

**CITY OF REPUBLIC
CAPITAL IMPROVEMENTS COMMITTEE
MINUTES OF REGULAR MEETING
April 21, 2005**

The regular session meeting of the Capital Improvements Committee of the City of Republic, Greene County, Missouri, was called to order by Chair Jim Huntsinger at 7:03 p.m. in the Conference Room of the Planning and Development Offices. In attendance were: Chairman and Alderman Jim Huntsinger, Committee Member and Alderman Garry Wilson, Committee Member and Alderman Don Murray, Committee Member Bonnie Williams, and Committee Member Tom Cunningham. Others in attendance were: Public Works Director David Brock and Judy Kipp, Planning & Development Office Clerical Administrator.

MAYOR'S ADDRESS: Mayor Collins addressed the Committee by stating the Committee's recommendations were very instrumental in assisting the Board of Aldermen in prioritizing budget dollars for capital improvements considered in the 2005 Budget process.

He continued to stress to new and existing members the importance of the Committee's recommendations to the Board of Aldermen. The Committee needs to be listening to citizen's ideas, prioritizing those ideas, and then making recommendations to the Board based on what the Community desires. The Committee is a "direct" link from the citizen's to the Board. Direction from the Public Works Director and the community are essential to the Committee's success.

The Brookline Consolidation is a monumental accomplishment for the City and the Village, and considerations need to be made for prioritizing immediate, 5-year, 10-year, and 20-year plans regarding streets, sidewalks, regional detention areas, and other capital improvements anticipated. Brookline will be able to acquire funding for some of the Village's capital improvements within the next 1-1-½ years. With the current interest in building and land sales, the necessity for the Committee to keep a general direction in focus is imperative. The citizens will be more supportive of the City government if they are kept informed of the general direction of the City. The Mayor stated the City and citizens seem to be well connected at this time, in part due to the Board of Aldermen listening to the appointed Committees who appear to be listening to our citizens.

Recently the Committee submitted to the Board non-conforming sewer issues within City limits. The Board is addressing those issues at this time. Previous

topics/actions brought before the Board of Aldermen that have produced results include implementing prioritization of sidewalk improvements and Water Impact Fees.

Committee goals directed by the Mayor include focusing on what the citizens need, developing guidelines and prioritizations for those needs, and presenting those needs to the Board of Aldermen for review. Mayor Collins requested reports be presented to the Board regarding streets, regional detention, sidewalks and overlays.

The Mayor expressed appreciation to all present on an excellent showing of professionalism and dedication. The Mayor expressed satisfaction with the entire staff and Board Members due to the quality and quantity of work produced.

APPROVAL OF MINUTES OF PREVIOUS MEETING: Chair Huntsinger made motion to accept the minutes from March 17, 2005 regular session meeting, with the exception of removing the last sentence on Page 2, Paragraph 2. Motion seconded by Garry Wilson. Unanimous vote to approve minutes with noted amendment.

OLD BUSINESS:

1) Non-conforming sewer: David Brock began the discussion with a recap of the March 17th Capital Improvement Committee discussions.

(a) Non-conforming sewer where service is available but structure is not connected - According to Mr. Brock's recap, the Committee recommended enforcing the current City Code with provisions to waive the Sewer Impact Fee for existing homes. The Sewer Impact Fee would be applicable to new homes. The Water Impact Fee would be imposed on both new and existing homes.

(b) Non-conforming sewer connected (non-conforming lateral such as a shared lateral, lateral crossing property, Main sewer line is too small, etc.) - The Committee recommends requiring conformance in these instances when the resident applies for a Building Permit or other type of permit to make repairs to the existing sewer lines, or if the current sewer lateral constitutes a nuisance as defined elsewhere in the Municipal Codes.

(c) Non-conforming sewer not available- When possible and affordable, the Committee recommends the City run sewer mains to be adjacent to the properties and then require residents to follow the same procedure listed in (a) above for Non-conforming sewer available.

Consideration was given as to whether or not the distance of 300' was reasonable for requiring a structure to connect to the system. Due to Brookline residents already having been given that distance, and any greater distance causing a possibility of a gravity flow problem, the Committee recommended that the current Ordinance requiring hookups within 300' of an available sewer main remain unchanged.

Discussion then turned to a resident with a failing septic system not located within 300' of a sewer main. Committee Member Tom Cunningham suggested a "coverage statement" be added to the Ordinance requiring a resident with a failing septic system to hookup to the closest sewer main at their expense. Member Don Murray inquired about the legality of the City setting up liens on properties and arranging payment plans for those liens. According to David Brock and Chair Huntsinger, City Finance Director Aubrey (Pete) Harris has stated the City is legally entitled to make those arrangements and can prorate payments to be billed on a monthly billing cycle. Mr. Huntsinger would like the Committee to make the recommendation to the Board of Aldermen that any resident with a failing system be required to hookup to City sewer regardless of the distance.

(d) Non-conforming sewer outside of 300' distance - Mr. Brock stated that it will be difficult to set a policy for requiring hookup when the sewer main is not adjacent to a property. However, a lot of the properties that fall into this category will be addressed with current development. One consideration was **not** to require these individuals to connect to the sewer main unless their current system fails. Committee Member Tom Cunningham suggested that citizens should pay for the costs of connecting to the City sewer main under these circumstances. Chair Huntsinger interjected the idea that the City pay any engineering fees involved.

The Villar's property located on Miller Road was discussed. It is estimated the cost of running a sewer main through the right-of-way to get the main close enough for hookup would be approximately \$40,000.00 due to a lot of rock needing excavated. An idea given by David Brock was to acquire an easement from the neighbor to run the Main across their property and run the lateral down hill at 18"-24" deep instead of the 6 feet necessary in the right-of-way.

Chair Huntsinger suggested the Committee let staff handle the "Red" properties and not to make this a high priority for the Capital Improvement Committee. Mr. Brock suggested that the Committee might be able to come up with a scoring system to put problem properties on a priority list so that the Board of Aldermen could consider corrections in budgets. Aldermen Armstrong has experience with

working with a similar scoring system and may be able to assist the Committee in structuring a scoring system for this situation. Don Murray suggested other cities might be able to offer suggestions as well. Tom Cunningham made a point that time in existence of a system should be considered in the scoring. Don Murray asked David Brock to come up with a ranking system to present to the Committee. Jim Huntsinger wants the "Green" properties to be considered a "high" priority by the Committee and Staff. He wants a list of these properties taken to the Board of Aldermen to reconfirm our enforcement policy of sewer connections, and then, initiate contact with these residents to make them comply.

David Brock stated that the matter of enforcement needs to be considered, for instance, will we make them hookup within one year? Bonnie Williams suggested when sewer is available, the resident be required to hookup within one year with the costs of engineering being paid by the City. If the resident fails to hookup within the year, she suggested the resident be held responsible for all costs, including engineering fees.

Chair Huntsinger stated that if sewer is available and the resident doesn't hookup within the year, we need to take some kind action due to the possibility of an unknown contamination. This also needs to be made very clear to residents.

Tom Cunningham and Don Murray questioned whether the City has the right to enforce non-compliance of sewer hookups. Mr. Cunningham also noted that he's not sure he is comfortable enforcing residents to hookup to sewer when there is not an obvious problem with their existing septic system.

In older parts of town, the City should bear some responsibility to run City Mains to make sewer available, adjacent to the property, according to Public Works Director David Brock. Committee Member Cunningham suggested that the "Purple" locations be set at the top of the priority list because they have paid, and continue to pay, for sewer service. Bonnie Williams noted that this only includes six properties. Mr. Brock is to fix color-coding errors on the map presented at the meeting.

David Brock will pull together a list of priorities in the "Red" category for next month's meeting. Mr. Brock wants to have a rate analysis by next December that lists projects so that the analysis can be figured into the budget. Mr. Murray stated that in the past, fire hydrants were replaced using that same system.

NEW BUSINESS: Chair Huntsinger opened the meeting to nominations for a Vice Chair for the Committee. Committee Member Murray motioned to nominate Tom Cunningham. Bonnie Williams seconded the motion. The Committee unanimously voted in favor of the appointment, with Tom Cunningham abstaining. Jim Huntsinger then motioned to elect Mr. Cunningham by acclamation; motion was seconded by Garry Wilson.

OTHER BUSINESS: Don Murray suggested this Committee make recommendations to the Board of Aldermen to look at getting a new animal control shelter.

Tom Cunningham would like the Committee to look at street improvements as a priority. For instance, when the City is doing annexations, what improvements need to be made for increased speed limits, sidewalks, storm drainage, etc.

Mr. Huntsinger wants suggestions/priorities listed as the year progresses so that at the end of the year, we have a report ready.

Chair Huntsinger also pointed out that he would like to keep the meeting time down to one hour for this Committee.

ADJOURNMENT: Don Murray motioned to adjourn the meeting, seconded by Member Wilson. The Committee voted unanimously in favor of the motion. The meeting was adjourned at 8:40 p.m.

ATTEST:

Capital Improvement Committee,
Secretary Bonnie Williams

Capital Improvement Committee,
Chairman Jim Huntsinger

Date Minutes Approved: