

The Seymour Board of Alderman met for a regular meeting at 6:00 pm on Tuesday February 10, 2015 in the Seymour City Hall Board Room, 123 West Market Street.

Meeting called to order by Mayor Pro Tem Grady Bennett.

Roll call: Grady Bennett, William Pogue, Dean Rowe, Jim Ashley.

Also present was City Administrator Sam Burt, City Attorney Danette Padgett, City Supervisor Mitch Plummer, Police Chief Ron Wright, City Clerk Leslie Houk.

#### Approval of Minutes

A motion was made by Rowe/Ashley to approve the minutes as written. Ayes: All. Nays: None.

#### Approval to pay bills and make necessary transfers

A motion was made by Pogue/Ashley to pay bills and make necessary transfers. Ayes: All. Nays: None.

#### Webster County Health Unit Lease

A motion was made by Pogue/Rowe to approve the lease. Ayes: All. Nays: None.

#### Supervisor's Report-Mitch Plummer

The poles for the storm sirens have been set.

Electric and water has been hooked up at Nadine Crisp's new home.

#### City Administrator Report-Sam Burt

See Report

#### Mayors Report-Grady Bennett

Mayor Pro Tem Grady Bennett received a complaint from a citizen that received a ticket for speeding on Thoroughfare. The citizen feels that the speed limit on Thoroughfare needs to be increased to 45 mph.

There is a vacancy on the Park Board. Jenny Yates is interested in filling the vacancy. Mayor Pro Tem Grady Bennett would like to appoint Jenny Yates to the

vacant seat. A motion was made by Pogue/Rowe to approve the appointment of Jenny Yates. Ayes: All. Nays: None.

#### Police Report-Ron Wright

Car # 1 had tires, brakes and rotors installed.

The car camera has been installed.

Ron has checked into the D.A.R.E. training. The next training is scheduled for August.

#### Aldermen's Report

Alderman William Pogue would like to see a light installed at the flower garden south of the tracks on Main Street.

Alderman Dean Rowe has switched to LED lights at his car wash.

Alderman Jim Ashley let Mitch know that the street light in front of Lee Binley's is out again.

#### Attorney's Report-Danette Padgett

Dani is still negotiating with Servpro on their invoice.

Dani has been working on the 911 MOU. She cannot get any calls returned to her from the 911 director.

A motion was made by Pogue/Ashley to go into executive. The following roll call vote was recorded. Ayes: Bennett, Pogue, Rowe. Nays: None. Absent: Ashley

A motion was made by Pogue/Ashley to go back into open. Ayes: All. Nays: None.

A motion was made by Pogue/Ashley to adjourn. Ayes: All. Nays: None.

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Mayor Pro Tem Grady Bennett

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City Clerk Leslie Houk

ADMINISTRATOR'S REPORT February 10, 2015

Terre Banks @ Health Unit

Agreed to lower rent

Agreed to let WICK use the building for February

They have agreed to another year of service

Stan Whitehurst

Seymour Enhanced Enterprise Zone #7 *Attachment 1*

Completed Annual Activity and Status Report

Sent report to Department of Economic Development

Sewer

Rebuild of Mixer – 4 mixers on line at all times

Took tour of plant

Federal Protection – Gabe Brown

Change in plan – changed window design

Affordable Roofing

Winning bid on roof – confirmed bid

Completed temporary patch work on roof

GlennStone Gutter and Roofing

Replacement of gutter on City Hall Building

MMMPEC request billing information from MJMEUC

City by city specific information on capacity, energy, local transmission and total all-in costs since inception

Part of the process necessary to review pricing with TEA

*Office of the City Administrator – Seymour, MO.*

Streets - To be or not to be

Pioneer Drive, Easton Street, Stacy Street, Susie Street, Scott Street,  
Hudson Lane

Stacy Street

Rock not spread to end of road -

NIMS Training

Reviewing the requirements and setting up classes

Bob Crump setting up classes for late February

Building Inspector

Reviewing options -

Roger Day - Better Inspections Inc.

John Parker - Marshfield area

King's Food Pantry - (Southern Webster County Food Pantry) *Attachment 2*

Complaint lodged with the MO Department of Economic Development

Scheduled Roger Day - Building Inspector

Pot Holes at Post Office Drive-Around

David Booth and Tony Boring

Arranged for brown rock gravel to be used

Tyco Security

Eric Ecker - evaluate and recommend

Lighting for the Park - Square *Attachment 3*

Gas, Propane and Electric

NOTES:

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*Seymour, Missouri - vivat-crescat-floreat  
Live - Grow - Flourish*



# ANNUAL ENHANCED ENTERPRISE ZONE ACTIVITY AND STATUS REPORT

FOR REPORTING PERIOD JULY 1, 2012 TO JUNE 30, 2013

|                                                                                                          |                                  |                                              |                                  |                                        |                    |
|----------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------|----------------------------------|----------------------------------------|--------------------|
| NAME OF ENHANCED ENTERPRISE ZONE<br>Seymour Enhanced Enterprise Zone                                     |                                  |                                              | ZONE #<br>7                      |                                        |                    |
| NAME OF PERSON COMPLETING FORM<br>Sam Burt                                                               |                                  | PHONE NUMBER<br>417-935-4401                 | EMAIL<br>sam@seymourmissouri.org |                                        |                    |
| Please Ensure The Contact Information is Completed - It Will Be Added To Our Website For Your Zone       |                                  |                                              |                                  |                                        |                    |
| PRIMARY EEZ ADMINISTRATOR (CONTACT PERSON)<br>Sam Burt                                                   |                                  | TITLE OF ADMINISTRATOR<br>City Administrator |                                  |                                        |                    |
| PHONE NUMBER<br>417-935-4401                                                                             | EMAIL<br>sam@seymourmissouri.org | WEBSITE<br>seymourmissouri.org               |                                  |                                        |                    |
| ADDRESS (STREET, PO BOX, CITY, STATE, ZIP CODE)<br>123 W. Market Street, PO Box 247, Seymour MO 65746    |                                  |                                              |                                  |                                        |                    |
| PLEASE PROVIDE THE GOVERNING AUTHORITY CONTACT INFORMATION WITHIN THE ZONE (e.g. Commissioners / Mayors) |                                  |                                              |                                  |                                        |                    |
| NAME OF CONTACT                                                                                          | TITLE                            | EMAIL                                        | PHONE NUMBER                     |                                        |                    |
| Dale Bailey                                                                                              | Mayor                            | mayor@seymourmissouri.org                    | (417) 935-4401                   |                                        |                    |
|                                                                                                          |                                  |                                              | ( )                              |                                        |                    |
|                                                                                                          |                                  |                                              | ( )                              |                                        |                    |
| PLEASE PROVIDE THE FOLLOWING INFORMATION FOR THE EEZ BOARD MEMBERS:                                      |                                  |                                              |                                  |                                        |                    |
| NAME                                                                                                     | TITLE                            | EMAIL                                        | PHONE                            | TERM EXPIRATION                        |                    |
| Bruce Denney                                                                                             | School Board Member              |                                              |                                  | 12/31/2015                             |                    |
| Paul Ipock                                                                                               | Other Taxing Districts           |                                              |                                  | 12/31/2015                             |                    |
| Jerry Kleier                                                                                             | Chairman                         |                                              |                                  | 12/31/2014                             |                    |
| Kirk Penner                                                                                              |                                  |                                              |                                  | 12/31/2014                             |                    |
| Skye Johns                                                                                               |                                  |                                              |                                  | 12/31/2017                             |                    |
| Joanne Coutchie                                                                                          |                                  |                                              |                                  | 12/31/2018                             |                    |
| Don Williams                                                                                             |                                  |                                              |                                  | 12/31/2018                             |                    |
| HAS THE EEZ TAX ABATEMENT ORDINANCE BEEN CHANGED? (If YES, please send a copy with this form)            |                                  |                                              | YES <input type="checkbox"/>     | NO <input checked="" type="checkbox"/> |                    |
| ATTACH ADDITIONAL SHEETS IF NECESSARY                                                                    |                                  |                                              |                                  |                                        |                    |
| 1. BUSINESSES LOCATED WITHIN THE ENHANCED ENTERPRISE ZONE WHICH EXPANDED DURING THE REPORTING PERIOD     |                                  |                                              |                                  |                                        |                    |
| # EXISTING BUSINESSES                                                                                    | # NEW BUSINESSES                 | # RECEIVING TAX CREDITS                      | # RECEIVING ABATEMENT            | # NEW JOBS                             | \$ REAL INVESTMENT |
| 2                                                                                                        | 0                                | 0                                            | 2                                |                                        |                    |
| DATE<br>January 27, 2015                                                                                 |                                  | SIGNATURE<br>                                |                                  |                                        |                    |

ATTACHMENT 1



# BETTER INSPECTIONS

P. O. Box 14222, Springfield, MO 65814

Jim DiFranco (417) 288-5103 Roger Day (417) 830-7622

## INSPECTION REPORT

Date: February 9, 2013

To: Mr. Sam Burt, City Manager, City of Seymour, MO

Re: Inspection of 732 S. Division St., Seymour, MO

At your request, we inspected the property on February 6<sup>th</sup>, having been informed by you of topics of concern to the Missouri Department of Economic Development. This report is necessarily not a final one, in that construction of the facility is not yet complete. Here are our findings.

1. Because the project is not complete, we cannot yet deem the entire facility as having met all industry standards. An inspection after project completion will be required to provide our final opinion on this question. However, we have an expectation that upon completion, it will be in conformance with industry standards for structural soundness; life safety; and electrical, plumbing, and mechanical systems.
2. We did not observe any present hazards or potential hazards which would endanger persons or the property itself.
3. A complaint was made stating that there were electrical circuits or outlets buried in the walls. The wiring is run in Electrical Metallic Tubing (EMT) within the walls, which is permissible, but no electrical boxes were found that are buried in the walls. We were informed that an electrical box in the Training Area / Kitchen had accidentally been covered over by drywall work, but was later exposed and corrected. It is now a working wall switch. Any accidentally covered electrical box would most likely show up as an open circuit to the electrician. We tested all convenience outlets in the facility. All were working and properly grounded.
4. We understand that an exterior sealant will be applied to the perimeter of the building where the metal siding meets the foundation. We also understand that exterior doors will have thresholds installed, and be fully weatherstripped. There were no other locations found where pests or vectors could enter the building.
5. We did not find any of the interior partitions to be unstable. Their layout, with numerous 90 degree corners, provides notable stability. Some partitions are finished with oriented strand board (OSB), and some with gypsum board.

Mr. Sam Burt, City Manager, City of Seymour, MO  
Re: **Inspection of 732 S. Division St., Seymour, MO**  
February 9, 2015



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We understand that our credentials are important in relation to our findings. The following biographies are excerpted from our website ([www.bettersolutionsgroup.com](http://www.bettersolutionsgroup.com)).

Jim Difranco has general construction experience, but is particularly skilled in HVAC, electrical, commercial refrigeration, and plumbing. At the start of his career, Jim drafted electrical and mechanical engineering drawings. He completed a number of vocational courses in the 1970's, including electrical theory, wiring, and home construction. In 1983, Jim earned an HVAC diploma from Monroe Community College (Rochester, NY). His formal education also includes two years of study in mathematics and science at the State University of New York (SUNY Brockport). His continuing education includes 30 courses related to inspection, offered by the National Association of Certified Home Inspectors (NACHI). As owner of Apex Heating and Cooling (Hamlin, NY), and a certified York dealer for over 25 years, Jim installed boilers; gas piping; commercial rooftop units and control systems; commercial refrigeration; restaurant equipment; and residential HVAC systems. He later spent several years building electrical power panels and electronic controls for custom automated manufacturing equipment. Jim is EPA certified for refrigerant recovery, and is also certified for propane through the Missouri Propane Gas Association. He holds a Springfield, MO Master Mechanical License #BTC-0008060. Jim's NACHI building inspector certification is #13050816.

Roger Day is a construction consultant with experience in architectural practice, construction project management, and construction research. He earned his BS degree in Architectural Studies from the University of Illinois in 1974, and has since completed over 50 continuing education programs. His employment history includes architectural firms, general contractors, one subcontractor, and the U. S. Army Corps of Engineers. During his career, Roger produced a number of articles and technical manuals; taught selected college courses; and delivered numerous presentations to professional audiences. His skills have been focused on proper construction management and methods; design and construction cost effectiveness; and code and regulatory conformance. Since 2001, he has provided consulting assistance to design and engineering firms; reviewed plans submitted for building permits on behalf of several southwest Missouri cities; acted as an Owner Representative on construction projects; and provided expert consulting for over 50 construction related legal cases. Roger is a Missouri SEMA SAVE Program Structural II disaster inspector #30332; member and past President of Southwest Missouri Code Officials, Inc.; and a Building Safety Professional member of the International Code Council #5206624.

Mr. Sam Burt, City Manager, City of Seymour, MO  
Re: **Inspection of 732 S. Division St., Seymour, MO**  
February 9, 2015



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We hope that the above findings and information is sufficient at this time. Please contact us when the project is complete, so that we may perform a final inspection in relation to topics of concern. Let us know if you have any questions, or require additional detail. Professional and client references are available upon request.

Respectfully submitted,

A handwritten signature in green ink that reads "Jim DiFranco".

Jim DiFranco  
[jim@bettersolutionsgroup.com](mailto:jim@bettersolutionsgroup.com)

A handwritten signature in green ink that reads "Roger A. Day".

Roger A. Day  
[roger@bettersolutionsgroup.com](mailto:roger@bettersolutionsgroup.com)

State of Missouri, LLC Certificate of Organization #LC1339579  
State of Missouri, Better Inspections Registration #X01344896

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## GLM Bavarian 1200 Outdoor Gas Light

SKU: 1200

List Price: \$269.00

Your Price: \$229.00

Your Savings: \$40.00

Quantity: 1

Fuel: Color: Burner: Mount: [Add To Cart](#)[Add To Wishlist](#)[Add To Registry](#)

Info

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26" H x 12.5" W

Available in Propane, Natural Gas, or Electric

Black, White, or Custom Finish

Designed to fit 3" O.D. Gas Light Post (Post Mount Version)

**See Photos for pictures of Pier Mounted and Wall Mounted Versions**

Pier Mount: 26" H x 12.5" W

Wall Mount: 28" H x 21" W

ATTACHMENT 3

***What is a joint municipal utility commission and how are they organized?***

A joint municipal utility commission is a nonprofit local government cooperative contractually created between participating municipalities, public water supply districts, sewer districts, nonprofit water companies, and nonprofit sewer companies to aggregate sewer, electric, gas, water, or other utility services for wholesale supply. Commission examples include Clarence Cannon Wholesale Water Commission, MO Joint Municipal Electric Utility Commission, Great NW Wholesale Water Commission, Tri-State Water Resource Coalition, and the Municipal Gas Commission of Central MO. They make decisions on the acquisition and transmission of utility resources and services to capture economies of scale and share specialized utility expertise and services. Retail distribution is maintained and governed by the local utility.

***What are the general powers granted these local government cooperatives?***

Each commission is authorized to purchase, manage projects, and construct facilities for wholesale services to members under the oversight of the commission's governing board. Commissions may also incur debt, liabilities, and obligations, including issuing revenue bonds as prescribed by the Missouri Constitution, Article VI, § 27 for joint commissions relating to airports, industrial development, and utilities. Bonds shall not obligate the state or participating political subdivisions for debt, but any debt acquired must be backed by revenues generated by the commission's activities.

***How do cities & public districts approve contracts with these local government cooperatives?***

The elected body of each political subdivision utility must approve a joint contract for the creation of the commission. Each entity may then contract with the commission for utility supply or services, adhering to the contracting authority and rules granted to such utility. Public hearings are required and meeting notices given before a vote is taken on such contracts.

***What kind of oversight and transparency are imposed on these commission cooperatives?***

Each commission is created by joint contract, creating a governing board with a director & alternate appointed by a vote of each participant's governing body. Commissions follow the same laws as the entities creating them; including requirements of disclosure, bidding, public budgeting, and the state open meetings and records laws. An annual audit, by an independent auditor, is mandated by state statute. Also, federal disclosure, transparency, and oversight regulations must be met to protect the public, investors, bond holders, and creditors in public investments and utility activities. These are overseen by the Municipal Securities Rulemaking Board, Securities Exchange Commission, Federal Energy Regulatory Commission, USDA Rural Development, and Regional Transmission Organizations. Further, Moodys, Fitch, and Standard & Poor's publicly rate the activities of commissions to fully inform the public and market investors. In the utility industry, no other cooperative or private sector company has as much openness, disclosure, and public access as do political subdivision utilities.

***What does HB 213 do?***

The bill adds a biannual State Audit, at the expense of each cooperative commission, to the annual independent audit currently required by statute. In addition, it limits normal contractual activity among cities & districts by mandating a public vote when working to provide cooperative or regional utility resources/services that achieve efficiencies and cost savings.

***Would there be any problems if the legislation is approved?***

The bill will significantly slow the development of regional water/sewer projects, electric/natural gas supply, and gas heating around the state. It would hinder efforts to attain economies of scale which reduce ratepayer costs. Rural communities would be hit hardest, as they benefit most in regional opportunities presented by these commissions to enhance utility service. The duplicate auditing requirements proposed would add to ratepayer expense. Added utility expertise would be needed by the State Auditor's office.

***Summary of effects if the legislation becomes law as written:***

- Adds unnecessary burdens that increase costs to ratepayers seeking advantages of economies of scale and lower rates.
- Restricts consumer owned utilities, regulated by local elected boards, in decisions having local economic impact.
- Does not improve transparency – Currently, no other utility (cooperative or private sector) is more transparent than those regulated by municipal and local governments. Duplicates existing audit mandate. State audit not required of other like public entities – i.e. industrial development, airports, and sports authorities.