARKS: Mayor Wright welcomed everyone to the meeting.

ACCEPTANCE OF MINUTES: August 9, 2022 minutes of the regular meeting approved as printed.

COMMENTS FROM AUDIENCE: None

ADOPTION OF AGENDA: Motion to adopt the agenda by Councilor Bond, second by Councilor Guy. Roll Called. AYES: Bond, Guy, Hardison, Hardwick and Brash. NAYS: None. Motion approved 5-0.

REPORT OF STANDING COMMITTEES:

- A. Finance:** Deanna Guy. The Committee has not met and therefore nothing to report.
- B. Ordinance:** Barb Hardwick. The Committee has not met and therefore nothing to report.
- C. Public Works:** Ron Peterson was absent the Mayor reported the Committee has not met and therefore nothing to report.
- D. Public Safety:** Rob Kinnard was absent the Mayor reported the Committee has not met therefore nothing to report
- E. Park Department Liaison:** Deanna Guy. Park Board has not met since our last meeting.

MAYOR'S REPORT: Mayor Wright has met with CA Willim who has kept him informed on City business. Mayor introduced new Firefighter, Robert Marsh. Mayor also attended the Chamber after Hours Event. Hunter Kelly, the area Director for Senator Josh Hawley would like to attend on of our City Council Meetings in the future.

CITY ADMINISTRATOR'S REPORT: Tonya Willim. CA report included in the packet. Advanced Asphalt will be back this week to finish the street cuts. The project should be completed by August 24, 2022

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- A. Public Hearing: Setting of Tax Rate. A public hearing regarding the 2022 property tax rates proposed to be set at the August 22, 2022 Council meeting was opened by Mayor Wright at 6:38 p.m. Mayor Wright asked if there were any questions concerning the tax rates that were run in the Richmond News. There were no questions or comments made from the audience. Mayor Wright adjourned the public hearing at 6:40 p.m.

BILL NO. 22-24: AN ORDINANCE IN RELATION TO THE SETTING OF THE TAX LEVY FOR GENERAL REVENUE, PARK PURPOSES, AND GENERAL OBLIGATION BONDS OF THE CITY OF RICHMOND, MISSOURI FOR THE YEAR 2022 IN ACCORDANCE TO THE LAWS AND STATUTES AND PROVIDING AN EFFECTIVE DATE FOR THIS ORDINANCE. Motion for first and second reading by title only of Bill 22-24 by Councilor Bond, second by Councilor Hardwick. Roll Called: AYES: Bond, Hardwick, Brash, Guy and Hardison. NAYS: None. Motion approved 5-0. City Clerk Janelle Neece proceeded with the first and second reading by title only of Bill 22-24. Motion to adopt Bill 22-24 as ordinance by Councilor Hardwick, second by Councilor Bond. Roll Called: AYES: Hardwick, Bond, Brash, Guy and Hardison. NAYS: None. Bill 22-24 approved 5-0.

- B. Bill No. 22-25 Final Plat for the Replat of Lt 3 In Block 1- 606 S. Camden. AN ORDINANCE APPROVING THE FINAL PLAT FOR THE REPLAT OF LOT 3 IN BLOCK 1 OF THE SUBDIVISION OF THE SW ¼ NW ¼ SECTION 31-52-27; DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THE SUBDIVISION PLAT; SETTING AND EFFECTIVE DATE FOR THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. Motion for first and second reading by title only of Bill 22-25 by Councilor Bond, second by Councilor Guy. Roll Called: AYES: Bond, Guy, Brash, Hardwick and Hardison. NAYS: None. Motion approved 5-0. City Clerk Janelle Neece proceeded with the first and second reading by title only of Bill 22-25. Motion to adopt Bill 22-25 as ordinance by Councilor Bond, second by

Councilor Hardwick. Roll Called: AYES: Bond, Hardwick, Brash, Guy and Hardison. NAYS: None. Bill 22-25 approved 5-0.

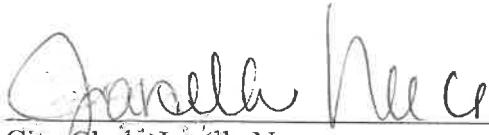
- C. RFQ Selection - High Service Pump Rehabilitation. The City released a Request for Qualifications with a close date of August 15, 2022 to solicit qualifications from contractors to rehab one High Service Pump (HSP) per year (three total). The City received two responses. A staff screening and selection committee, including Tonya Willim, Dale Shipp and Mike Early, reviewed and scored the responses and selected JCI as the most qualified contractor. JCI has stated that the scope of the project can be completed for \$3,835 in FY22 unless additional needed repairs are discovered during the rehab. There is \$3,000 budgeted for the rehab of a HSP in FY22. Staff will budget years 2 and 3, as appropriate. Motion to enter into a three-year contract with JCI and authorize the City Administrator to sign for the rehab of one HSP per year by Councilor Guy, second by Councilor Hardwick. Roll called. AYES: Guy, Hardwick, Bond, Brash and Hardison. NAYS: None. Motion approved 5-0.
- D. RFQ Selection - Water Main Replacement and Water Treatment Plant Rehabilitation. The City released a Request for Proposal with a close date of August 12, 2022 to solicit qualifications from consulting engineers for designing approximately 26,000 linear feet of water main to water transmission line replacement and water treatment plant rehabilitation work. The RFP was sent directly to multiple engineering firms and was advertised in The Richmond News and on the City's website. The City received one response. A staff screening and selection committee, including Tonya Willim and Dale Shipp, reviewed and scored the response and selected Olsson as the most qualified engineer. Motion to approve Olsson as the most qualified engineer and authorize the City Administrator to negotiate contract for the water main replacement and water treatment plant design by Councilor Hardwick, second by Councilor Guy. Roll called. AYES: Hardwick, Guy, Bond, Brash and Hardison. NAYS: None. Motion approved 5-0.
- E. Generator Inspections and Preventative Maintenance Agreement. In the past, Clifford Powers Systems has been our service provider. They provide inspections during the month of February and preventative maintenance in August every year for the generators located at the Water Plant, Fire Station, Police Station, North Pump Station, Wastewater Treatment Plant and 2 portable generators (North Barn and Well #5). This agreement is for inspections and preventative maintenance on all generators, along with proper load bank testing (puts the generator under full demand of electricity to insure it can produce the proper voltages). Clifford Power's cost has increased from \$9,599 to \$12,399 to provide all service that was requested. Motion to enter into a one-year agreement with Clifford Power and authorize the City Administrator to sign by Councilor Hardwick, second by Councilor Guy. Roll called. AYES: Hardwick, Guy, Bond, Brash and Hardison. NAYS: None. Motion approved 5-0.

- F. Bid Tab - Sealed Bid Auction of City Property -On February 1, 2022, the City released a City of Richmond Property Sealed Bid Auction for certain City-owned property obtained by a Collector's Deed through the Ray County Tax Sale. These properties included 103 Ray Street, 720 Jabez Street, 526 S Whitmer Street and Farris Street Lot. The Bid was advertised on the City's website and through the City's social media page with a bid opening of March 16, 2022. There were no interested bidders with a minimum bid of \$400. With no bidders, staff then sought any interested individuals or adjoining property owners. The adjoining property owners have expressed interest and their plans for the property as expansion and/or future development for a bid amount of \$1.00 All of these plans fall within the City's policy and expectations. The City would release these properties to the adjoining property owners; thus, the City will not need to continue to mow these properties and this would return them to the tax roll. Motion to approve the bid amounts and instruct the City Administrator to enter into an Agreement with each bidder and authorize the Mayor to sign Quick claim Deed by Councilor Guy, second by Councilor Hardwick. Roll called. AYES: Guy, Hardwick, Brash, Bond and Hardison. NAYS: None. Motion approved 5-0.
- G. Bill No: 22-26 Release of Tax Liens. Municipalities have the legal right to abate (release) a lien on real estate for liabilities incurred by the property owner that remain unpaid, but cities can place liens for much more than just unpaid taxes including interest penalties, mowing, dangerous building fees, demolition and recording fees. Currently, the four properties below are owned by the City of Richmond and have various liens applied to them. Some properties have been delinquent for a few years with nuisance abatement (mowing/demolition) liens up to \$12,000. The liens that remain are potentially uncollectable and private individuals would be willing to buy the property and begin taking over the maintenance of the property, but, due to the length of the lien and high amounts applied to the property are unable or not willing too. AN ORDINANCE RELEASING LIENS FILED BY THE CITY OF RICHMOND, MISSOURI FOR SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTIES AND DIRECTING THE CITY ADMINISTRATOR OR HER DESIGNEES TO TAKE ACTIONS IN ACCORDANCE THEREWITH. Motion for first and second reading by title only of Bill 22-26 by Councilor Guy, second by Councilor Hardwick. Roll Called: AYES: Guy, Hardwick, Brash, Bond and Hardison. NAYS: None. Motion approved 5-0. City Clerk Janelle Neece proceeded with the first and second reading by title only of Bill 22-26. Motion to adopt Bill 22-26 as ordinance by Councilor Bond, second by Councilor Hardwick. Roll Called: AYES: Bond, Hardwick, Brash, Guy and Hardison. NAYS: None. Bill 22-26 approved 5-0.

ADJOURN OPEN/ENTER CLOSED: Pursuant to Section 610.021(3) Personnel and Section 610.021(13) Personnel Records, motion to adjourn open/enter closed session at 7:05p.m. by Councilor Guy, second by Councilor Hardwick. Roll Called: AYES: Guy, Hardwick, Bond, Brash and Hardison NAYS: None. Motion approved 5-0

ADJOURN CLOSED/ENTER OPEN: Motion to adjourn closed/enter open session at 7:28 p.m. with no action taken by Councilor Guy, seconded by Councilor Hardwick. Roll called: AYES: Guy, Hardwick, Bond, Brash and Hardison. NAYS: None. Motion approved 5-0.

ADJOURN: Motion to adjourn at 7:29 p.m. by Councilor Guy, seconded by Councilor Hardwick. Roll called: AYES: Guy, Hardwick, Bond, Brash and Hardison. NAYS: None. Motion approved 5-0.



City Clerk, Janelle Neece



Mayor, Mike Wright