

MINUTES

City of Concordia Board of Alderpersons Regular Meeting

Location: Concordia Community Center, Room 202
802 S. Gordon Street
Date: Monday, March 21, 2022
Time: 5:00 P.M.

The March 21, 2022, regular meeting of the Board of Aldermen of the City of Concordia was called to order at 5:00 P.M. with Mayor Michael Brown presiding. The Aldermen present were Kaleb Niernan, Beth Kruse, Mary Beth Scherer, Wayne Lindemann. Also in attendance were Kathleen Powers, The Concordian, Jim Mills, Emergency Management Director Greg Kindall, PE Lamp Rynearson and Dale Klussman, City Administrator.

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

Alderman Niernan: **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 March 7, 2022, regular meeting of the Board of Aldermen was presented for discussion. Alderman Scherer made the motion to accept the Minutes of March 7, 2022, as presented. Alderman Kruse 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 March 7, 2022, regular meeting accepted **and approved**.

The Claims Register was reviewed for consideration of payment authorization. Administrator Dale Klussman noted that, with the beginning of concession activities at the Complex, we will see larger bills from such food sources as US Foods (Page 3) and Bratchers (Page 1) for concession inventory. The Administrator also noted that Craig Kuecker located City electric lines (Page 1) in Concordia Park ahead of the creation of the topographic survey for the Park, performed by Crockett Engineering.

The Topographic survey invoice from Crockett Engineering is a qualified reimbursement from Fund 32, which has been set up to designate draws of the bond monies for Park Improvements.

With no further discussion, Alderman Nierman made the motion to introduce Resolution No. 2022-R-10, authorizing payment of the bills consolidated by fund as shown on the Claims Register Report as well as the additional expense 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 and 0 Aldermen voting Nay. Mayor Brown requested a roll call on Resolution 2022-R-10, the votes recorded as follows:

Alderman Nierman:	Yea
Alderman Kruse:	Yea
Alderman Lindemann:	Yea
Alderman Scherer:	Yea

Mayor Brown declared the motion adopting Resolution 2022-R-10 duly passed 4/0.

Business from the Audience included a report Emergency Manage Director Jim Mills received from the Lafayette County Health Department concerning County COVID-19 cases. The report was dated March 10, 2022.

There are three active cases in Concordia.

Lafayette County's rate, as of March 10, 2022, was 3.02%

To date 591 county residents have received first stage Covid shots.

Alderman Scherer asked if there is still a concern of overflowing Emergency Rooms. Jim stated that the Emergency Rooms were still extremely busy.

Mayor Brown asked Mills if all the sirens performed during the last test. Mill stated that, to his knowledge they were all working. Alderman Nierman requested that person be assigned to each siren at the next test so as to verify that all sirens were performing.

No Old Business.

Under **new business**, the Bids for the right to harvest hay at Edwin Pape Lake and the Southeast Lagoon was opened, as advertised in the Request for Bids.

The City has received three bids for consideration, all submitted before 3:00 PM, March 16, 2022, as advertised. The bids were opened in front of the Board of Aldermen and presented by the City Administrator in the order received, as follows:

Robert & Alex Nuelle, Travis Estes, Operator: **\$16.00** per large Bale
(1,400 to 1,500 lbs. per bale)
\$ 8.00 per smaller Bale
(720-740 lbs. per bale)

Michael Hemme, Richard Cordes, Operator: **\$18.00** per large Bale
(1,800 lbs. per Bale)

Todd Kanoy **\$15.00** per large Bale
(1,500-1,600 lbs. per Bale)

Alderman Scherer asked who has been mowing the hay? Administrator advised that Michael Hemme had the last contract. Are we satisfied? The Administrator stated that, with Richard Cordes as the operator, we have seen a significant difference in the mowing of hay ground, and it has been very positive.

With no further discussion, Alderman Kruse made an award the 5-year "Standing Forage Purchase Agreement", effective April 4, 2022, through December 31, 2026, to Michael Hemme at the rate of \$18.00 per large bale, with the Administrator tasked to prepare an Ordinance for authorization of formal execution of the agreement at the April 4, 2022, Regular Board of Aldermen meeting.

Alderman Scherer seconded this motion.

Mayor Brown requested votes recorded by the Ayes and Nays, with 4 Alderpersons voting in the affirmative and 0 Aldermen voting Nay. **Mayor Brown declared the motion duly passed 4/0.**

Next on the agenda, Administrator Klussman introduced Greg Kendall, PE. Lamp Rynearson. The City has hired Lamp Rynearson to develop the specifications and plans for the demolition of the former Water Treatment Facility.

Greg presented the completed specifications, along with the templated Call for Bids. The project has been assigned a 45-day window between award and start, for the winning contractor to submit all required documents.

Greg also has assigned 120 days for work to be completed.

Greg estimated the proposed work would be \$200,000.00.

Alderman Nierman made the motion to proceed with preparation of the formal Request for Bids, to be authorized at the April 4, 2022, meeting.

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 and 0 Aldermen voting Nay. **Mayor Brown declared the motion duly passed 3/0.**

Next on the agenda, Administrator Dale Klussman, reported that Public Works Superintendent Alan Riesterer has solicited specification and bids for replacement of the 1999 Kubota F2690 mower. The current mower has approximately 4,400 hours on it. The mower is used for mowing the I-70 intersection, including the area east of McDonalds. The mower is also used for mowing the area west of the former Hardees properties, as well as other rights-of-way as assigned by the Board of Aldermen.

Superintendent Riesterer has recommended that the City purchase a Kubota F2690 to replace this mower. The new mower will have a 72-inch cut rather than the present 60-inch cut, but will still be able to mow all areas, as these areas all offer the openness to allow for the larger cut.

The bid presented for Board consideration was from Marshall Service Company, in the amount of \$20,500.00. This bid includes a \$2,000.00 trade In for our current mower and a \$3,333.58 Cash Incentive reduction to the base price of \$25,833.58.

Alderman Scherer made a motion to authorize purchase of the Kubota F2690 mower from Marshall Service Company, in the amount of \$20,500.00. 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 and 0 Aldermen voting Nay.

Mayor Brown declared the motion to purchase the mower duly passed 4/0.

Administrator Klussman received a request from Devin Meyer that the City grant permission for a joint training on April 5, or April 6 of the Missouri Army National Guard and the Concordia Fire Protection District regarding Mass Casualties.

The exercise will include landing helicopters at Edwin A. Pape Lake to simulate Standard Operating Procedures for downed aircrafts. The National Guard is requesting a Land Use Agreement.

Klussman has contacted MIRMA to discuss whether liability for this event would be covered. Kelly Beets, Sr. Loss Control Consultant e-mailed a copy of Exclusion Number 30. This exclusion pertains to ownership or operations of airports or aircrafts.

This means that the Board may still grant permission for the exercise to occur utilizing City property at the Lake but will assume liability for loss incurred because of such exercise.

While the National Guard has a history of covering their equipment and their personnel, the City would be stating that they are financially responsible for other related losses, as they are excluded from our coverage.

The Administrator provided the following example for Board consideration:

The neighboring cattle are spooked by the landing aircraft, break through fences and ending up on Missouri Highway 23, causing an accident, injuring, or killing a passenger or passengers in the vehicle.

The City would be responsible for any awarded amounts of monies related to this case.

Could the Fire Department sign a Hold Harmless or name the City as additional insured?

The Administrator recommended that the City grant permission for the exercise at the Lake only if the City has a Hold Harmless or preferably is listed as additional insured on the policies of one or both of the entities participating in the exercise. This would allow for planning of the event by the participants but clearly ties the permission of use of property to performance of required conditions reducing City risk.

Alderman Lindemann made the motion to tentatively grant permission to the Missouri Army National Guard and the Concordia Fire Protection District to conduct a joint mass casualty exercise at Edwin A. Pape Lake on April 5th or April 6th, conditional on the receipt of an executed "Hold Harmless Statement" or proof that The City of Concordia has been named as additional insured on the liability policy of one or both of the sponsoring entities.

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 and 0 Aldermen voting Nay.

Mayor Brown declared the motion grant permission for use of City Lake property for this exercise with condition of risk reductions as stated duly passed 4/0.

The City has received a request from Karen Hemme, Chairman of the CHS Booster Club Fireworks Committee, for consideration of granting permission to the Concordia High School Booster Club to operate a fireworks stand on the property of 1832 Distillery from June 28 through July 4.

This is an annual request, and the City has received no previous complaints related to the operation of the stand.

Alderman Scherer made the motion to grant permission to the Concordia High School Booster Club operate a fireworks stand on the property of 1832 Distillery from June 28 through July 4.

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 and 0 Aldermen voting Nay.

Mayor Brown declared the motion to grant permission to the Concordia High School Booster Club to operate a firework stand on the property of 1832 Distillery from June 28 through July 4 duly passed 4/0.

The City has also received a request from Thomas Dixon, Sec./Treasurer of Meramec Specialty Company, Arnold, Missouri for consideration of permission to operate fireworks stand on the property of TA Travel Center, 102 NW 4th Street from June 20 through July 4.

Klussman explained that the June 20 start time is compliant with State Statutes.

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

Mayor Brown declared the motion to grant permission to the Meramec Specialty Company, Arnold, Missouri to operate a firework stand on the property of TA Travel Center, 102 NW 4th Street, from June 20 through July 4 duly passed 4/0.

Under Administrator's Report, Klussman reported that he received communications from the Regional Director of the Run for the Wall stating that the Regional RFTW council would not sign a hold harmless statement for use of Concordia Park because their insurance policy names "ANY PERSON OR ORGANIZATION SPONSORING YOUR ACTIVITIES OR EVENTS." as Additional Insured. As of 2023, the City of Concordia will be listed as a named Additional Insured location.

Klussman stated that Director Jody Bergman has contacted three companies for tree maintenance/removal in Concordia Park. The companies were asked to estimate cost for trimming of 13 trees in the Concordia Park "Project Area", west of the ditch.

Rick Hicks Tree Service presented a bid for removal of eight trees in this area and trimming of four trees. The bid submitted was \$13,800.00 as a lump sum.

Tracy-Wegener, Inc. submitted a bid of \$5,600.00 for removal of 10 trees with an allowance of \$1,500.00 to repair sewer or water lines if damage occurs. The \$1,500.00 will be excluded if work is performed with no damage.

Rick Suhr did not submit a bid.

Additionally, Tracy-Wegener submitted a bid for removal the tree line on the west side of the tract, neighboring the Inman property. This bid also includes regrading and seed the property once the brush and trees are removed. This bid was in the amount of \$9,750.00.

The Administrator stated that we would need to work closely with the Inman's when we proceed with this work, due to planting times and requirements of permission to enter their land for removal.

Citing the need to move forward with working out a timeline with the Inman's, Alderman Kruse made the motion to accept the quote from Tracy-Wegener for removal of the tree line on the west property.

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 and 0 Aldermen voting Nay.

Mayor Brown declared the motion to accept the quote from Tracy-Wegener for removal of the tree line on the west side of the Park property, in the amount of \$9,750.00 duly passed 4/0.

Alderman Nierman stated that he would like to see a better comparative breakdown of costs for the work east of the ditch, as we cannot determine the cost to just trim the remaining trees should Tracy-Wegener be awarded the bid for removal.

The Administrator will discuss with Jody.

During his Mayor's Report, Mayor Brown reminded the Board members of the public forum being held in Knob Noster on March 29th, 2022, at 5:30 PM regarding Highway 23,

Mayor Brown stated that there are some upcoming Board meetings:

March 31, 2022,	Park Subcommittee
May 24, 2022,	Planning & Zoning
	Tourism

Mayor Brown also reminded the Board that the General Election will be held on April 5, 2022:

Alderman-Ward II	Wayne Lindemann on Ballot
3 names on ballot for School Board	

Mayor Brown also recognized the efforts of the Concordia Fire and EMS, as they have had many calls recently.

Alderman Scherer asked Administrator Klussman to review the Minutes of the March 15, 2022, Planning & Zoning Work Session. At this session, the P&Z Committee members reviewed the changes to the proposed Chapter 9-Public Services section of the Comprehensive Plan, ahead of formal recommendation of adoption.

The Administrator reviewed the noted changes as outlined in the Minutes of that meeting as distributed.

The P&Z Board then moved on to initial information review collected for Chapter 10 Social Characteristics. The Administrator noted that this Section did not contain data from the 2020 Census, as this information has not been released.

Furthermore, the information will require additional evaluation of usefulness once released because of the Census Bureau is now utilizing "smoothing" processes

and “noise addition” techniques which may skew the information once obtained.

No recommendation for Board action was taken.

Alderman Lindemann no report.

Alderman Kruse requested Administrator to give a review of the Park Subcommittee's March 14, 2022, meeting.

The main portion of this meeting was led by Engineer Tim Crockett of Crockett Engineering and discussed the proposed Call for Bid for electrical work in Concordia Park.

Initially, the RFP was to include materials and labor to relocate existing overhead City power lines to underground power lines. However, there is a true value in bidding a conversion from the existing streetlights on wooden poles for park lighting to underground-fed shorter, more aesthetic lights and poles.

The second part of the Parks meeting dealt with bringing information to the Park Subcommittee members related to modular restroom packages.

No formal recommendations came from the Parks Subcommittee for Board consideration.

Alderman Nierman had no report.

Alderman Scherer made the motion to adjourn.

Alderman Kruse 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 to adjourn duly passed.

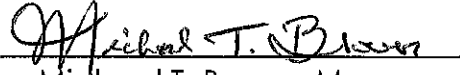
Meeting Adjourned.

Time noted: 6:21 P.M.

Respectfully Submitted


Rosalind Richter, City Clerk

Approved this 4th day of April 2022


Michael T, Brown, Mayor


Rosalind Richter, City Clerk