

City Council Meeting Minutes  
June 25, 2018  
7:30 p.m.

The Board of Aldermen met on Monday, June 25, 2018 in the Council Chamber at City Hall. Mayor Richard Bodi presided with the following present: Ald. Riley, Wade, Chism, Young and Cravens.

**OLD BUSINESS:**

1. The Mayor called the meeting to order.

The Minutes from the June 11<sup>th</sup> meeting was presented. Ald. Wade made a motion to approve the minutes as presented. Ald. Chism seconded, all voted “yes” and the minutes were accepted.

**NEW BUSINESS**

1. Visitors: Matt Belcher of Wildwood, Missouri and Robert Reed of Jefferson City, Mo. of appeared before the Council to discuss options for revitalization in New Madrid. Mr. Belcher is with Enhanced Business Systems and made a presentation to demonstrate the benefits of partnering with his company and their associated partner businesses to bring pre-fabricated, pre-engineered housing to the City. Part of their proposals would include the establishment of a fabrication facility in New Madrid at the old Kontek building where they would construct the modules that would then be transported to the construction site and put together in a very short time. The advantages of using this new system and new technology would result in extremely low energy costs, produce healthy homes that would effectively decrease the amount of toxins in the homes, and provide a resilient and water resistant home with a high appraisal property valuation. Mr. Belcher stated that there is an opportunity to partner with the New Madrid County High School to actively assist in establishing a building trades program that would equip high school graduates with the training and skills to enter the building trade’s workforce in New Madrid at very good incomes. That would provide opportunities that are virtually non-existent currently for young families to choose to remain here to live and work. This would sustain our community, businesses and schools. This could also provide an opportunity for the City to build a demo home for display in the City to bring attention to the new technologies available. Mr. Belcher went into great detail to show a scenario whereby the City could make an investment in the City’s families and future by providing training, opportunities for jobs and healthy affordable housing. He also explained that these homes have the

option to actually become net zero energy homes whereby they could generate more energy than they use in a year. This would eliminate the utility costs for the home owner where they would be able to apply that money to their mortgage, thereby giving them the opportunity to pay a 30 year mortgage in 15 years. The high value and low energy costs coupled with new technology offers the opportunity for additional finance options as well.

Mr. Belcher pointed out that the structures result in a framed structure, just like a normal house but the prefab panels produce a light structure where the insulation is built into walls resulting in an extremely light weight structure that makes the shipping costs much less. That also requires a smaller crane and shorter time frame to have the home completed down to the finish work which is all done indoors thus avoiding many of the weather delays that are unavoidable with building a standard home. Mr. Belcher then introduced Mr. Robert Reed of Mizzou. Mr. Reed spoke about the research that had been done to discover ways to improve energy effectiveness in rural Missouri. This study was undertaken by the University in conjunction with Associated Energy Cooperative. Results of this study highlighted the need for training in the Vocational Schools in order to expand the knowledge base in combination for the then need for housing. This was a natural fit for MU Extension's work with projects like this to assist large local businesses develop as well as to develop Vocational Technology Training programs. The University Extension Service would like to help New Madrid to develop this prefab industry and spread out and south to the Memphis area.

Mr. Belcher then introduced Mr. Jim Woodruff as the Chief Financial Officer of Enhanced Business Systems. He stated that Mr. Woodruff made sure that the bottom line was that the homes while producing energy efficiency and healthy homes, came in as affordable for young families. Average costs for these homes in the 1100-1500 square foot range would be \$80,000 to \$110,000, with the affordability greatly enhanced by the very low utility costs for the families living in them. He said that ideally they would like to build a prototype home here in New Madrid. Since these homes are very resilient as well as water resistant, what better location than here on the levee of the Mississippi River and on the New Madrid Earthquake Fault. It would have been a great draw for media which in writing the story would be promoting the entire project. The prototype would be open for tours with screens set throughout the home explaining the various technologies and giving a behind the walls tour.

Ald. Wade asked what the square footage of the homes would be. Mr. Belcher stated that they could be anywhere from 1000 to 1500 square feet. He showed pictures of 3 different layouts to the group and said that in this size range, it is determined that the ranch style works best. They provide a two car garage or carport as needed.

Ald. Riley asked what cost there would be to the City other than the land. Mr. Belcher said that there would be very little, if any.

Ald. Young asked what the cost comparison would be with traditional frame homes. Mr. Belcher said that, depending on options chosen, there seems to be a 5-10% increase with is typically a \$20 increase in the monthly payment but the energy costs could save \$200 on utility bills or more. He then asked how long it typically took to build one of these homes. Mr. Belcher stated that they would seem to be a 2-3 month time frame, largely because of the substantial reduction in the number of weather related delays. Mayor Bodi asked how quick they could have the manufacturing plant up and running. Mr. Belcher said that they should not have a problem being in operation by the first of the new year.

There being no further questions, Mr. Belcher thanked the Council for the opportunity to speak to them and hopes that they will be working together. The Mayor thanked them all for coming.

2. Bill 18-1293: An Ordinance to Vacate a Portion of an Alley in Burnes Addition to the City of New Madrid and Reverting Ownership of such Property to Edward A. Riley and Dorothy Riley. The Mayor read the title twice over. Ald. Chism made a motion to approve and Ald. Wade seconded. A Roll call vote was taken as follows: Ald. Riley – yes, Ald. Wade – yes, Ald. Chism – yes, Ald. Young – yes, Ald. Cravens – yes. The ordinance was adopted.
3. Bill 18-1294: An Ordinance Acknowledging the Transfer of Real Estate to the City of New Madrid, Missouri Pursuant to Section 49.292 Revised Statutes of the State of Missouri. The Mayor read the title of the bill over two times. Ald. Chism made a motion to approve. Ald. Young seconded the motion. A Roll Call Vote was taken as follows: Ald. Riley – yes, Ald. Wade – yes, Ald. Chism – yes, Ald. Young – yes, Ald. Cravens – yes. The Ordinance was adopted.
4. City Administrator's Report: Adm. McGill said that the startup of the new Water Plant was proceeding and is close to being completed. He stated that he, the Mayor and Ald. Riley had met with the Rural Development Partners last Tuesday for about 2 hours. He was impressed that they were so dedicated in seeing what the community needs are. With the New Market Tax Credits, they would be donating to a community project in the amount of \$50,000 with the same amount being donated by the owner of the new industry. Their goal would be to provide training for current students and keep people here and working. They received good feedback from the group. He stated that the Governor would be here in New Madrid tomorrow at the Port Authority. He has stated that his emphasis is on providing for the infrastructure needs and that he will be frequenting this area quite a lot.

Adm. McGill then said that preparations for the Independence Day Celebration are about complete. As of today there are 12 BBQ contestants registered. He said that they will be on Water Street this year, making them a lot more accessible to the public.

Ald. Chism asked if we had heard any answer from the Corps regarding the repair of the boat ramp. Adm. McGill said that we had not.

Ald. Wade asked if the City had purchased a new valve for use in supplying water to the River Boats. Adm. McGill said that yes we had.

There being no further business, Ald. Chism made a motion to adjourn, Ald. Cravens seconded and all voted "yes". The meeting adjourned.