

CITY OF SHREWSBURY
BOARD OF ALDERMEN
WORK SESSION OF THE BOARD OF ALDERMEN
May 12, 2015

A Work Session of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 6:00 p.m. this 12th day of May, 2015 in the Aldermanic Conference Room of City Hall for the transaction of such business that may come before the Board.

There were present:

Mayor.....Felicity Buckley
Alderman.....Elmer Kauffmann
Alderman.....Mike Travaglini
Aldervoman.....Chris Gorman
Alderman.....Sam Scherer
Alderman.....Ed Kopff
Alderman.....Rick Steingrubby

There were also present:

City AttorneyMichael Daming
Director of AdministrationJonathan D. Greever
Director of FinanceDanielle Oettle
Parks DirectorChris Buck
Street Superintendent.....Tony Wagner
Police Chief.....Jeff Keller
Fire Chief.....Bill Fox
Building Commissioner.....Jim Wilder
City Clerk.....Mónica Llorián

Roll Call

Mayor Buckley opened the meeting and City Clerk Llorián commenced with the roll call. The entire Board was present.

Continued Discussion on Energy Efficiency Project

Mayor Buckley reopened the discussion of the energy efficiency project. Director Greever Ellie Blankenship with CTS Group to the Board. Ms. Blankenship presented a final scope of work presentations to the Board on the energy efficiency project. Ms. Blankenship stated that there will be an onsite Project Manager and that entire project is cited to be completed by October 2015.

Ms. Blankenship stated that the biggest chunk of the project is the heating and cooling in the City Center. She stated that the current boiler is leaking and it will be replaced along with the air handlers on the second floor. She stated that the cooling system in the Council chambers and the Multi-Purpose room will not be replaced as it is a fairly new piece of equipment but will be adding water coils to provide heating to those areas. She added that each area will have separate controls for that specific area.

Ms. Blankenship stated that the ballroom will get a new system as well as Director Greever's office. She stated the gymnasium (gym) will have heating and cooling units added with two (2) new roof top units. She added that there will be a building automation added to control the building's temperature when certain areas are not occupied.

Ms. Blankenship stated that there will be lighting upgrades throughout the building. She stated the gym lighting will be changed to LED lighting. She added that exterior lighting will be changed to LED. She added that decorative light outside the building will not be changed because it was not cost effective. Director Greever asked if these decorative were different from the parking light fixture. Ms. Blankenship stated the decorative green lights that point down will not be changed over.

Ms. Blankenship stated that there will be sealing and weather stripping around the doors and replace broken glass doors near the gym. She stated that three (3) main doors in the back of the building will go down to one main door and filling in the remaining two (2) with glass panels. She added that they will be replacing doors in the ballroom, multi-purpose room and front main entrance.

Ms. Blankenship stated that the roof for the exception of the main area that was recently re-coated will be replaced. She added that insulation will be added to the gym and all other areas for the exception of the council chambers because how the roof is structured. She stated that all the flat roof have a twenty (20) year roof and the shingles will have a thirty (30) years. Alderman Kauffman asked why not a thirty (30) year roof on the flat roof. Ms. Blankenship stated they will present an alternate. Director Greever stated Ms. Blankenship will present that at the end of the presentation.

Ms. Blankenship stated that there will be a new card access system installed to exterior doors. She added that there will be new cameras and DVR system install along with replacing the fire alarm and moving the security key pad from its current location.

Ms. Blankenship added that in the Public Safety Building they will be switching all the lighting in the building to LED and replacing the fixtures. She added there will be rebated available for the City and they will be applying for them as well.

Ms. Blankenship stated that the roof at the Public Safety Building will be replaced and tuck-pointing will be performed on the building. She stated they will be replacing some of the exterior doors. She added that there will be security cameras added along with card access system to the exterior doors for added security.

Ms. Blankenship concluded her presentation that the total cost of the project will be \$1,816,396 with the majority of the upgrades going to the City Hall Building. She stated there will be maintenance requirements for all the equipment. Director Greever stated that there will be an operational ongoing cost to maintain the equipment. Ms. Blankenship added that the estimated cost of rebated to be around \$7000 with the total cost after rebates to be \$1,809,396.00.

Ms. Blankenship stated to go with a thirty (30) year roof the cost would be an additional \$23,000 which was not in the budget. She stated to make the roof thirty (30) years there will be areas that will be sacrificed. She stated those areas would be taking out some of the exterior lighting at City Hall. She added the difference between a twenty (20) year and thirty (30) year roof is the thirty (30) year roof is a little thicker.

Superintendent Wagner asked if the exterior lighting that would be changed included the lights on the flag pole. Ms. Blankenship said yes those lights were included.

Alderman Kauffmann stated that thicker roofs are better as flat roofs tend to leak. He stated that he would rather sacrifice some of the lighting or increase the budget to the contract to have a thirty (30) year roof.

Mayor Buckley stated there will not be an increase to the budget onto the contract. She stated it was not an option.

Mayor Buckley asked Alderman Kopff what he felt was the better option for the project. Alderman Kopff stated that the committee felt the City was better off going with the lighting than going for a thirty (30) year roof. Director Greever stated that the City asked an engineer what is the value that would be gained going with a thirty (30) year roof. Director Greever stated the engineer said the City would not get much value in going with a thirty (30) roof. Director Greever added that going with a thirty (30) roof is not an extension on the life of the roof but more an extension on the warranty. Alderman Scherer stated he preferred keeping the exterior lighting over a thirty (30) year roof. Alderman Travaglini asked how much would be given up on energy savings if the City gives up the exterior lighting for a thirty (30) year roof. Ms. Blankenship stated the savings would be about \$900 in energy and \$1000 in maintenance a year that would be lost if the City decided to sacrifice some of the exterior lighting for a thirty (30) year roof. Superintendent Wagner stated that with the yearly savings on the lighting, the City could invest that on a new roof after twenty (20) years. Ms. Blankenship stated that lighting is more noticeable from an ascetic standpoint.

Mayor Buckley stated that she was comfortable with going with original contract that has the twenty (20) year roof warranty. Alderman Kauffmann stated he strongly disagrees with the twenty (20) year roof warranty and like the City go with the thirty (30) year roof warrant.

Director Greever asked the Board for direction on the proposed contract. Director Greever asked each Board member to state which contract they preferred; the contract with the twenty (20) year roof warranty or the contract with the thirty (30) year roof warranty and less changes to the exterior lights. He added that preferred contract will be voted on in open session. Mayor Buckley went around the room and asked each Aldermen for which contract they preferred. Alderman Travaglini stated he supports the proposal for the twenty (20) roof. Alderwoman Gorman stated she supports the proposal for the twenty (20) year roof. Alderman Steingrubby stated he supports the proposal for the twenty (20) year roof. Alderman Kopff stated he supports the proposal for the twenty (20) year roof. Alderman Scherer stated he supports the proposal for the twenty (20) year roof. Alderman Kauffmann stated that he disagrees to support the proposal for the twenty (20) year roof.

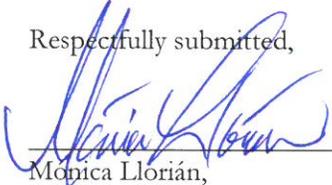
Joy Howard stated that the Board was presented with the final numbers. She stated the rates are, as of yesterday, had gone up since then. She stated that the Federal Reserve will most likely continue to raise the rates but with the City's good rating she did not think it would be much. She stated that included the \$2000 for builder's risk to the final number. She stated that from the principal amount is near final. She stated that sell of the certificates and contract will be approved at the May 26th work session. She added that the City has done lease financing before and it is much like a home loan where the building is used as collateral.

Mayor Buckley stated that it is the same type of lease the City has done in the past. She stated it would be less on the budget than in years past.

Adjournment

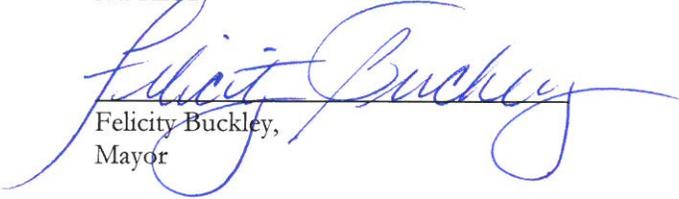
Alderman Travaglini made a motion to adjourn the regular meeting. Alderman Scherer seconded the motion, it passed unanimously, and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Monica Llorian,
City Clerk

ATTEST:



Felicity Buckley,
Mayor