

## MINUTES

### City of Concordia Board of Alderpersons Regular Meeting

**Location:** Concordia Community Center, Room 202  
802 S. Gordon Street  
**Date:** Monday, July 18, 2022  
**Time:** 5:30 P.M.

The July 18, 2022, regular meeting of the Board of Aldermen of the City of Concordia was called to order at 5:30 P.M. with Mayor Michael Brown presiding. The Aldermen present were Kaleb Nierman, Mary Beth Scherer, Wayne Lindemann, Alderman Beth Kruse

Also in attendance were Roberta Christianson, The Concordian, Dale Klussman, City Administrator, Rosalind Richter, City Clerk, Paul Mapes, Concordia Chief of Police

Mayor Brown requested a roll call to establish a quorum of the Board:

Alderman Nierman: **Present**  
Alderman Kruse: **Present**  
Alderman Lindemann: **Present**  
Alderman Scherer: **Present**

Mayor Brown declared a quorum present and led the room in the Pledge of Allegiance.

The Minutes of the July 05, 2022, regular meeting of the Board of Aldermen was presented for discussion. Alderman Nierman made the motion to accept the Minutes of July 05, 2022, as presented. Alderman Scherer seconded this motion. Mayor Brown requested votes recorded by the Yeas and Nays, with 4 Aldermen voting in the affirmative and 0 Aldermen voting Nay. Mayor Brown declared the motion duly passed with the minutes of the July 05, 2022, regular meeting accepted **and approved**.

The Minutes of the July 11, 2022, special meeting of the Board of Aldermen was presented for discussion. Alderman Nierman made the motion to accept the Minutes of July 11, 2022, as presented. Alderman Lindemann seconded this motion. Mayor Brown requested votes recorded by the Yeas and Nays, with 4 Aldermen voting in the affirmative and 0 Aldermen voting Nay. Mayor Brown declared the motion duly passed with the minutes of the July 11, 2022, special meeting accepted **and approved**.

The Claims Register dated 7/15/2022 was reviewed for consideration of payment authorization. Administrator Dale Klussman discussed the expenses from page 1, Arlan Company Inc. a purchase was made some time ago for a

new diving board at the Aquatic Facility due to the meeting MIRMA inspection of the equipment and the weathering of the board creating a hazard, as well as it being damaged during a storm. Due to the availability of the board, it is just now being received.

On page 3, Mark Tolias was paid for labor and parts for the clocktower wiring as it was dug up when the parking lot for the police was being repaired. The wiring had been there for quite some time and had no conduit, so the repairs have been completed.

On page 5, Warrensburg Wholesale Carpet expense, is for the carpet replacement caused by a sewer back up at the residence of 809 S 3<sup>rd</sup> St. Dale stated, he has spoke with Tim regarding the finishing design for the project to fix the lines East of the property on Sunset Hills Ter between 3<sup>rd</sup> and 4<sup>th</sup> Street.

City Clerk, Rosalind Richter advised one correction to the expense for Rita Fiene, as the City paid minimum wage at the rate of \$11.15 for 12 hours total to move items from the basement to have clean up and carpet installed. The initial payment was \$135.00, however after further review, the amount should have been \$133.80. Three additions to the claims register for request of payment was presented. Solberg shipping expenses that were not included in the amount of \$59.99, making the total bill \$621.59 instead of \$561.60.

Second addition is for Pace Analytical Services, city clerk had to review and discuss with department head Joe Boynton, the expense was for Southeast Lagoon Lab testing in the amount of \$237.83 dated 6/24/2022 with a PO that had been used already. The reason for this was caused by the company billing separately for the Northeast Lagoon, Mr. Boynton will provide a new purchase order #5766 for the new bill.

The third addition to the claims register is for the 2022-23 annual membership dues of \$25.00 for MoCCFOA – Missouri City Clerk and Finance Officers Association.

Lindemann asked about the Penny's expense. Dale responded that the expense does include the fuel surcharge, the expense continues to increase due to prices of fuel.

Alderman Kruse made the motion to introduce Resolution No. 2022-R-22, authorizing payment of the bills consolidated by fund as shown on the Claims Register Report as well as the one correction and three additional expenses to be paid.

Alderman Lindemann seconded this motion.

With no further discussion, Mayor Brown requested votes recorded by the Ayes and Nays, with 4 Alderpersons voting in the affirmative, 0 Aldermen voting Nay. Mayor Brown requested a roll call on Resolution 2022-R-22, the votes recorded as follows:

|                     |            |
|---------------------|------------|
| Alderman Nierman:   | <b>Yea</b> |
| Alderman Kruse:     | <b>Yea</b> |
| Alderman Lindemann: | <b>Yea</b> |
| Alderman Scherer:   | <b>Yea</b> |

**Mayor Brown declared the motion adopting Resolution 2022-R-22 duly passed 4/0.**

No Business from the Audience.

No Old Business, from previous meetings to discuss.

Under New Business, a resolution had been made in the previous meeting to change the Mayor's Swim guideline by lowering the temperature from 100 degrees to 95 degrees, this will reduce the normal day admission of \$6.00 to \$2.00.

With no further discussion, Alderman Kruse made the motion to change the Mayor's Swim day admission from \$2.00 to \$1.00 effective immediately.

Alderman Scherer seconded this motion.

Alderman Kruse mentioned residents have mentioned they would like to see more community events held at the Aquatic facility.

With no further discussion, Mayor Brown requested votes recorded by the Ayes and Nays, with 4 Alderpersons voting in the affirmative, 0 Aldermen voting Nay.

**Mayor Brown declared the motion duly passed 4/0.**

Next, under New Business, recommendation for the Board of Alderman to set a Public Hearing for Tax Levy @ 6:00 PM on August 15, 2022. The current rate is .8897 and will increase to .8939.

With no further discussion, Alderman Lindemann made a motion for the Public Hearing for the Tax Levy @ 6:00 PM on August 15, 2022.

Alderman Scherer seconded this motion.

With no further discussion, Mayor Brown requested votes recorded by the Ayes and Nays, with 4 Alderpersons voting in the affirmative, 0 Aldermen voting Nay.

**Mayor Brown declared the motion duly passed 4/0.**

Next, discussion regarding congestion caused by on-street parking at SW 11<sup>th</sup> Street. City Hall, and the police chief have been notified of concern for this area due to the parking of vehicles along the side of the road on both sides. The concern mentioned is from individuals who have turned onto 11<sup>th</sup> Street or going around vehicles to turn on to Main St. has been nearly hit by other vehicles traveling either way due to having vehicles parked at that corner.

Administrator Dale Klussman and Chief Mapes is requesting on behalf of concerned residents for the board to evaluate and in hopes to come up with a solution to eliminate any accidents that could potentially happen.

Alderman Kruse asked is there any other accessible parking for the residents who reside in that location. Alderman Nierman mentioned he was familiar with the area and is aware of the parking situation. One resident has only one off-road parking, and the other does have a drive but has a semi parked there. Each resident has more than one vehicle. One being a pickup truck and a trailer attached. Alderman Kruse asked if all vehicles were being used daily, also there was mention as to whether or not the vehicles are legally tagged. Mayor Brown mentioned he would like to see before an Ordinance be passed, having a discussion with the residents should be the approach the City takes, then if the area is not clear an Ordinance may have to be approved to eliminate the parking along that area, or moving it to possibly one way parking. An ordinance can be made if the City finds there is a safety concern and, in this situation, it appears it is. Chief Mapes will have the conversation with the owners and report back if the owners are willing to cooperate, at the next meeting.

Next, discussion of low-hanging trees in the rights-of-way. Administrator Klussman has provided to the board several projects that are underway, with one being road maintenance, and sewer maintenance in certain areas. With the trees overhanging the roadway, certain equipment may not be able to travel down the roads. It has also been presented as a safety measure for anyone walking or driving by in rights-of-way. City of Concordia Ordinance 514.040 states: Trees overhanging the street are to be trimmed to a minimum height of fourteen (14) feet above the street surface. Dead trees and fallen limbs are to be removed from the premises. The City is requesting to review how the tree removal process is for trees overhanging in the rights-of-way. The City has a few different options to help the residents out as well as make the area safe and have City equipment/Contractors to travel down roads while these improvements are being made.

Regulations for nuisance, and/or property maintenance are two different types of issues. The city will need to determine how and when to take measures of either making it the responsibility of the owner and/or if the City contracts the Tree removal service and how it will be charged out to the owner for cleaning up and removing the tree branches that are overhanging the rights-of-way. Chief Mapes has advised under the property maintenance ordinance the city can write a citation if their weeds/trash is not cleared out of site, the owner/tenant is given 10 days to make progress with the area that is mentioned, once the 10 days have been given the officer will give them an opportunity to plead their case at a hearing in front of the Chief of Police, as to why the area has not been picked up. The resident then is given an additional 10 days to make improvements. Once that full 20 days is given, a contractor is called in to clean up the area. The charge will then be filed as a lien against the property owner and will be billed on their property tax through the Lafayette County Assessors office.

Alderman Nierman asked if some kind of communication will happen for the citizens in the area prior to the work to be completed such as a flyer, or some written warning. It was advised the owner will be given proper notification.

Klussman mentioned there is three options that are being looked at and recommends the board to discuss further.

One option is to "pass on" portions of maintenance of trees in the rights-of-ways (especially those trees originating on private property and growing into the right-of-way) in the same manner that is currently being utilized in the minor maintenance of sidewalks, with the owner, by ordinance being required to remove snow from their sidewalk.

Application of this option would place responsibility of tree trimming and hazard elimination on the owner, making them totally responsible for clearing of any trees overhanging in the rights-of-way be it by themselves if feasible or hiring their own contractor.

Second option, the City can do the work, and hire their own contractor. With the Contractor and owner communicating as to how the tree will be shaped and pay for the work of the shaping of the tree, with the City participating in the removal of hazards from the rights-of-way.

Third option, the city can deem this as an improvement area, the city hiring their own contractor and give the property a 10-year special assessment allowing them up to 10 years to pay the debt off.

Nierman wanted to clarify the charge will be placed on the owner's property taxes who will have to make payments annually. Dale advised that is correct. Nierman also wanted to clarify when it was mentioned the city will hire the contractor and the City would initially pay for it and then be billed out to the owner.

Next on the agenda, under New Business, Administrator Klussman reported to the board the MoDNR ARPA Grant Applications have all been submitted. The three submitted are Water, Sewer, and Lead Service Grants. The alderman reviewed the information, and it was explained for the need for the Sewer grant is to assist with having at this time 62 manholes renovated, it has been determined that some manholes are losing the grout and allowing unwanted water to travel into the cities systems, and the city has treated that unwanted water which is causing it to be more expensive for chemicals to treat. HK (Hydro-Klean) has come through and did evaluations, and some of the west side areas are the oldest manholes, and least maintained. One of the reasons why the lines between 5<sup>th</sup> and 13<sup>th</sup> street has been an ongoing issue. The majority of the work will be all on the west side of Main Street, but if the grant application is successful, we will be addressing the St. Louis Street branch as well, creating a perimeter of improvements around all of the oldest mains in the City.

CIPP is going to be what is put in, there is a lining that is steamed through out so the lining will adhere to the pipes. Earthworks has addressed three points of repair identified by the 2021 video inspection to prepare the lines for the Cast In Place Plastic. Area between Concordia Bank and Meyer Motors lot will have to be completely removed and replaced due to the structure failing.

Dale mentioned he and Lamp Rynearson had some conversation as well about the area around 5<sup>th</sup> Street and south lagoon, 9 valves will be put in. The cost of each valve is running approximately \$7,500.00 per valve. This will allow our operators to better manage water levels throughout the SE Lagoon.

The Water Grant is concentrating on a structure around the settling basins and fencing of our facilities as required by DNR standard. Additionally, the city is looking to have a mixer also placed in the North basin to aide in water quality.

The Lead Services grant will help with the need of an engineer to determine where to start looking at.

All in total the project cost comes to approximately \$2 million.

According to Dale Klussman If the city does not receive a portion of the grant, or any grant at all – SRF State Revolving Funds are still available.

With no further discussion, moving forward to City Administrator's report:

Dale presented the Satisfaction and Release of Lien against real estate from Mayor Certification of costs as a Notice of delinquency and special assessment from Richard C. Rankin. The property was sold, and the full balance of \$487.65 has been paid. The paperwork will be recorded at Lafayette County Office.

Alderman Kruse made a motion to authorize the release of lien for Richard C. Rankin as lien has been paid.

Alderman Nierman seconded this motion.

With no further discussion, Mayor Brown requested votes recorded by the Ayes and Nays, with 4 Alderpersons voting in the affirmative, 0 Aldermen voting Nay.

**Mayor Brown declared the motion duly passed 4/0.**

Administrator Klussman asked the board for authorization to request for bid to complete the pipe work for the South Side park project.

Also St. Louis street is needing pipe as well to get that ditch addressed.

Tim has been asked for the final design for the area behind Hardees and to address the ditch, the goal is to have a slope where the water will run off.

Mayor Brown mentioned Chris Hess stated there will be an Engineer coming on, around August 1, 2022.

Alderman Nierman made a motion to move forward with the bid process to obtain an engineer.

Alderman Kruse seconded this motion .

With no further discussion, Mayor Brown requested votes recorded by the Ayes and Nays, with 4 Alderpersons voting in the affirmative, 0 Aldermen voting Nay.

**Mayor Brown declared the motion duly passed 4/0.**

Administrator advised the board the old water building has been demolished; the project is complete.

Under Mayor's Report, Mayor Brown informed the board of Alderman a tourism meeting will be held on July 19, 2022 @ 6:00 P.M. at the Community Center.

Mayor mentioned he was invited to CFM Insurance by the Chamber of Commerce on July 13, 2022 to discuss the project of South Side park, and the progress that is being made and all the other projects going on.

As the new Planning & Zoning director, for Lafayette County there was discussion regarding the broad band project that is leading way as well.

Mayor Brown reported that he attended the annual Chamber of Commerce meeting on July 14 was presented the Stephen K Burrow service award, which was a surprise to him but he truly appreciates the award given.

Next under Alderman's Reports:

Alderman Scherer asked the Administrator where the City is at on hiring for the Park Maintenance position. Dale advised the position is all still in review, looking at the 2022-23 budget, and what the salary should be placed at for that type of position. There has been a few applicants and they are on file, to be pulled when the time comes to hire for that position.

Alderman Lindemann mentioned the LED Lighting at the lake, a complaint was made regarding the brightness of it shining into the home at night.

Alderman Nierman left the regular board meeting at 6:57 P.M., no discussion before he left or anything to report.

Alderman Kruse thanked the Administrator in all the hard work put in for the grants and all the projects the city is coming into.

Kruse also asked if the City was aware of any work being done around the Rhineland area as there are flags that had been placed in a neighbor's yard, but wasn't sure why. The neighbor was asking if the city was doing any work. Administrator Klussman advised the Enbridge(sp???) has been in town working North of I-70 so it may have been them working.

Alderman Kruse wanted to know the progress on the ballpark, and if the area is not cleaned up what is going to be the next step to make sure this is completed. Administrator Klussman advised a discussion will be had with the Parks Director Jody Bergman. Mayor Brown mentioned this is has to be done.

Mayor requested motion to adjourn. Alderman Kruse made a motion to adjourn. Alderman Scherer seconded this motion.

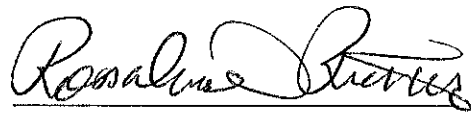
With no further discussion, Mayor Brown requested votes recorded by the Ayes and Nays, with 3 Alderpersons voting in the affirmative, and 0 Aldermen voting Nay.

**Mayor Brown declared the motion duly passed 3/0.**

Meeting Adjourned.

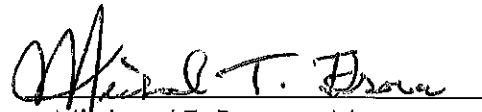
Time noted: 7:01 P.M.

Respectfully Submitted

  
Rosalind Richter, City Clerk

Approved this 1st day of August 2022

  
Rosalind Richter, City Clerk

  
Michael T. Brown, Mayor