

CITY OF ASHLAND, MO
TUESDAY, FEBRUARY 21, 2017
BOARD OF ALDERMEN MINUTES

(Transcript of Public meeting: 6:30 p.m.: Facility & Engineering Alternatives Considered for this proposed project; 6:45 p.m.: Public Meeting-Impact on User Rates for this Proposed Project; 7:00 p.m.: Public Hearing-Impact on the Environment of this project)

Mayor Rhorer: Go over a few housekeeping rules. I will announce what public meeting we are on and then we will begin: If the public chooses to comment, could they please come to the front where the recorder is and speak slowly and plainly because we do have to have a verbatim accounting of this meeting.

Mayor Rhorer: City of Ashland, Mo. is holding two public meetings and one public hearing related to the proposed wastewater treatment and collection system improvements project for the purpose of receiving public comments and views of interested persons. The project is anticipated to be funded by the Missouri Department of Natural Resources Clean Water State Revolving Fund and/or other programs. The meeting will be held on Tuesday, February 21, 2017 at 6:30 p.m.; 6:45 p.m. and 7:00 p.m. at 815 East Broadway, Southern Boone Fire District, (where we are currently at) 6:30 p.m. public meeting for the Facility Plan and the Engineering Alternatives considered during the planning phase of this project as proposed by Allstate Consultants and we will hand it off to Stephen.

Stephen Lin, Allstate Consultants: Alright, thank you Mayor Rhorer. I am Stephen Lin with Allstate Consultants and the City of Ashland had hired our firm to identify the needs and issues with the wastewater treatment and collection system of the City. Basically, we developed this facility report which is the reason for this public meeting and this meeting will identify the concerns that we saw and provide alternatives to remedy some of the situations. I forgot, before I get started, I would like to pass around a sign-in sheet for everybody to fill out for this public meeting. So, if that will be going around, if you could please sign your name and fill out your address and provide your phone number. Continuing on basically, the treatment facility the City of Ashland currently has a single cell lagoon that has been modified into four different cells. There are treatment units and it is considered an aerated lagoon. Basically the needs of the city were based on a lot of growth within the town. In 2000 the population of Ashland was 1869 and then in 2010 the population grew to 3707 people. That is a growth rate of approximately 98 percent. So the current population right now is estimated to be about 3800 to 3900 people. So with all the additional growth, the additional wastewater has put a burden on the current facility. So improvements were conducted back in 2008 and 2009. Additional treatment units were incorporated into the lagoon system. Those improvements were just a 5-year interim solution and right now we are currently beyond the service life of what was planned back in 2008 and 2009. So, also the city has issues with inflow and infiltration which also impacts the treatment facility. Department of Natural Resources has issued many notices of warnings and notices of violations. Currently, we have assisted with the city in addressing issues that have popped up here recently as well. And, also, whenever the new operating permit was issued the Department of Natural Resources implemented more stringent ammonia criteria. Thus, the need for more improvements to the treatment facility. Moving on to the collection system, the city had reported overflow situations on the street that leads to the lagoon, which is Liberty Lane. So we identified some of those issues and will be providing recommendations for improvements. And, also with the collection system with the growth of the city the need for additional services to these new customers were also planned in this report. So moving on to alternatives we evaluated for the treatment facility. The first one was just making additional improvements to the system the city has currently, which was to add more floating treatment units into the lagoon. The cost of these improvements was estimated in our report to be approximately \$2.25 to \$3.0 million dollars. The issue with preceding with this recommendation was it would also be another interim solution and that would only get the city the capacity for another 5 to 10 years. So, the next alternative we

evaluated and which is required by the Department of Natural Resources is a land application, no discharge system. This system would likely compose of center pivot irrigation on crop, near-by crop lands. Our estimate for this option was \$10 to \$15 million dollars. This alternative also required approximately 750 acres to be procured by the city either purchased or leased by, say a farmer, or nearby farmer. The next alternative we evaluated was a construction of a new mechanical treatment plant which consists of concrete basins. This option was approximately \$5 to \$6 million. With this would provide treatment for the current needs, as well as allow for expansion for future growth. The next two options were regionalization evaluations that we conducted. The first regionalization option was connection of the City of Ashland's wastewater facilities and pumping to the City of Columbia for treatment. This option would just eliminate all treatment options, treatment systems with the City of Ashland. This option was approximately \$21 to \$25 million, in our cost estimate. It would require pumping all wastewater approximately 10 ½ and 11 miles. And furthermore, there could also be other stipulations that the City of Columbia would have to assess and could potentially require the City of Ashland to conduct further improvements on. On the next option, regionalization option was the 2- Mile Prairie Regional Treatment Facility. A study was conducted in 2009, by multiple partners which included the City of Ashland, City of Columbia, Hartsburg and the Boone County Regional Sewer District. This option was to build a facility to service all the surrounding communities. That option was estimated at \$8 to \$10 million dollars. Currently, this option is no longer appears to be an active option. So, moving on to the collection system with the additional growth around the City of Ashland we evaluated extensions to service a lot of the surrounding developments users that were appearing around of the city limits and which have currently been incorporated. The first option was the Baptist Home had approached the City of Ashland regarding sewer service. The first option would just to be to run a sewer extension just to serve that development and those facilities. The cost estimate just to run sewer service to the Baptist Home was estimated at \$900 thousand to \$2 million and there are multiple routes that were evaluated. The second option was to service customers in the northeast area, more particularly the Columbia Regional Airport. So the second option was to service not only the Baptist Home but the airport region and that collection system option was approximately \$2 to \$3 million. The next option was just with the surrounding growth development entity which was Alta Vista at the time of this report and has since changed names to Hummingbird Properties. They also contacted the city in regards to providing sewer service for their development. This option was to provide a regional service in the northeast area and that option was approximately \$3 to \$3.7 million. Then the final option was also included servicing developments in the southwest region of Ashland. This one we estimated approximately \$5 to \$5.7 million to provide wastewater collection services to the northeast area and the southwest area. The southwest area was more, is more geared more towards residential development. Moving on, in our report we recommended the construction of a new mechanical treatment plant. We thought that was the most feasible, that provided the best long term solution for the flow requirements and the effluent requirements. A new facility would also be an advanced system that could meet the more stringent effluent requirements that have been imposed by the Department of Natural of Resources. And furthermore the city had previously procured property next to the existing lagoon facility. Therefore, it was the property and footprint would all be close to one another. For the collection system we had recommended at the time of this report to provide collection services to the Baptist Home. Since the report the city has worked with the developments in the northeast regional area of Ashland and through cost sharing and connection fees have implemented improvements to not only service the Baptist Home but the development Hummingbird Properties in that area. And, so basically that is my presentation for the facility plan and discussion of the alternatives and recommendations. I will open that up, for questions or comments.

Mayor Rhorer: Any public comment?

Alderman Bronson: Does any of those three wanted to say anything? I see Jeff is here? (No public comment)

Mayor Rhorer: No public comment to this point. Anything further. Alright I will close the public meeting for the facility plan and engineering alternatives and the public portion has now been closed. We will open

the public meeting for the sewer user rates for this project and anyone to defer to at this point? Stephen is this your ballpark?

Stephen Lin: That I am up. Again with the opening this meeting there is an attendance sheet to document those in attendance. Okay, this meeting is to discuss the impacts on the user rates for the proposed project. The City of Ashland in August 2014 proposed on their ballot issue a \$7 million revenue bond issue to finance wastewater improvements. That issue was voted and approved by the voters and with the bond issue it allows the city to leverage low interest government loan programs and one of the programs the city of Ashland is currently evaluating to finance wastewater improvements is the Missouri Department of Natural Resources State Revolving Fund Program. That loan is a 20- year obligation and currently their interest rates are between 2.5 to 3 percent. In order to further finance the project, user fees and increases will be the primary source to pay off any debt service and any increase in operational and maintenance cost for the new facilities. Furthermore, the city would also evaluate cash on hand on local cost shares to further supplement the debt service and offset and try to provide as most of reasonable user rate to the citizens of Ashland. Most of the cost for the project will be construction of a new wastewater treatment plant, as well as collection lines to service new users. Also, additional cost will be our engineering services and other professional services, attorney fees and any costs associated with land procurement and easement negotiations. At the time of the report the user rate, the base rate was \$13.90 with a \$4.78 per 1000 gallon charge and basically a typical 5000 gallon user would be assessed a monthly bill of \$37.80. Currently the city has implemented structured rate increases and the current base charge is now \$18.90 cents with a \$4.78 charge per 1000 gallon. And which results in a typical 5000 gallon user being charged \$42.80 per month; And I believe the city is going to implement an additional rate increase for 2017. The final rate structure will depend on final construction cost and based off of the budgets on the treatment plant budget and collection system. Assuming if the city proceeds with financing with the Missouri Department of Natural Resources State Revolving Fund program and with the debt service utilizing the full amount of \$7 million. The expected monthly rate for a typical 5000 gallon user will approximately be \$57.00 to \$60.00. With the expansion and growth of the city and adding new customers of the anticipated rate would be lower than the \$57.00 to \$60.00 dollar range and would fall more towards \$49.00 to \$53.00 per month. And currently the Department of Natural Resources is evaluating the user rate analysis that we have provided back in August and they were commenting it just last week. The rates, the final rate would go into effect upon completion of the project. There is no definite dollar amount and it is all based on the budget and our recommendations. That is basically all I had for the impacts on user rates So, I will open it up for public questions and comments.

Mayor Rhorer: Any public questions or comments? (waited for comment) Hearing none, we will close the public meeting for 6:45 p.m. and then open the public hearing concerning the impact on the environment on this project.

Stephen Lin: Again with the opening of this public hearing there is another attendance sheet for those. Sorry, it is formality. With the proposed project I will discuss the impacts to the surrounding area in regards to wet lands, flood plains, endangered species, farm lands, public lands. Basically the city had purchased property adjacent to the existing lagoon facility for planning of a new mechanical treatment plant. The property is currently undeveloped. The new treatment plant will consist of the concrete basins, buildings and roadways. And impacts would be standard, typical construction activities, earth works, digging. With the collection system that is just basically sewer collection lines and pump stations. That type of construction would be considered a linear type of construction. Disturbed areas are typically minimal and most of the areas will be restored to as close as possible as what the existing conditions were. Wet lands, floodplains and jurisdictional streams. For the collection system that is currently under way, of those have been evaluated and were placed under the nationwide permit under the Army Corp. Currently, we are in contacts with the Army Corp. to attain the necessary permits for the treatment facility site. Endangered species that there were bats that were, the mayor is shaking his head now. So there were bats that were

identified. The species were the Grey bat, Indiana bat, Northern Long Eared bat. Construction activities, and tree removal were limited basically from November to the end of March. And with this project we do not anticipate any impacts to any cultural resources or any prime farm land. Let's see, the project is geared towards improving the existing treatment facility and to facilitate growth. Depending on how the city proceeds with the collection system improvements. The primary areas affected will be more towards the northeast area of Ashland and if funds are available and if the city chooses to proceed with options towards the southwest of Ashland for the residential developments those areas could be impacted. As of now the City of Ashland has prioritized the northeast area to serve not only the Baptist Home but the Hummingbird Properties development and potentially connection of the City of Columbia Airport to their facilities. And with the development of this report we were also required to conduct environmental clearances, those included correspondence with the State Historic Preservation, The Division of State Parks, US Fish and Wild Life, the A-95 Clearing House, the Missouri Conservation Department, the Department of Geology and Land Survey and the Army Corps of Engineers. The items that did pop up again were the bats, the on the endangered species and there were quite a few jurisdictional stream crossings that we had to get, go through the necessary permitting on the collection system and as previously stated we are currently working with the Army Corp on the necessary permitting on the wastewater treatment facility site. So, impacts to personal property such as driveways, trees with the collection system the impacts were fairly minimal. There was some tree removal that will not be able to be restored. Most of the driveways on the collection system were either gravel, those that were paved with concrete or asphalt were bored underneath. The main highways, Highway 63 and the county highways were bored under the collection lines were bored underneath. Impacts to water quality and air quality the new treatment facility is, will be designed at a higher level of treatment. Therefore, is in our opinion that it will actually improve the water quality and we do not anticipate any air quality issues. The odors from the treatment plant will probably be kind of at the same, no worse than kind of what is being experienced out there currently. That is all I had for the environmental impacts and I will open that up for any questions or comments.

Mayor Rhorer: Any comments or questions from the public? (waited for comment) Hearing none we will close the 7:00 p.m. o'clock public hearing concerning the impact and environmental of this project. For additional information please contact Lyn Woolford, City Administrator at 573-657-2091. Written comments will be entered into the meeting records if received within seven (7) business days after the date of the meeting.

Transcript: Done by Darla Sapp, City Clerk

TUESDAY, FEBRUARY 21, 2017
BOARD OF ALDERMEN MINUTES
7:05 P.M.

Mayor Rhorer called the regular meeting to order at 7:05 p.m. on February 21, 2017 at 815 East Broadway, Ashland, Missouri.

Mayor Rhorer led in the pledge of allegiance.

Mayor Rhorer called the roll:

Ward One: George Campbell-here, Danny Clay-here
Ward Two: Jesse Bronson-here, James Fasciotti-absent
Ward Three: Rick Lewis-here, Fred Klippel-here

Staff Present: Fred Boeckmann, City Attorney, Darla Sapp, City Clerk, and Lyn Woolford, Police Chief/City Administrator

Mayor Rhorer presented the agenda of February 17, 2017 for consideration. Alderman Clay made motion and seconded by Alderman Bronson to approve the agenda as presented. Alderman Lewis corrected the date of the agenda as stated on the agenda as February 17, 2017 should be February 21, 2017. Mayor Rhorer called for the vote. Motion carried.

Mayor Rhorer presented the minutes of February 07, 2017 for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to approve the minutes as presented. Mayor Rhorer called for the vote. Motion carried.

Mayor Rhorer asked if anyone wished to appear before the Board. Chad Sayre, Allstate Consultants presented a modified exhibit of a proposed north branch sewer force main concept. This would be from Route H to KOMU News station. He stated there has been interest in this area to extend our force main but we would have to evaluate the potential and interest from the property owners in this area. He stated we would need to consider the potential capacity into our system. He stated he felt that Ashland could be a regional sewer provider. The Board discussed this and a preliminary project cost range with Allstate Consultants.

Chad Sayre stated they will need to get water usage reports for these larger users and start an analysis. He stated he is not proposing annexation with this expansion.

Mayor Rhorer stated they have talked with some of the property owners on the feasibility of extending the sewer force main along the corridor. He stated this is a conceptual idea and we can't spend City money on this. He said there may be some grant money available.

Mayor Rhorer asked if anyone else wished to appear before the Board. No one came forth.

Mayor Rhorer presented Council Bill No. 2017-005 for consideration. Alderman Klippel made motion and seconded by Alderman Bronson to take up Council Bill No. 2017-005, an ordinance to amend Chapter 14 of the code of the City of Ashland as it pertains to building sewers that are abandoned. First reading by title only. Mayor Rhorer called for questions or comments. Lyn Woolford, City Administrator explained this ordinance is an effort to reduce the inflow and infiltration from houses torn down and abandon their sewer line without capping it off. Mayor Rhorer stated the rain water goes into our sewer system then we have to pay to treat this. Alderman Lewis asked if this could be written retroactive. Lyn Woolford, reported

we will have to cap off the existing abandoned sewer lines at our expense but moving forward it is the responsibility of the property owner. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Lewis-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented Ordinance No. 1105 for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to take up Ordinance No. 1105, an ordinance authorizing the Mayor to enter into a Transportation Alternatives Program (TAP) Agreement with Missouri Highways and Transportation Commission. Mayor Rhorer called for questions or comments. Lyn Woolford reported this is the Main Street sidewalk project. Mayor Rhorer called for the vote. Alderman Lewis-aye, Alderman Clay-aye, Alderman Campbell-aye, Alderman Bronson-aye, Alderman Klippel-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented Ordinance No. 1106 for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to take up Ordinance No. 1106, an ordinance to amend Chapter 2 as it pertains to compensation of the Mayor. Mayor Rhorer called for questions or comments. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Lewis-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented Ordinance No. 1107 for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to take up Ordinance No. 1107, an ordinance authorizing the Mayor to enter into an agreement with C.L. Richardson Construction Company for the Renee Drive Drainage Improvement project; providing for compliance with the prevailing wage law and state mandated construction safety training. Mayor Rhorer called for questions or comments. Alderman Bronson questioned the anticipated start date. Lyn Woolford reported that a neighborhood meeting will be held tomorrow night and they will explain the project. He stated a letter was sent out to the property owners that would be affected by this project. He stated they plan to start in 30 to 45 days and the material has been ordered for this project. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Lewis-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented a resolution for consideration on the lawn waste disposal contract. Alderman Bronson made motion and seconded by Alderman Klippel to take up a resolution authorizing the Mayor to enter into a lawn waste disposal contract with Clean Cut Services, LLC. Mayor Rhorer called for questions or comments. Alderman Bronson questioned if an agreement has been reached with the rental properties. Mayor Rhorer reported Mr. Woolford has been negotiating this contact. Lyn Woolford stated rental residential property in Ashland will be accepted from landlords who operate no more than five rental residential properties in Ashland. He stated the agreement is for \$1,700 and we will revisit this in twelve months. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Lewis-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented a resolution for consideration to enter into an agreement with Watson Concrete, Inc. Alderman Bronson made motion and seconded by Alderman Klippel to take up a resolution to enter into an agreement with Watson Concrete, Inc.; providing for compliance with the prevailing wage law and state-mandated construction safety training. Mayor Rhorer called for questions or comments. Lyn Woolford stated this is for the bigger street repairs in Setters Knoll. Mayor Rhorer called for the vote. Alderman Lewis-aye, Alderman Clay-aye, Alderman Campbell-aye, Alderman Bronson-aye, Alderman Klippel-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented a resolution for consideration to enter into an agreement with Ace Pipe Cleaning, Inc. Alderman Bronson made motion and seconded by Alderman Clay to take up a resolution to enter into an agreement with Ace Pipe Cleaning, Inc.; providing for compliance with the prevailing wage law and

state-mandated construction safety training. Mayor Rhorer called for questions or comments Mayor Rhorer stated this is to put a liner in the manholes to help with the inflow and infiltration to the sewer system. Lyn Woolford reported this is for 57 manholes and he hopes to budget additional improvements in other areas in the upcoming budgets. He stated we started with the manholes then will progress into the lining the older lines. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Lewis-aye, Alderman Clay-aye, Alderman Fasciotti-absent. Motion carried.

Mayor Rhorer presented a resolution for consideration on the Ashland Police Department Operations Manual. Alderman Lewis made motion and seconded by Alderman Clay to take up for consideration a resolution to adopt the Ashland Police Department's Operations Policy Manual. Mayor Rhorer stated the policy manual is 85 pages long and he encouraged the Board members to meet with Lyn on this to explain the policy manual. Alderman Lewis amended the motion to postpone the resolution and Alderman Clay seconded the motion. Mayor Rhorer called for the vote to postpone the Resolution. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Lewis-aye, Alderman Fasciotti-absent. Motion carried.

Mayor's Report:

Mayor Rhorer informed the Board that he will be meeting with DNR on Thursday to talk about the wastewater treatment facility permit.

City Administrator/Police Chief's Report:

Lyn Woolford presented a brief look at the budget to the Board. He reported the sales tax for February was done and they are taking a conservative approach on spending. He reported he attended the fire district meeting last night to discuss the adoption of the 2012 fire code. Chief Woolford reported on a weekend event of a pursuit in Ashland.

City Attorney's Report:

Fred Boeckmann had no report.

Board of Aldermen's Report:

Alderman Campbell stated he put together a letter to send to the landowners regarding the proposed installation of a force sewer main along the east side of Hwy 63. He stated the meeting will be March 22 at 6:00 p.m. at Southern Boone Library. He said this meeting is to get acquainted with the landowners and see what would be needed to make this happen and what interests the property owners have. He encouraged the Board members to attend the meeting to show their support of the idea.

Alderman Bronson updated the Board on the park board meeting. He informed them that the park board is purchasing glasses, ordering port-a-potties and asking for volunteers to help with the solar eclipse event in August. He reported Vee Fasciotti has gotten the Easter egg candy and is already stuffing the eggs. He informed the Board the park board has reaffirmed they are not having Lemonade Daze this year. Lyn Woolford, City Administrator reported the glasses for the solar eclipse will be taken out of the Friends of the City account.

Alderman Klippel asked if we could invite Mr. Parry to a meeting to discuss what the County is doing.

Alderman Bronson made motion and seconded by Alderman Campbell to adjourn the meeting. Mayor Rhorer called for the vote. Alderman Lewis-aye, Alderman Clay-aye, Alderman Campbell-aye, Alderman Bronson-aye, Alderman Klippel-aye, Alderman Fasciotti-absent. Motion carried.