

APRIL 18, 2023 * RECORD OF PROCEEDINGS

**CITY OF PACIFIC
REGULAR MEETING OF THE BOARD OF ALDERMEN
300 HOVEN
PACIFIC, MISSOURI**

The meeting was called to order at 7:00 p.m. by Mayor Filley. The meeting was held at City Hall. The Public was able to attend in person and was streamed live on the City of Pacific You-Tube channel.

A roll call was taken with the following results:

Present at Roll Call: Alderman Pigg
Alderman Gendron
Alderman Presley
Alderman Eversmeyer
Alderman Lesh Absent: Alderman Cleeve

Also present: Administrator Roth
Attorney Jones
Major Locke
Collector Kelley
Community Development Director Myers
Public Works Commissioner Brueggemann
City Clerk Barfield

Pledge of Allegiance

The Pledge of Allegiance was done.

Prayer

Pastor David Lange offered prayer this evening. He stated two weeks from Thursday is the National Day of Prayer at the Tri-County Senior Center at 7:30 a.m. There will be no cost for breakfast. He hoped they all joined them at the Senior Center. They may take a love offering for the Homeless Resource Center they are trying to start in town. At noon, here at City Hall will be a prayer meeting for local pastures, praying for everyone.

Approve Agenda

Motion made by Alderman Pigg, seconded by Alderman Eversmeyer to approve the agenda. Mayor Filley asked for any discussion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. **Mayor Filley declared the motion carried.**

Approval of Minutes

A. Regular meeting on April 4, 2023.

Motion made by Alderman Gendron, seconded by Alderman Pigg to approve the minutes of the regular meeting on April 4, 2023. Mayor Filley asked for any discussion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. **Mayor Filley declared motion carried for approval of the minutes.**

B. Closed session minutes on April 4, 2023

Motion made by Alderman Eversmeyer, seconded by Alderman Gendron to approve the minutes of the closed session on April 4, 2023. Mayor Filley asked for any discussion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried for approval of the minutes.

Consideration of Bills Previously Introduced

- a. **Bill No. 5193 An Ordinance authorizing execution of a First Amendment to Intergovernmental Wastewater Treatment Agreement with Brush Creek Sewer District. (2nd reading)**

City Clerk Barfield read Bill No. 5193 by title only for the second reading. **Motion made by Alderman Gendron, seconded by Alderman Lesh to approve Bill No. 5193.** Mayor Filley asked for any discussion. A roll vote was taken with the following results. Ayes: Alderman Pigg, Alderman Gendron, Alderman Presley, Alderman Eversmeyer, Alderman Lesh. Nays: None. Abstain: None. **Mayor Filley declared Bill No. 5193 passed and becomes Ordinance No. 3372.**

Report of City Clerk, April 4, 2023 Municipal Election results

City Clerk Barfield read the results of the Franklin County Return of Election Results as follows:

Alderman Ward 1; Rafael Madrigal 69
Write In 4
Alderman Ward 2; Jerry Eversmeyer 87
Anna Meadows 312
Write In 2
Alderman Ward 3; Debra (Debbie) Kelley 185
Write In 10
Pacific Proposition M: Yes 428
No 289

St. Louis County election results were as follows:

Alderman Ward 1; Rafael Madrigal 0

Pacific Proposition M: Yes 0
No 0

Motion made by Alderman Eversmeyer, seconded by Alderman Lesh to approve the results of the election. Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

Collector Kelley – stated she would like the Board to accept her notice of retirement today, it has been a pleasure to serve our community as the collector for the past 18 years. Mayor Filley thanked her for her dedication.

Ceremonial matters: Mayor Filley asked for Alderman Eversmeyer, Alderman Gendron, Alderman Pigg, former Alderman Nemeth, Collector Kelley to join her in front of the dais to be recognized for their service.

Oath of Office: Mayor Filley asked that Rafael Madrigal, Anna Meadows and Debbie Kelley to come forward for their Oath of Office. Their Oath of Office was presented and they took their positions at the dais.

A roll call vote was taken with the following results: Mayor Filley, Alderman Kelley, Alderman Madrigal, Alderman Presley, Alderman Meadows, Alderman Lesh. Absent: Alderman Cleeve. Other officials present: Administrator Roth, Attorney Jones, Major Locke, Community Development Director Myers, Public Works Commissioner Brueggemann.

New Board convenes

a. Election of Acting Board President

Mayor Filley asked for any nominations for Acting Board President. Alderman Lesh asked what the role of the President of the Board of Aldermen is? Attorney Jones stated they serve when the Mayor is unable to serve, either through something temporary such as illness, or when the Mayor is unable to serve. They fill the role of Mayor, but does not leave the seat of Aldermen that they occupy. Mayor Filley stated they also serve on the Emergency Management Committee if there is an absence.

Motion made by Alderman Meadows to nominate Alderman Lesh. Mayor Filley asked for any other nominations. Being no other nominations, the floor was closed for nominations. Mayor Filley asked Alderman Lesh if he accepted the nomination for Board President. Alderman Lesh stated he accepted. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none.** Mayor Filley declared the motion carried. Mayor Filley congratulated him. She stated she will be out of town on May 16th for work.

Public Participation – Mayor Filley stated she had no cards this evening.

Presentations:

- a. Martin Ghafoori, Stifel Nicolaus & Company, Wastewater Capital Improvements financing

Administrator Roth stated as noted in his Board Packet, the Board has recently authorized contracts for a major wastewater capital improvement project Lift Station 2 Replacement Force main and a new Headworks facility. Total project cost is \$ 4,119,630, we have to have financing. We have been talking with Mr. Ghafoori about the basic outline. The intent is introductory in nature and we have many options. In the last deal we did we had all three local banks participate, and I told him they need that opportunity again. Mr. Ghafoori congratulated everyone. He stated that what they do is reach out to a number of banks, including local ones. Then we compare rates to what we could achieve thru traditional underwriting, the goal being to lower the cost of borrowing. We work hand in hand with you. He continued what we do differently is actually sell bonds to individual investors, and banks. That is part of traditional underwriting as opposed as to placement directly with a bank. We can do a number of different analysis and present it back. We haven't fine tuned the maturity structure and terms yet. There are a wide range of options. His goal is to lower the cost, and we will do it in whatever way you prefer. He would like to continue these discussions and obtain more direction. We work with bond counsel, Gilmore & Bell. The fee is different based on what is chosen. They look at the number that incorporates all the costs. His question was timing, when do you need the funds? Traditionally it takes 2-3 months, and bank placement is probably about 2 months.

Administrator Roth stated there is a preconstruction conference on the project this Friday. We would anticipate a large invoice early on for the lift station 2 force main project, mostly pipe for the project. On the headworks side, he anticipates the bigger ones later. He thought our need was August-September timeframe depending on the Board's appetite to use existing funds. We do have \$ 1.25 million in sewer right now. We have reserves to get to maybe 6 months if the Board is comfortable with spending the sewer fund down. Although, with meetings time does get away from us. We have used the Administrative Committee in the past. Mayor Filley stated she plans on bringing those names to the Board at the next meeting, then the Administrative Committee could meet. He thought we should move in some fashion. Mayor Filley asked the Board for questions. There were no questions. Mayor Filley thought it should go in front of the Administrative Committee, and then bring to the Board. She suggested that a recommendation come to the Board by the first meeting in June. Administrator Roth thought that was okay, but was there any concern about using existing revenues. Alderman Lesh asked how much of a draw down he would be comfortable with. Administrator Roth thought going no lower than \$ 500,000 in the water and sewer account. Mayor Filley encouraged the committee to come with a recommendation to the Board after that meeting. Administrator Roth suggested a 10-year term, and 15 at the most. He continued this project; we can carry within our existing rate structure. We would be pushing the limit of it. There is no immediate need to raise rates. Phase 2 is the next project and 12-18 months out. That's the gravity line that goes from Lift Station 2 to Brush Creek lift station. Administrator Roth stated Brush Creek Sewer District, the new agreement was approved, and they have received a grant through the State of Missouri. We are trying to make

that money available to the project. It remains to be seen. If that money does not come through then we pay for the entire project. Brush Creek is the one who applied for the grant, and we are in discussions with them to use those funds in the context of our project, which benefits them. We take that sewer and this project improves our capacity in order to accept that sewer. Alderman Kelley stated she wanted to make a motion that the local banks are included in the bidding for the city. Mayor Filley understood and was in agreement. Alderman Madrigal thought getting rates now will give us an idea, and we know they may change. Administrator Roth stated we need to make that publicly known. Mr. Ghafoori stated that traditionally when selling bonds to the public, we put together an advertisement for you that can be put out. These would be classified as Municipal Bonds. Mayor Filley asked for any further questions, there being none we moved on.

New Bills

Bill No. 5194 An Ordinance amending certain provisions of City of Pacific Municipal Code Title IV: Land use, Chapter 405; Planning and Zoning, to establish amended procedures for providing public notice of public hearings required under Title IV. (1st reading)

Mayor Filley asked for a sponsor for Bill No 5194. Mayor Filley stated we are required to ask for a sponsor of a new Bill. Then there is a first reading and at the next meeting will be the second reading. Alderman Madrigal stated he would sponsor.

As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5194 for the first reading by title only.

Consideration of Bills previously introduced – there are none.

Unfinished Business – none.

New Business

Resolution No. 2023-33 A Resolution authorizing and directing the Mayor to execute an Agreement with SC Engineering, LLC dba Cochran for Professional Services relating to Preliminary Engineering and Construction Inspection of 4th Street Improvement Project, Federal Project No. STBG 5419(616).

As posted pursuant to the ordinance, City Clerk Barfield read Resolution No. 2023-33 by title only. **Motion made by Alderman Lesh, seconded by Alderman Presley. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.**

Mayor Report

Mayor Filley stated we have been donated some bleachers by the Pacific Partnership to be utilized at Liberty Field. Until those are ready to be installed, we will store them by the lagoon. Closer to the end of summer we will have them installed. What we do not use will go back to the

Partnership. Director Myers stated the goal is to have 3,000 seats. She congratulated all the new members and she is looking forward to the next year.

City Administrator Report

a. Budget

Administrator Roth stated we had a good discussion at Park Board with their draft budget and also Tourism. The general fund budget is taking shape. At the May 2nd meeting he plans on having a first draft. At the last meeting May 22nd was reserved as a budget workshop meeting, which is a special meeting of the Board. He thought it had been helpful in the past. In general, the financials are strong. The City Clerk got the March preliminary numbers out this afternoon and overall balances are excellent. There are no particular weak spots. There are a lot of projects in the pipeline. Earlier the Street Maintenance program was authorized which included Flier Drive, Lisa Lane, Hoven Drive and the consultant is in the design phase now. He is meeting with the engineer next week for Park Improvements, the contract is \$ 150,000. We are considering expanding some of that work a bit, which he will bring to the Board. As we get into budget, the main seed he wanted to plant was that when we have many needs, and we are in position to fund it, should we do that or build reserves. He thought we needed to start addressing some of the needs, and he may propose a little spending in the Parks Department. Sales taxes continue to be strong.

Chief of Police Report

Major Locke congratulated those new to the Board. There were storms over the last week, and the city does offer Regroup. This is advertised quite a bit, but he encouraged everyone to have it so they are aware of the weather.

Public Works Commissioner

PW Commissioner Brueggemann congratulated everyone. Denton Road bridge is moving forward. The street striping is completed and about 5 miles was done today. Those streets completed included Hwy N, Fourth St. to Myers Road, Indian Warpath from Osage to Cedar Ridge, Old Gray Summit Road, St. Louis St. from Olive to 6th and stop bars, and Lamar Parkway from Osage to Old Gray Summit Rd and the turn lanes, Bosse Drive, Thornton Rd. from Viaduct to city limits. Alderman Presley thanked him for working with the resident off of Walnut St. It was very helpful.

Director of Community Development

Director Myers congratulated everyone. He stated his report is in the packet at the first of each month for the Building Department. There will be a Planning & Zoning meeting on April 25th. Pacific Logistics Park discussion will take place. The mailing is not required for this. The other item is a request for sidewalk and curb waiver for a property in the flood zone. Alderman Lesh stated that the Bill we just read for the first time, at Planning & Zoning he was pointing out that it might be pretty significant in a denser area. Director Myers stated there are some places it will

require more effort, but the 250' is doable. The statute is 185'. We want the people immediately around the facility to know. This information is also on the website, and the bulletin board in the lobby.

City Attorney Report

Nothing to report.

Operations Committee Report

Mayor Filley stated there is no chair at this time.

Administrative Committee Report

Mayor Filley stated Alderman Cleeve is not here, but they have not met. She will be making recommendations for appointments soon. If anyone is still interested, please send her an e-mail. She has had several inquiries.

Miscellaneous

- a. Approve the list of bills.

Motion made by Alderman Lesh, seconded by Alderman Madrigal to approve the list of bills. Mayor Filley asked for any discussion. A voice vote was taken with an affirmative result. Opposed: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.

- b. Approve Denton Rd Bridge Reimbursement Request # 2 in the total amount of \$ 169,058.

Motion made by Alderman Kelley, seconded by Alderman Presley to approve Pay Request # 2 for Denton Road Bridge in the amount of \$ 169,058.00. A voice vote was taken with an affirmative result. Opposed: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.

- c. Approve Special Event permit request, Aurora Technologies, September 16, 2023, road closure at Industrial – Candlewick.

Motion made by Alderman Presley, seconded by Alderman Madrigal to approve the Special Event Permit. Mayor Filley asked for any discussion. Alderman Meadows stated she noticed when looking over the permit, there was no sign off from emergency management. She wanted to make sure we had sign off from them before approving it. Alderman Kelley stated on the permit they asked the city for nothing, but here it is noted they want to close the city road. Mayor Filley thought with the Special Event Permit they weren't necessarily seeking any city services as far as assistance with porta-potties or personnel. There was a request to block off the city road. Alderman Kelley thought it should have been noted on the application. Administrator Roth stated the closure was from 4-8 PM. Chief Melies did have some concerns, and the

applicant was told that emergency access was required at all times. The city Emergency Management Team has not met with them, and would need to. There would need to be detour routes posted etc. If the Board authorizes us to go forward, we would meet with them. All of the activities are on the parking lot, and they have been told there cannot be parking all over the road. It is supposed to be on other lots. We can't have the road overrun. The event is a positive one for them and they are celebrating their 35th anniversary. He thought it could all be worked out. Alderman Kelley asked if we could shut a street down for a private event that is not sponsored by the city? Attorney Jones stated yes, we can. Mayor Filley asked Alderman Presley if he wanted to revise his motion to approve the permit providing that the city and Aurora meet for details and signed off by all parties. **Alderman Presley stated he would amend his motion to include that as long as it runs through the city emergency management team and we are all advised how the permit would be used. Alderman Madrigal seconded the motion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.** Mayor Filley asked that Administrator Roth provide an update in his report.

Reports of City Officials

Alderman Kelley – stated she was glad to be here.

Alderman Cleeve – Not available this evening.

Alderman Madrigal – stated he was glad to be here.

Alderman Presley – thanked the previous aldermen for their service to the city. Two of them were asked to fill in for vacancies. Alderman Gendron and Alderman Pigg were very instrumental in helping us move forward as a city. He also wanted to welcome the new members, and he was excited to work with them. This is a great city of this state of Missouri.

Alderman Meadows – thanked everyone for the warm welcome and support and she is excited to be here.

Alderman Lesh – stated he was filling in on the absence of Alderman Nemeth for the Meramec Valley Historical Society Committee. This committee has reviewed their budget and their request is for \$ 10,000. This is the first time they have ever had a budget. They would like to reprint books, bring in guest speakers and such. There is also a \$ 60,000 request for historical plaques on the historical buildings. The price per plaque is \$ 2,000 per plaque. They are working on getting the price down.

Park Board – stated they are moving the equipment that St. Bridget's soccer equipment owns to Liberty Field. They have a budget and want to do a lot of things. They have a shortfall of \$ 216,000 and are asking for additional money from general fund. The park property inventory: there is a need to identify properties that are park property and they are going to get back to us about which properties specifically. Their budget takes care of these properties identified. They received the conceptual plan for the pool presentation. It included all the items requested, plus an additional feature. There are three discrete areas plus the splashpad. This is a

\$ 6 million dollar project, and the Park Board recommended approval. They didn't feel comfortable with a staffing recommendation or what that would add to it. Pool repairs: these are underway and we are planning on opening.

He welcomed all the new members and as always, attend, participate and volunteer. Administrator Roth stated we do want to have Westport and Navigate come to the May 2nd meeting and present the plan. He thought it was a good meeting, and he was pleased when he saw the preliminary design.

Closed session

Mayor Filley stated there was closed session under RSMo 610.021 (2).

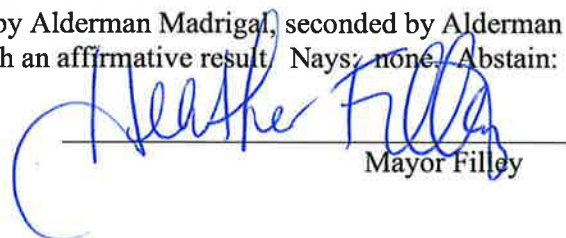
Motion made by Alderman Presley, seconded by Alderman Lesh to go into closed session. A roll call vote was taken with the following result: Ayes: Alderman Kelley, Alderman Madrigal, Alderman Presley, Alderman Meadows, Alderman Lesh.

The Board went into closed session at 8:16 P.M.

The Board reconvened at 8:28 P.M.

Adjournment

There being no further business, motion made by Alderman Madrigal, seconded by Alderman Presley to adjourn. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. The meeting adjourned at 8:30 p.m.



Mayor Filley

ATTEST:



City Clerk



