

**September 14, 2015**  
**St. James Municipal Center**  
**City Council Meeting**

**AGENDA ITEM: Call To Order**

Mayor White called the meeting to order. The following councilmembers were present: Councilman Sachs, Councilman Anselm, Councilwoman Weatherly, Councilman Smith, Councilman Edwards and Councilman Watkins. City Administrator Harold Selby and City Clerk Sarah Wheeler were also in attendance. Councilman Huster was absent.

Mayor White asked the council to approve an amendment to the agenda. He requested to change the closed meeting from personnel to litigation and add the discussion for the Fire House Coffee Shop lease. Councilman Sachs made a motion to approve the amendments. Councilman Weatherly seconded the motion. All councilmembers voted "aye".

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**AGENDA ITEM: Pledge of Allegiance**

Mayor White led the Council in the Pledge of Allegiance.

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**AGENDA ITEM: Approve Minutes**

Approve the minutes from the August 10, 2015 regular meeting.

**Vote or To Do:**

Councilman Sachs made a motion to approve the August 10, 2015 minutes. Councilman Watkins seconded the motion. All Councilmembers voted "aye".

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**AGENDA ITEM: Approve August Bills**

Approve the August 2015 bills.

**Vote or To Do: New Vote Item**

Councilman Edwards made a motion to pay the bills submitted for August 2015. Councilman Watkins seconded the motion. All Councilmembers voted "aye".

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**AGENDA ITEM: Citizen Comments**

**Discussion: New Discussion Item**

There were no citizens requesting to speak with the Council.

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**AGENDA ITEM: Sanitation Plaque Presentation**

**Discussion: Terry Gibson Retirement**

Mayor White presented Terry Gibson with a plaque for 20 years of service with the City of St. James upon his retirement. Clerk Wheeler mentioned that the employees will be holding a fish fry luncheon for Terry on his last day, September 18<sup>th</sup> for anyone that would like to come and wish him well.

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**AGENDA ITEM: Insurance Renewal**

Administrator Selby let the council know that the city's employee health insurance contract was due for renewal. Two brokers had come to speak with the council about the plan they could offer the city.

**Discussion: Ashby Covenant Insurance**

Sheran Ashby with Ashby Covenant Insurance spoke first. She mentioned that she is currently the City's insurance broker and manages the current health plan. She said that the current plan is non-ACA

compliant and the new change in the law states that the city can stay with the current non-ACA compliant plan for another two years as long as it is renewed by October 1<sup>st</sup>.

For the renewal the city has been quoted a 10.8% increase in costs for the current non-ACA plan or a 68% increase for the ACA compliant plan. Sheran mentioned that she looked at several different carriers and received other bids but Anthem was still the lowest price. The total yearly cost would be \$222,919.20 plus the cost of each \$2,000 HRA credit given to employees to help cover the \$3,000 deductible on the plan. In order to keep the non-ACA plan the city would not be able to make any changes to the current plan for the next two years.

### **Discussion: MIRMA**

Next to speak was Matthew Brodersen, Director of MIRMA. Matthew reminded the council that MIRMA currently carries the city's property liability and workers comp. At the 2015 annual meeting in July MIRMA members voted to move forward with a Health Insurance program for its members.

David Hickman with Health Insurance Cooperative Agency will be the broker used by MIRMA to offer the health insurance. Mr. Hickman let the council know that the city would be responsible for \$20,000 per each employee. This comes from the monthly payment and could be a cost savings in years to come based on the amount of claims. Money paid monthly will be held with MIRMA in a trust so there is no start-up money. The health insurance program will not rely on traditional MIRMA funds for the program, but funds paid will be kept separate for the health insurance program only. When the trust is formed in 3-5 years a different board will be formed to oversee this fund. MIRMA needs 1,000 employee lives for the program to be successful. Several cities are already requesting quotes.

### **Discussion: New Discussion Item**

The Council asked lots of questions with both brokers about their plans, the differences and the similarities as well as trying to figure out what plan would be the best for the employees. Councilman Edwards mentioned that the current plan would save us \$50,000 by staying with it, Councilman Smith agreed but mentioned that it would save a lot more money in the long run when we have to switch over to the ACA plan which is a 68% increase through our current plan and a lot less if we switch now with MIRMA.

### **Vote or To Do: New Vote Item**

Councilman Edwards made a motion to stay where we are at and renew with Anthem for right now. Councilman Sachs seconded the motion. Councilman Edwards, Sachs and Watkins voted "aye". Councilman Smith, Anselm and Councilwoman Weatherly voted "no". Mayor White broke the tie with an "aye" vote to stay where we are at. Mayor White mentioned next that he would still like to look at the insurance with MIRMA again at the next meeting and possibly switch over January 1<sup>st</sup> with them. Clerk Wheeler suggest that the Council spend the month talking with employees to see what plan they think would work best for them.

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## **AGENDA ITEM: P & Z Recommendation**

### **Discussion: P & Z**

Administrator Selby mentioned that Planning & Zoning had met to discuss a zoning change located at the corner of Middle Street and N. Evergreen Street from R1 Residential to R2 Multi-Family.

Quincy Berlin, P & Z member stated that the board had voted to recommend the approval of the zoning change to the City Council. The owner would like to put 8 apartments into the building.

### **Vote or To Do: New Vote Item**

Councilman Watkins made a motion to approve the change from R1 to R2. Councilman Anselm seconded the motion. All councilmembers voted "aye".

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## **AGENDA ITEM: Time Clock Policy & Guidelines**

### **Discussion: Time Clock Policy & Guidelines**

Clerk Wheeler presented the Time Clock policy change to the council to help answer some of the questions the employees had been having regarding the new time clocks being put into place.

### **Vote or To Do: New Vote Item**

Councilman Anselm made a motion to approve the handbook policy change. Councilman Smith seconded the motion. Councilman Anselm, Huster, Sachs, Weatherly & Edwards voted “aye”. Councilman Watkins voted “no”. The motion was passed.

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### **AGENDA ITEM: Sanitation Truck Bids**

#### **Discussion: Sanitation Truck Bids**

Administrator Selby presented the council with two bids for new sanitation trucks. He asked not to approve the bids but to approve him to move forward with getting quotes from local banks, MPUA, etc., for leasing the trucks and finding the lowest interest rate.

### **Vote or To Do: New Vote Item**

Councilman Watkins made a motion to approve Administrator Selby to move forward with obtaining quotes for leases. Councilman Anselm seconded the motion. All council members voted “aye”.

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### **AGENDA ITEM: Chamber Lease Discussion**

#### **Discussion: Chamber Tourist Information Center**

Mayor White discussed the expired lease on the Tourist Information Center between the City and the Chamber and asked the council their thoughts. Currently the Chamber pays \$208.33 per month since July 2011 for rental, the property is state property and therefore must be ran as a Tourist Center. Councilman Watkins worried about utilities that the city is paying for to run the center, Councilman Sachs stated that whether the city ran it or the Chamber we would be paying for the utilities. Councilman Edwards stated that his only concern was that the rental money was going to the city and it should be going to the Utility department to help cover that cost. Councilman Sachs asked to see the utility cost for the last 10 years so that we could get an idea of the utility cost.

Councilman Edwards made a motion to table the lease agreement till the next meeting. Councilman Watkins seconded the motion. All councilmembers voted “aye”.

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### **AGENDA ITEM: Golden Age Center Lease Discussion**

#### **Discussion: Golden Age Center Lease**

Mayor White stated that he had a meeting tomorrow to discuss the Caring Center and Golden Age Center. If the Caring Center is going to take over the Golden Age Center they will need to do it before Dec 31 because the food bank will give a discounted food rate for the Golden Age Center. If it goes to January 1st the food bank does not have to honor agreement. Mayor White said he would bring back more information from that meeting so that we can discuss further the lease agreement next month. Councilman Edwards asked to have the rent go towards the Utilities for this property as well.

Councilman Edwards made a motion to table the lease agreement till the next meeting. Councilman Watkins seconded the motion. All councilmembers voted “aye”.

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### **AGENDA ITEM: Fire House Coffee Shop Lease Discussion**

#### **Discussion: Fire House Coffee Shop**

Councilman Sachs stated he would like to iron out the details for the lease agreement and utilities on the building before renewing this lease. Clerk Wheeler stated that the last lease signed was for a 3 year period and therefore was not up yet.

Councilman Edwards made a motion to table the lease agreement till the next meeting. Councilman Watkins seconded the motion. All councilmembers voted “aye”.

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## **AGENDA ITEM: Business License Penalty**

### **Discussion: Business License Penalty**

At the last council meeting it was agreed to change the ordinance to apply a penalty to past due business licenses. Clerk Wheeler let the council know that she had spoken with Attorney Hoertel who recommended staying with the current ordinance and to have the police department write tickets for past due licenses and then fine them in court. The Council agreed to try this route first to see how it worked.

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## **AGENDA ITEM: Ordinance No 15-1067**

Nuisance Ordinance

### **Discussion: Ordinance No. 15-1067**

Mayor White asked the council to review the nuisance ordinance before the first reading. Councilman Edwards asked the council to look at page 2 concerning animals. He stated the way it currently reads it would outlaw every animals other than cats and dogs. We need to change section L pertaining to the keeping of exotic and livestock animals. After discussion the council decided to go with the wording from the state of MO on exotic animals in the ordinance and have the first reading of the amended ordinance next month after the change.

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## **AGENDA ITEM: Ordinance No 15-1068**

Senate Bill 5 Law

### **Discussion: Bill No. 15-1069**

Administrator Selby mentioned that the city will need to pass the Senate Bill 5 Ordinance in order to stay compliant with the State. The new law changes the way courts can treat a person with a minor traffic violation. This law was a result of issues that came out of Ferguson, MO.

Clerk Wheeler read the ordinance aloud for the first reading. The council had a couple questions but understood the need to comply with the state law. Clerk Wheeler read the ordinance aloud for the second and final reading.

### **Vote or To Do: New Vote Item**

Councilman Edwards made a motion to approve Ordinance No. 15-1069 as read. Councilwoman Weatherly seconded the motion. All councilmembers voted “aye”.

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## **AGENDA ITEM: Mayor's Appointments**

### **Discussion: New Discussion Item**

Mayor White asked the council to approve the following appointments: Tim Boone for the Park Board, David Keeney for the IDA Board, Alan Sachs as the Council Representative for the IDA and David Watkins as the Council Representative for the Sanitation Department.

### **Vote or To Do: New Vote Item**

Councilman Watkins made a motion to approve the appointments. Councilman Edwards seconded the motion. All councilmembers voted “aye”.

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## **AGENDA ITEM: City Administrator Comments**

### **Discussion: New Discussion Item**

Administrator Selby said he spoke with MRPC who would like to have permission to use the Community Hall for the Meramec Watershed meeting. He also mentioned that the electric power purchase rates keep dropping, and John Rapp had contacted him and wanted to thank the city for their help with the Grape & Fall Festival.

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**AGENDA ITEM: Mayor's Comments**

**Discussion: New Discussion Item**

Mayor White said that he had received a letter from Jane Elgin Bartlet at the Trinity Episcopal Church saying that the church has on loan at the library a walnut side board piece of furniture. They would like to make sure that if the library ever decides they no longer need it that it goes back to the church. Mayor White asked for the letter to be made part of the minutes for future reference.

Mayor White also mentioned the Scoops and a Movie and the Lucy Playhouse Fundraising event both coming up.

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**AGENDA ITEM: Closed Session**

With no further business to discuss in open session, Councilman Watkins made a motion to go into closed session for litigation purposes as allowed under RSMO 1988, Chapter 610.021. Councilman Smith seconded the motion. Upon roll call, the voting was as follows: Councilman Watkins "aye"; Councilman Smith "aye"; Councilman Anselm "aye"; Councilman Edwards "aye"; Councilwoman Weatherly "aye"; Councilman Sachs "aye".

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**AGENDA ITEM: Adjourn**

Councilman Sachs made a motion to adjourn the meeting. Councilman Smith seconded the motion. All councilmembers voted "aye".

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Jim W. White, Mayor

ATTEST:

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Sarah Wheeler, City Clerk

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Date