



**City of Mexico, Missouri  
City Council Meeting Agenda  
City Hall – 300 N. Coal Street  
3<sup>rd</sup> Floor – Council Chambers  
Mexico, Missouri 65265**

**March 11, 2019  
7:00 p.m.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - A. February 25, 2019 – Work Session Meeting
  - B. February 25, 2019 – Regular Session Meeting
- 4. New Business – Ordinance (First Reading By Title Only)**
  - A. Bill No. 2019 – 21. An Ordinance Amending Certain Articles, Divisions and Sections of Chapter 6, Buildings and Construction, of the Mexico City Code and Adopting the 2015 International Building Code, 2015 International Residential Code, 2015 International Mechanical Code, 2015 International Existing Building Code, 2015 International Fire Code, 2015 International Plumbing Code, 2015 International Fuel Gas Code, 2015 International Property Maintenance Code, and 2014 National Electrical Code. First Reading By Title Only.
- 5. Other Business**
  - A. Claims
- 6. Comments**
  - A. Council
  - B. Public (*Please state name and address for the record and keep comments to a maximum of three minutes*).
- 7. Adjournment**

**CITY OF MEXICO, MISSOURI  
CITY COUNCIL MEETING MINUTES  
FEBRUARY 25, 2019**

The Council of the City of Mexico, Missouri met in work session on February 25, 2019 at 6:00 p.m. in the Council Chambers of City Hall, with the following members present: Mayor Chris Miller; Chairman Pro Tem Steve Nichols; Council Member Chris Williams; Council Member Dr. Ayanna Shivers; Council Member Vicki Briggs. Also present were Bruce Slagle, City Manager; Roger Haynes, Deputy City Manager; Russell Runge, Assistant City Manager/Economic Development; Kensey Russell, Public Works Director; Rita Jackson, Community Development Director; Chad Shoemaker, Parks & Recreation Director; Chief Susan Rockett, Public Safety Department; Drew Williford, City Civil Engineer; Patrick Shaw, IT Specialist; Lou Leonatti, City Attorney; Matt Kreyling, Building Official; Steve Redmon, Building Official; Marcy LeCount, City Clerk; as well as members of the media and interested citizens.

The Meeting was called to order with Mayor Miller presiding.

**COUNCIL DISCUSSION – 2015 BUILDING CODE INFORMATION**

City Manager Slagle called upon Director Jackson to provide the report.

Director Jackson introduced Matt Kreyling, Building Official, to present the report.

The City of Mexico recently underwent a Building Code Effectiveness Grading Schedule (BCEGS) assessment by Insurance Services Office, Inc. (ISO). The BCEGS assesses a City's current building codes adopted and how codes are enforced. The preliminary results of this ISO assessment were a downgrade of the City's current building code classification and enforcement to the lowest rating possible. The City can improve its classification if it presents a plan of action to rectify the deficiencies found in the assessment and carries out that plan in a timely manner. The driving factors behind this downgrade were the age of codes adopted (2006), and a lack of certification for personnel enforcing the building codes. Adopting one of the two newest versions (2012 and 2015) of the building codes will both improve the City's ISO rating and allow personnel to obtain training in enforcing these codes. Our full-time Building Official has begun his certification in the 2015 code. Certifications are no longer available for codes older than 2012. During the Council Work Session, Staff will present the changes between our currently adopted code and the proposed code that are of consequence to citizens and future construction in the city.

Discussion was held by Council Members and City Staff addressing updates and adopting the 2015 International Residential Code. It was a consensus of the Council to proceed with adopting the 2015 International Residential Code with the exclusion of the residential automatic fire sprinklers.

**OTHER BUSINESS – CONSIDERATION OF FUTURE DISCUSSION ITEMS**

City Manager Slagle stated that department reports will begin at the March Work Session.

**PROJECT UPDATES**

None

**ADJOURNMENT**

Mayor Miller moved to close the open session. The motion was seconded by Council Member Williams. The Chair called for a vote and motion carried with the vote as follows: Ayes, Miller, Briggs, Nichols, Williams, Shivers. Nays, none.

The City Council Work Session Meeting was adjourned.

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Mayor

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City Clerk

APPROVED BY COUNCIL MARCH 11, 2019

**CITY OF MEXICO, MISSOURI  
CITY COUNCIL REGULAR MEETING MINUTES  
FEBRUARY 25, 2019**

The Council of the City of Mexico, Missouri met in regular session on February 25, 2019 at 7:00 p.m. in the Council Chambers of City Hall, with the following members present: Mayor Chris Miller; Chairman Pro Tem Steve Nichols; Council Member Chris Williams; Council Member Dr. Ayanna Shivers; Council Member Vicki Briggs. Also present were Bruce Slagle, City Manager; Roger Haynes, Deputy City Manager; Russell Runge, Assistant City Manager/Economic Development; Kensey Russell, Public Works Director; Chad Shoemaker, Parks & Recreation Director; Rita Jackson, Community Development Director; Chief Susan Rockett, Public Safety Department; Patrick Shaw, IT Specialist; Drew Williford, City Engineer; Louis J. Leonatti, City Attorney; Marcy LeCount, City Clerk; as well as members of the media and interested citizens.

The Meeting was called to order with Mayor Miller presiding.

**APPROVAL OF MINUTES – FEBRUARY 11, 2019 – REGULAR SESSION MEETING**

Council Member Briggs moved for approval of the February 11, 2019 regular session minutes as presented. Council Member Shivers seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Miller. Nays, none. Abstain, Nichols, Williams. The Minutes were approved as presented.

**NEW BUSINESS – RESOLUTION (READING BY TITLE ONLY AND PASSAGE)**

***Bill No. 2019 – 19. A Resolution Authorizing the City Manager to Execute a Contract of Obligation with the Missouri Department of Natural Resources Regarding Estimated Post-Closure Expenditures for the City of Mexico Sanitary Landfill (Permit No. 0100703)***

City Manager Slagle called upon Deputy City Manager Haynes to present the report.

The City closed its sanitary landfill in 1998 and began a thirty-year post-closure process as required and regulated by the Missouri Department of Natural Resources (MDNR). As part of the post-closure process, the City of Mexico prepares an estimate of annual and cumulative costs related to post-closure activities and submits the report to MDNR for approval. This year staff will submit the executed Contract for Obligation along with an updated Financial Assurance Instrument (FAI) to MDNR noting a potential post-closure cost estimate of \$124,426. As of September 30, 2018, the City has \$158,244.15 in the post-closure fund and projects receipting into the fund annually \$3,100 for the remaining term of post-closure, which is anticipated to cover estimated expenses for post-closure. Based on the City's Financial Assurance Instrument to be submitted, the City's Standard & Poor's credit rating of AA- (Stable), and the success of our post-closure funding mechanism, the City will be able to enter into a "Contract of Obligation" without being directed to expend funds to purchase an insurance policy naming MDNR as an additional insured for estimated post-closure expenditures. Deputy City Manager Haynes recommended Council proceed with reading by title only and passage of Bill No. 2019 – 19.

Council Member Williams moved for reading by title only of Bill No. 2019 – 19. Council Member Briggs seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none. Bill No. 2019 – 19 was read by title only by Council Member Williams.

Council Member Williams moved for passage of Bill No. 2019 – 19. Council Member Shivers seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none. Bill No. 2019 – 19 was passed as Resolution No. 3918.

**NEW BUSINESS – ORDINANCES (TWO READINGS BY TITLE ONLY AND PASSAGE)**

***Bill No. 2019 – 20. An Ordinance Authorizing the City Manager to Sign Contract Documents with Rhad A. Baker Construction for the Holt Street Project TIDP-4400(310)***

City Manager Slagle called upon Director Russell to present the report.

An Advertisement for Bid was placed in the *Mexico Ledger* on January 16, 2019, and a bid opening was held on February 6, 2019 for bids on the reconstruction of Holt Street from Green Boulevard to Trinity Street, including sidewalks. Four (4) bids were received: Rhad A Baker Construction, Fulton, Missouri – \$759,299.00; Lamke Trenching and Excavating, Marthasville, Missouri – \$819,969.00; Stockman Construction of Jefferson City, Missouri – \$895,016.00 and Don Schnieders Excavation Co., Inc. of Jefferson City, Missouri – \$976,282.00. Concurrence in award has been obtained from MoDOT and no issues are present which would prevent the contract from being awarded to the low bidder. Bill No. 2019 – 20 authorizes the City Manager to sign contract documents with Rhad A. Baker Construction for the bid amount of \$759,299.00, with the cost being allocated at 80% federal aid to innovation funds and 20% city funds. The 2018 – 2019 budget allows \$896,795, including the Federal Funds. Director Russell recommended Council proceed with two readings by title only and passage of Bill No. 2019 – 20, which had been posted the required length of time.

Council Member Shivers moved for first reading by title only of Bill No. 2019 – 20. Council Member Williams seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none. First reading consideration was given to Bill No. 2019 – 20 by Council Member Shivers.

Council Member Shivers moved for second reading by title only of Bill No. 2019 – 20. Council Member Briggs seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none. Second reading consideration was given to Bill No. 2019 – 20 by Council Member Shivers.

Council Member Shivers moved for passage of Bill No. 2019 – 20. Chairman Pro Tem Nichols seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none. Bill No. 2019 – 20 was passed as Ordinance No. 4409.

**OTHER BUSINESS**

***Staff Report – Purchase of Asphalt Recycler for Public Works Department***

City Manager Slagle called upon Director Russell to provide the report.

The street division budgeted \$47,500 for an asphalt recycler that would allow for the re-use of millings and asphalt chunks collected from street patching operations. An Advertisement for Bid was placed in the *Mexico Ledger* and sent to a number of vendors. Five (5) bids were received, with CrafcO, Inc. of Chandler, Arizona, submitting the lowest and best bid. Bids received were: Bagela USA, LLC of Shelton, Connecticut – Bagela BA7000 – \$137,525; Bagela USA, LLC of Shelton, Connecticut – Bagela BA7000 (Demo) – \$116,100; CrafcO, Inc. of Chandler, Arizona – KM T-2 Asphalt Recycler – \$80,710; CrafcO, Inc. of Chandler, Arizona – KM T-2 (Demo) Asphalt Recycler – \*\*\$77,525; Heat Design Equipment, Inc. of Kitchener, Ontario – HDE Mini Recycler – \*\*\$36,336; Technology International, Inc. of Lake Mary, Florida – KM T-2 Asphalt Recycler – \$83,650

\*The KM T-2 demo unit has 5 hours of operation and carries the same warranty as a new unit. Servicing will be provided through the CrafcO Distributer PMSI, in Bridgton, Missouri. \*\*The Heat Design Equipment unit is a hot box that uses infrared heat to heat up material. There is no mixing, and all the material must be shoveled in by hand and shoveled out by hand. The KMT-2 unit allows for loading with a skid loader, dumping, and has an agitator allowing for virgin material or additional asphalt oil to be mixed in, effectively producing a recycled hot mix. The City of Columbia, Missouri has purchased a KMT-2 unit and members of the Street Division were able to see it in operation and talk with Columbia's

street crew, with positive impressions received. The unit is expected to have a 17-year life and the asphalt mix produced in the unit, costs about half of the per ton cost of purchased plant mix. Director Russell recommended Council make a motion to purchase a KMT-2 Asphalt Recycler demo unit from Crafcoc, Inc. for the bid amount of \$77,525, subject to a reduction in cost due to hours on the demonstration unit.

Chairman Pro Tem Nichols moved to purchase a KMT-2 Asphalt Recycler demo unit from Crafcoc, Inc. for the bid amount of \$77,525, subject to a reduction in cost due to hours on the demonstration unit. Council Member Williams seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none.

**Staff Report – Purchase of a Mid-Mount Mower for Cemetery Maintenance Department**

City Manager Slagle called upon Director Shoemaker to provide the report.

The 2018 – 2019 annual budget allows \$13,000 for the purchase of a rear discharge mower for the Cemetery Maintenance Department. Request for bids were sent to twelve vendors and advertisements were placed in the *Mexico Ledger*. Bids were received from eight vendors with Ennis Implement of Mexico, Missouri being the best bid.

VENDOR		EQUIPMENT	BID PRICE
<i>Ennis Implement Mexico, MO</i>		<i>Exmark Lazer "E" Series</i>	<i>\$9,293.00</i>
KGT Lenexa, KS	Option 1	Hustler X-One	Does not meet spec
	Option 2	Hustler Super Z	\$10,850.00
	Option 3	Exmark Lazer "E" Series	\$9,475.00
Henderson Implement Columbia, MO		Grasshopper 225	\$10,057.31
Jeff Davis Sales & Service Macon, MO	Option 1	Hustler X-One	Does not meet spec
	Option 2	Hustler Super Z	\$10,999.00
Thomas Auto Parts Paris, MO		Hustler Z	\$10,590.00
Sydenstricker Implement Mexico, MO	Option 1	Grasshopper 329	\$10,776.00
	Option 2	JD Z950M ZTRAK	\$10,800.00
Harpster Equipment Moberly, MO	Option 1	Hustler Z	\$11,104.00
	Option 2	Hustler X-One	Does not meet spec
TNT O'Fallon, MO		Scag Cheetah SCA61V-27	Does not meet spec

Director Shoemaker recommended Council approve the purchase of the Exmark Lazer “E” Series from Ennis Implement of Mexico, Missouri for the bid price of \$9,293.00, subject to the bidder’s ability to deliver the mower in an acceptable length of time.

Council Member Williams moved to purchase the Exmark Lazer “E” Series from Ennis Implement of Mexico, Missouri for the bid price of \$9,293.00, subject to the bidder’s ability to deliver the mower in an acceptable length of time. Chairman Pro Tem Nichols seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none.

**Staff Report – Purchase of a Compact Excavator for the Cemetery Maintenance Department**  
 City Manager Slagle called upon Director Shoemaker to provide the report.

The 2018 – 2019 annual budget allows \$45,000 for the purchase of a new compact excavator for Elmwood Cemetery. The current cemetery backhoe will be traded-in and replaced by this piece of equipment. Advertisement for bids were placed in the *Mexico Ledger* and also mailed to 7 vendors. Bids were received from six vendors with Martin Equipment of Ashland, Missouri submitting the best bid.

VENDOR	EQUIPMENT		BID PRICE
Martin Equipment Ashland, Missouri	John Deere 050GXFF	Sale Price	\$57,500.00
		Trade In	(\$25,000.00)
		Total Price	\$32,500.00
Sydenstricker Implement Mexico, Missouri	John Deere 50G Compact	Sale Price	\$63,500.00
		Trade In	(\$25,500.00)
		Total Price	\$38,000.00
Crown Power & Equipment Macon, Missouri	Case CX 37C	Does not meet specs	
Henderson Implement Columbia, Missouri	New Holland E60C Mini KLAC	Sale Price	\$63,993.78
		Trade In	(\$32,000.00)
		Total Price	\$38,905.63
Pat Kelly Equipment Hazelwood, Missouri	Hew Holland E57C Mini	Sale Price	\$69,925.00
		Trade In	(\$20,500.00)
		Total Price	\$49,425.00
Fabick and Company Columbia, Missouri	Caterpillar 305E2 Mini	Sale Price	\$68,180.00
		Trade In	(\$30,000.00)
		Total Price	\$38,180.00

Director Shoemaker recommended Council approve the purchase of a John Deere 50G compact Excavator from Martin Equipment of Ashland, Missouri for the bid price of \$32,500, subject to the bidder’s ability to deliver the compact excavator in an acceptable length of time.

Council Member Briggs moved to purchase the John Deere 50G compact Excavator from Martin Equipment of Ashland, Missouri for the bid price of \$32,500, subject to the bidder’s ability to deliver the compact excavator in an acceptable length of time. Council Member Williams seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none.

**Staff Report – Fairgrounds Pools Admission Fees**

City Manager Slagle called upon Director Shoemaker to provide the report.

When Staff developed and the City Council approved the current budget there was no way to anticipate the passage of a minimum wage amendment. Due to passage of Proposition B on November 6, 2018, local market prices for seasonal part time labor are expected to change over the next 5 years. Minimum wage for non-governmental employees will increase as follows: \$8.60 (2019), \$9.45 (2020), \$10.30 (2021), \$11.15 (2022), \$12.00 (2023). Lifeguards and Pool Managers are certified employees and must pass mentally and physically difficult certification testing through the red cross to qualify for employment. They are tasked with providing critical lifesaving services on a moment’s notice in an emergency setting. Hiring candidates from a leftover employment pool at below market rate is not a realistic option to successfully fill these positions. Without a full Staff, Staff cannot safely operate the

Fairgrounds pool facility. The current pool admission fees to operate the pool are not adequate to offset the costs of increased wages needed to hire a full-time Staff. Staff presented the attached schedule of fee changes to the Mexico Park Board for consideration at the February 4, 2019 meeting. Mexico Park Board Members voted unanimously to recommend to City Council to adopt the fee schedule presented as a stop gap measure to deal with revenue shortfalls created by the recent passage of Proposition B. Director Shoemaker recommended Council concur with the Mexico Park Board's recommendation to adopt the presented fee schedule.

Council Member Briggs moved to adopt the fee schedule presented as a stop gap measure to deal with revenue shortfalls created by the recent passage of Proposition B and concur with the Mexico Park Board's recommendation to adopt the presented fee schedule. Council Member Shivers seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none.

### ***Claims***

The list of claims was presented for approval.

Chairman Pro Tem Nichols moved for approval of the list of claims as presented. Council Member Shivers seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none.

The list of claims was approved.

### **COUNCIL COMMENTS**

Council Member Briggs commented on the weather.

Council Member Williams commented on the condition of the intersection at East Liberty and Agricultural. Director Russell provided comments regarding the intersection.

Chairman Pro Tem Nichols commented on individuals parking in the road of the snow routes and that crews have done a great job with the winter conditions.

Council Member Shivers commented on the community prayer that was held at the Historical Society and commented on the Black History Program that was presented at Emmons Hall.

Mayor Miller commented on a good job for crews working during the winter conditions.

### **PUBLIC COMMENTS**

None

### **ADJOURNMENT**

Mayor Miller moved to adjourn the meeting. The motion was seconded by Chairman Pro Tem Nichols. The Chair called for a vote and motion carried with the vote as follows: Ayes, Shivers, Briggs, Nichols, Williams, Miller. Nays, none. The City Council Regular Session Meeting was adjourned.

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MAYOR

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CITY CLERK

APPROVED BY COUNCIL MARCH 11, 2019



**Admission Comparison Sheet**

**Surrounding Pools - BASED ON 2018 ADMISSION PRICES**

Charges/Facility	Mexico 2018	Mexico 2019	Vandalia	Centralia	Fulton	Moberly	Columbia (Oakland)
<b>Children</b>	5U \$1	5U \$2	3U FREE	Under 2 Free	\$2	1U Free	1U Free
<b>Youth</b>	6-17 \$2	6-17 \$3	3-15 \$3	\$3.50	K-12 \$4	2-18 \$3	2-15 \$2.75
<b>Adults</b>	18+ \$3	18+ \$4	16+ \$4	\$3.50	\$5	19+ \$4	16+ \$4.00
<b>Swim Lessons</b>	\$15	\$20	\$25 (1 week)	\$55	\$65	\$25-\$40	\$48
<b>Swim Passes - Season/Family</b>	100 visits - No restrictions/ \$150	100 visits - No restrictions/ \$200	\$135 (includes 3 family members) Individual - \$45	175 (100 visits, no restrictions)	Family \$175, Adult \$80, Child \$50	\$225 (includes up to 5 family members per visit) \$75 Student	\$220 (includes up to 5 family members per visit) \$115 age 16+, 15U \$70
<b>Swim Passes 10 Pack</b>	Adult \$24, Youth \$16, Children \$8	Adults \$35, Youth \$25, Children \$15	NA	\$27.50	\$30 (all ages)	Adult \$32, Student \$24	Adult \$60, Child \$21
<b>Aquacize</b>	\$2	\$3	NA	\$2.25	\$50 summer pass	NA	\$32 season pass
<b>Pool Rentals</b>	\$150 (1.5 hours)	\$175 (1.5 hours)	\$150 (1.5 hours)	\$150 (1.5 hours)	\$125 (1.5 hours)	\$200 (1.5 hours)	\$250 (2-hours)
<b>Swim Team Use</b>	\$1 per kid	\$2	NA	NA	NA	NA	NA
<b>Lap Swim</b>	\$1	\$2	NA	\$2	\$3	NA	\$1
<b>Discount 2 hours before closing</b>	NA	NA	NA	NA	NA	1/2 price from 5-7	After 5pm \$2 admission for all
<b>Hours of Operation</b>	7 Days a week 1-6 (various night swims or special events)	7 Days a week 1-6 (various night swims or special events)	7 Days a week 11:30-6:30 (various night swims or special events)	7 Days a week 1-7 (various night swims or special events)	7 Days a week 12-7pm (various night swims or special events)	7 Days a week 12-7pm (various night swims or special events)	M-F 12-7, Sat/Sun 11-5.

\*Two Weeks works of lessons unless stated.



**CITY OF MEXICO, MISSOURI**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

Agenda: March 11, 2019

Members of City Council  
City of Mexico, Missouri

RE: An Ordinance Adopting 2015 International Building Code, International Residential Code, International Mechanical Code, International Fire Code, International Existing Building Code, International Plumbing Code, International Property Maintenance Code, International Gas Fuel Code and 2014 National Electric Code

Dear City Council Members:

In November 2018, the City of Mexico underwent a Building Code Effectiveness Grading Schedule (BCEGS) assessment by Insurance Services Office, Inc. (ISO). ISO is responsible for evaluating all jurisdictions that have building code enforcement departments. ISO uses the BCEGS to recognize the building codes in effect, how the City enforced those codes and qualifications of those that enforce the codes. ISO provides the information to insurers, which may use the evaluations in underwriting for property insurance in the community.

The results of the City's BCEGS Classification is a Class 10 for one and two family residential property and a Class 10 for commercial and industrial property. This is a downgrade of the City's current building code classification and the lowest rating possible. The downgrade is based on the age of current codes adopted (2006) and lack of certification by current building officials.

The City can improve its Classification by adopting the 2015 International Building Codes and the 2014 National Electric Code. At the February 25, 2019, Work Session, City Staff presented to City Council the significant changes between the current adopted 2006 International Codes and the 2005 National Electric Code and the proposed 2015 International Codes and the 2014 National Electric Code.

Adoption of the 2015 building codes will improve the City's ISO Classification and allow personnel to obtain certification. The City's full-time Building Official has received his Residential Building Inspector Certificate for the 2015 code.

The attached Ordinance adopts the 2015 International Codes and the 2014 National Electric Code:

- 2015 International Building Code
- 2015 International Residential Code (1 and 2 Family Dwelling)
- 2015 International Mechanical Code
- 2015 International Fire Code

- 2015 International Existing Building Code (C-3)
- 2015 International Plumbing Code
- 2015 International Property Maintenance Code
- 2015 International Gas Fuel Code
- 2014 National Electric Code

Council indicated at the Work Session that the requirement for automatic fire sprinklers for one and two family dwellings and townhouses to be too restrictive in the 2015 International Residential Code. Staff would like to delete the automatic fire sprinklers requirement and recommend that automatic fire sprinklers follow State law requirements. Missouri law 67.281 states a builder of one and two family dwellings and townhouses shall offer the option of installation of automatic fire sprinklers.

All other 2015 code deletions, additions and insertions are dates, fees and in house procedures already enforced.

Staff has received two verbal communications since the Council Work Session regarding the adoption of the 2015 codes. Both were in approval of the adoption without the inclusion of the residential automatic fire sprinklers.

Staff recommends that Council proceed with first reading by title only of the attached Ordinance. This Ordinance has been posted the required time.

Respectfully submitted,

Rita Jackson  
Community Development Director

RJ  
Attachments

Reviewed by: Bruce R. Slagle, City Manager

**AN ORDINANCE AMENDING CERTAIN ARTICLES, DIVISIONS AND SECTIONS OF CHAPTER 6, BUILDINGS AND CONSTRUCTION, OF THE MEXICO CITY CODE AND ADOPTING THE 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 INTERNATIONAL EXISTING BUILDING CODE, 2015 INTERNATIONAL FIRE CODE, 2015 INTERNATIONAL PLUMBING CODE, 2015 INTERNATIONAL FUEL GAS CODE, 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND 2014 NATIONAL ELECTRICAL CODE**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEXICO, MISSOURI, AS FOLLOWS:

1. The following Sections of Chapter 6, Buildings and Construction, of the City of Mexico City Code are hereby repealed as written and enacted as follows:

**ARTICLE I. IN GENERAL**

**Sec. 6-1. Building code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Building Code, including Appendices C, F, and I, as published by the International Code Council except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, made a part hereof as fully as though set forth herein, and are adopted as the Building Code of the City of Mexico.
- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:
  - (1) *Section 101.1 Title.* Insert: the City of Mexico
  - (2) *Section 101.4.7 Existing buildings.* Add the following to the end of the section: in C-3 Business Districts.
  - (3) *Section 101.2.1.1 Adoption.* Appendices C, F, and I are hereby adopted as published.
  - (4) *Section 104.10.1 Flood Hazard Areas.* Delete in its entirety.
  - (5) *Section 105.1.1 Annual permit.* Delete in its entirety.
  - (6) *Section 105.1.2 Annual permit records.* Delete in its entirety.
  - (7) *Section 105.2 Work exempt from permit.* Amend as follows:
    - a. *Building item 1.* Delete and replace with: One-story playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).
    - b. *Building item 2.* Delete in its entirety.
    - c. *Building item 3.* Delete in its entirety.
  - (8) *Section 109.2 Schedule of permit fees (fifth line).* Amend as follows: Replace “the applicable governing authority.” with “the Mexico City Code.”
  - (9) *Section 109.4 Work commencing before permit issuance.* Delete and replace with: Where work, for which a permit is required by this code, is started prior to obtaining the permit, the fees specified above shall be doubled. If any person, firm or corporation commits a second offense by starting work without a permit, the person shall pay three times the customary fee in order to obtain the necessary permit. Any offense shall subject the offender to prosecution under Section 114 of this code.
  - (10) *Section 114.4 Violation penalties (seventh line).* Amend as follows: Replace “by law.” with “by Section 6-1(d) of the Mexico City Code.”
  - (11) *Section 115.3 Unlawful continuance (fifth line).* Amend as follows: Replace “by law.” with “by Section 6-1(e) of the Mexico City Code.”
  - (12) *Section 903.2.1.2 Item 2.* Delete and replace with: The fire area has an occupant load of 200 or more.

- (13) *Section 1301.1.1 Criteria.* Delete and replace with: Buildings shall be designed and constructed in accordance with the 2015 edition of the International Energy Conservation Code.
  - (14) *Section 3303.4 Vacant lot.* Where a structure has been demolished or removed, the vacant lot shall be filled, leveled and graded to provide proper drainage with no ponding of water. The lot shall be left without hazards and mowable. There shall be sufficient vegetative cover to prevent erosion.
  - (15) *Section 1612.3 Establishment of flood hazard areas.* Insert: “the City of Mexico” and “February 16, 1983,” respectively.
- (c) *Fees.* Fees shall be assessed on the total project cost at the rate as provided in the city fee schedule.
  - (d) *Violation penalties.* Shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days or both such fine and imprisonment.
  - (e) *Stop work orders.* Shall be liable for a fine of not less than five hundred dollars (\$500.00) nor more than five hundred dollars (\$500.00).

**Sec. 6–2. Residential code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Residential Code, including Appendices G, H, M, O, P, R, and S as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, made a part hereof as fully as though set forth herein, and are adopted as the Residential Code of the City of Mexico.
- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:
  - (1) *Section R101.1 Title.* Insert: the City of Mexico
  - (2) *Section R102.5.1 Adoption.* Appendices G, H, M, O, P, R, and S are hereby adopted as published.
  - (3) *Section R104.10.1 Flood hazard areas.* Delete in its entirety.
  - (4) *Section R105.2 Work exempt from permit.* Amend as follows:
    - a. *Building item 1.* Change to read: One-story playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).
    - b. *Building item 2.* Delete in its entirety.
    - c. *Building item 10.* Delete in its entirety.
  - (5) *Section R108.2 Schedule of permit fees (fifth line).* Amend as follows: Replace “the applicable governing authority.” with “the Mexico City Code.”
  - (6) *Section R113.4 Violation penalties (seventh line).* Amend as follows: Replace “by law.” with “by Section 6-2(d) of the Mexico City Code.”
  - (7) *Section R114.2 Unlawful continuance (fifth line).* Amend as follows: Replace “by law.” with “by Section 6-2(e) of the Mexico City Code.”
  - (8) *Table R301.2(1) Climatic and geographic design criteria.* Insert the following:
    - a. *Ground Snow Load.* 20 pounds per square foot.
    - b. *Wind design - Speed.* 115 miles per hour.
    - c. *Wind design - Topographic effects.* NO.
    - d. *Wind design - Special wind region.* NO.
    - e. *Wind design - Wind-borne debris zone.* NO.
    - f. *Seismic design category.* B.
    - g. *Subject to damage from – Weathering.* Severe.
    - h. *Subject to damage from – Frost line depth.* 30 inches.

- i. *Subject to damage from – Termite.* YES.
  - j. *Winter design temp.* 4 degrees Fahrenheit.
  - k. *Ice barrier underlayment required.* NO.
  - l. *Flood hazards.* February 16, 1983.
  - m. *Air freezing index.* 1167.
  - n. *Mean annual temp.* 52.9 degrees Fahrenheit.
- (9) *Section R313.1 Townhouse automatic fire sprinkler systems.* Delete in its entirety.
- (10) *Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.* Delete in its entirety.
- (11) *Section R313.3 Automatic fire sprinkler systems.* A builder of a single family dwelling or residences or multi-unit dwellings of four or fewer units shall offer to any purchaser, on or before the time of entering into the purchase contract, the option at the purchaser’s cost to install or equip an automatic fire sprinkler system in the dwelling, residence or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install an automatic fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order or resolution by any county or other political subdivision. Pursuant to RSMo. §67.281, the mandatory option for purchasers to have the right to choose and the requirement that the builders offer to purchasers the option to purchase an automatic fire sprinkler system in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units is hereby incorporated into the code.
- (12) *Section R802.3.1 Ceiling joist and rafter connections.* Add to the end of second paragraph: Rafter ties shall be spaced not more than 4 feet on center.
- (13) *Section N1101.3 Compliance materials.* Add the following: The figure labeled City of Mexico 2015 Energy Code Requirements Diagram and dated March 11, 2019, is an approved alternative means of compliance. (Note: Drawing as stated above is on file in the office of the building official.)
- (14) *Section G2417.4.1 Test pressure.* Delete: “3 psig (20 kPa gauge)” and replace with “30 psig (200 kPa gauge).”
- (15) *Section 2906.9.1.4 PVC plastic pipe.* Delete and replace with: A primer that conforms to ASTM F 656 shall be applied to PVC solvent-cemented joints. Purple primer shall be used below grade. Solvent cement for PVC plastic pipe conforming to ASTM D 2564 shall be applied to all joint surfaces. Section P2503 Inspections and Tests shall not be required on any portion of the piping where purple primer has been utilized.
- (16) *Section P2603.5.1 Sewer depth (third and fifth lines).* Insert: “30 inches” and “30 inches,” respectively.
- (c) *Fees.* Fees for new one- and two-family residential construction shall be assessed as provided in the city fee schedule. Fees for all other work shall be assessed on the total project cost at the rate as provided in the city fee schedule.
- (d) *Violation penalties.* Shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days or both such fine and imprisonment.
- (e) *Stop work orders.* Shall be liable for a fine of not less than five hundred dollars (\$500.00) nor more than five hundred dollars (\$500.00).

**Sec. 6–3. Mechanical code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Mechanical Code, including Appendix A, as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby

referred to, made a part hereof as fully as though set forth herein, and are adopted as the Mechanical Code of the City of Mexico.

- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

- (1) *Section 101.1 Title.* Insert: the City of Mexico
- (2) *Section 101.2.1.1 Adoption.* Appendix A is hereby adopted as published.
- (3) *Section 106.5.2 Fee schedule (second line).* Amend as follows: delete “the following schedule” and replace with “the city fee schedule.”
- (4) *Section 106.5.3 Fee refunds.* Delete items 2 and 3 in their entirety.
- (5) *Section 108.4 Violation penalties (seventh, eighth and ninth lines).* Insert: “misdemeanor”, “five hundred dollars (\$500.00)” and “ninety (90) days”, respectively.
- (6) *Section 108.5 Stop work orders (fourteenth line).* Insert: “five dollars (\$5.00)” and “five hundred dollars (\$500.00)”, respectively.

- (c) *Fees.* Fees for new one- and two-family residential construction shall be included in the fee assessed for the building permit. Fees for all other mechanical work shall be assessed on the total project cost at the rate as provided in the city fee schedule.

**Sec. 6-4. Fire code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Fire Code, including Appendices B, C, D, and I as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, made a part hereof as fully as though set forth herein, and are adopted as the Fire Code of the City of Mexico.

- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

- (1) *Section 101.1 Title.* Insert: the City of Mexico
- (2) *Section 101.2.1.1 Adoption.* Appendices B, C, D, and I are hereby adopted as published.
- (3) *Section 105 Permits.* Delete in its entirety.
- (4) *Section 109.4 Violation penalties (seventh, eighth and ninth lines).* Insert: “misdemeanor”, “five hundred dollars (\$500.00)” and “ninety (90) days”, respectively.
- (5) *Section 903.2.1.2 Group A-2 Item 2.* Delete and replace with: The fire area has an occupancy load of two hundred (200) or more.
- (6) *Section 111.4 Failure to comply (fifth line).* Insert: “five dollars (\$5.00)” and “five hundred dollars (\$500.00)”, respectively.

**Sec. 6-5. Existing building code, C-3 business districts.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Existing Building Code, including Appendices A, B, and C, as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, made a part hereof as fully as though set forth herein, and are adopted as the Existing Building Code of the City of Mexico.

- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

- (1) *Section 101.1 Title.* Insert: the City of Mexico
  - (2) *Section 101.2 Scope.* Add to the end of the paragraph: constructed prior to March 25, 2019, in the C-3 Business Districts.
  - (3) *Section 101.6.1 Adoption.* Appendices A, B, and C are hereby adopted as published.
  - (4) *Section 108.2 Schedule of permit fees (fourth line).* Amend as follows: Replace “the applicable governing authority.” with “the Mexico City Code.”
  - (5) *Section 113.4 Violation penalties (eighth line).* Amend as follows: Replace “by law.” with “by Section 6-5(d) of the Mexico City Code.”
  - (6) *Section 114.3 Unlawful continuance (fifth line).* Amend as follows: Replace “by law.” with “by Section 6-5(e) of the Mexico City Code.”
  - (7) *Section 1401.2 Applicability.* Insert: March 25, 2019.
- (c) *Fees.* Fees shall be assessed on the total project cost at the rate as provided in the city fee schedule.
- (d) *Violation penalties.* Shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days or both such fine and imprisonment.
- (e) *Stop work orders.* Shall be liable for a fine of not less than five hundred dollars (\$500.00) nor more than five hundred dollars (\$500.00).

**Sec. 6–6. Fuel gas code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Fuel Gas Code, as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, made a part hereof as fully as though set forth herein, and are adopted as the Fuel Gas Code of the City of Mexico.
- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:
- (1) *Section 101.1 Title.* Insert: the City of Mexico
  - (2) *Section 106.6.2 Fee schedule.* Amend as follows: delete “the following schedule” and replace with “the city fee schedule.”
  - (3) *Section 106.6.3 Fee refunds.* Delete items 2 and 3 in their entirety.
  - (4) *Section 108.4 Violation penalties (sixth, seventh, and eighth lines).* Insert: “misdemeanor”, “five hundred dollars (\$500.00)” and “ninety (90) days”, respectively.
  - (5) *Section 108.5 Stop work orders (fourteenth line).* Insert: “five dollars (\$5.00)” and “five hundred dollars (\$500.00)”, respectively.
  - (6) *Section 406.4.1 Test pressure.* Delete: “3 psig (20 kPa gauge)” and replace with “30 psig (200 kPa gauge).”
- (c) *Fees.* Fees shall be assessed on the total project cost at the rate as provided in the city fee schedule.

**Sec. 6–7. Plumbing code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Plumbing Code, as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, made a part hereof as fully as though set forth herein, and are adopted as the Plumbing Code of the City of Mexico.

(b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

- (1) *Section 101.1 Title.* Insert: the City of Mexico
- (2) *Section 106.6.2 Fee schedule.* Amend as follows: delete “the following schedule” and replace with “the city fee schedule.”
- (3) *Section 106.6.3 Fee refunds.* Delete items 2 and 3 in their entirety.
- (4) *Section 108.4 Violation penalties (seventh, eighth, and ninth lines).* Insert: “misdemeanor”, “five hundred dollars (\$500.00)” and “ninety (90) days”, respectively.
- (5) *Section 108.5 Stop work orders (fourteenth and fifteenth lines).* Insert: “five dollars (\$5.00)” and “five hundred dollars (\$500.00)”, respectively.
- (6) *Section 305.4.1 Sewer depth (third and fifth lines).* Insert: thirty (30) and thirty (30), respectively.
- (7) *Section 701.2 Sewer required (fourth line).* Delete “the International Private Sewage Disposal Code” and replace with “Chapter 40 of the Mexico City Code.”
- (8) *Section 903.1 Roof extension (second line).* Insert: twelve (12)

(c) *Fees.* Fees for new one- and two-family residential construction shall be included in the fee assessed for the building permit. Fees for all other mechanical work shall be assessed on the total project cost at the rate as provided in the city fee schedule.

## **ARTICLE II.           ELECTRICITY.**

### **Sec. 6-36.           Electrical code.**

- (a) *Adopted.* The provisions of the 2014 edition of the NFPA 70 National Electrical Code, as published by the National Fire Protection Association, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, adopted, and made a part hereof as fully as though set forth herein, and are hereby adopted as the Electrical Code of the City of Mexico.
- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:
  - (1) *Section 230.50(B)(1) Service entrance cables item (3).* Delete and replace with Schedule 40 rigid nonmetallic conduit or equivalent.
  - (2) *Section 300.5(D)(3) Service conductors.* Add to the end of the sentence: and not less than six (6) inches below final grade.
  - (3) *Section 300.5(D)(4) Enclosure or raceway damage.* Delete “Schedule 80 PVC conduit” and replace with “Schedule 40 rigid nonmetallic conduit”.
  - (4) *Section 334.15(B) Protection from physical damage (fourth and eighth lines).* Delete “Schedule 80 PVC conduit” and replace with “Schedule 40 rigid nonmetallic conduit.”
  - (5) *Section 422.16(B) Specific appliances.* Add to end of section: (5) Storage-type water heaters. Storage-type water heaters shall be permitted to be cord-and-plug connected with a flexible cord rated for the appliance amperage.



**ARTICLE III. EXISTING STRUCTURES.**

**DIVISION 1. GENERALLY**

**Sec. 6-64. Property maintenance code.**

- (a) *Adopted.* The provisions of the 2015 edition of the International Property Maintenance Code as published by the International Code Council, except as modified in this chapter, which is on file in the office of the City Clerk of the City of Mexico, are hereby referred to, adopted, and made a part hereof as fully as though set forth herein, and are hereby adopted as the Property Maintenance Code of the City of Mexico.
- (b) *Additions, insertions and changes.* The following sections are hereby revised as follows, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:
- (1) *Section 101.1 Title.* Insert: the City of Mexico
  - (2) *Section 102.7.3 Zoning codes and standards.* Delete any and all references to the “International Zoning Code” and replace with “Chapter 42 of the Mexico City Code.”
  - (3) *Section 103.5 Fees.* Delete in its entirety.
  - (4) *Section 112.4 Failure to comply (fifth line).* Insert: five dollars (\$5.00) and five hundred dollars (\$500.00), respectively.
  - (5) *Section 302.4 Weeds (second line).* Insert: eight (8) inches.
  - (6) *Section 304.14 Insect screens (first and second lines).* Insert: April 1 and December 1, respectively.
  - (7) *Section 602.3 Heat supply (fifth line).* Insert: October 1 and May 15, respectively.
  - (8) *Section 602.4 Occupiable work spaces (third line).* Insert: October 1 and May 15, respectively.

2. This Ordinance shall be in full force and effect from and after the time of its passage.

PASSED THIS \_\_\_\_\_ DAY OF MARCH 2019

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK