

MINUTES

City of Concordia Board of Alderpersons Regular Meeting

Location: Concordia Community Center, Room 202
802 S. Gordon Street
Date: Monday, November 1, 2021
Time: 5:00 P.M.

The November 1, 2021 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 Nierman, Beth Kruse, Wayne Lindemann and Mary Beth Scherer.

Also in attendance were Kathleen Powers of the Concordian, Jesse Stephens PE, Crockett Engineering, Joey McLiney, McLiney and Company, Rosalind Richter, City Clerk and Dale Klussman, City Administrator.

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 October 18, 2021 regular meeting of the Board of Aldermen was presented for discussion. There being no discussion concerning the proposed Minutes of the October 18, 2021 meeting, Alderman Kruse made the motion to accept the Minutes of the October 18, 2021 Board of Aldermen regular meeting 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 and declared the Minutes of the October 18, 2021 regular meeting **accepted and approved**.

The Claims Register was reviewed for consideration. City Administrator Klussman explained that the Claims Register included a payment to USA Blue Book

totaling \$130.36 for Lab Supplies was for items backordered as part of an internet order placed by Joe Boynton. USA Blue Book Invoice Number 721049, in the amount of \$1,786.22 was authorized and paid as part of the Claims Registerer on October 18, 2021, with check number 48319. Administrator Klussman recommended voiding the Scheduled Claim of \$130.36 as shown on the current Claims Register.

Klussman stated that the following invoices and statements were received today and recommended that they be authorized for payment and assigned to the following fund expenditures:

Alliance Pump & Mechanical	Inv. #221300	\$1,490.30	05-801-5207
Beerman Heating & Cooling	Inv. #118149	\$ 169.66	01-105-5401
Capital Sand	Inv. #110022953	\$ 226.47	01-301-5406
Hach Company	Inv. #10212021	\$ 550.95	02-801-5402 & 05-801-5402
Holiday Sand	Oct. Statement	\$3,943.03	01-301-5406
Hopmann Computer	Inv. # 1599	\$ 60.00	01-105-5206
Mo. One Call System	1100144	\$ 27.50	02-801-5458 & 05-801-5458

Alderman Nierman made the motion to adopt Resolution No. 2021-R-30, **A RESOLUTION OF THE CITY OF CONCORDIA, MISSOURI AUTHORIZING PAYMENT OF BILLS PRESENTED ON NOVEMBER 1, 2021**, ADDING AUTHORIZATION TO PAY THE NEW INVOICES AS PRESENTED, IN THE AMOUNT OF \$6,467.91 AND VOIDING THE USA BLUEBOOK TRANSACTION IN THE AMOUNT OF \$130.36.

Alderman Scherer seconded this motion.

With no discussion concerning the question, Mayor Brown requested votes recorded by the Yeas and Nays, with 4 Alderpersons voting in the affirmative and 0 Aldermen voting Nay. Mayor Brown requested a roll call on Resolution 2021-R-30, the votes recorded as follows:

Alderman Nierman:	<u>Yea</u>
Alderman Kruse:	<u>Yea</u>
Alderman Lindemann:	<u>Yea</u>
Alderman Scherer:	<u>Yea</u>

Mayor Brown the motion adopting Resolution 2021-R-30 and authorizing additional payments in the amount of \$6,467.91 and voiding the \$130.36 transaction with USA Blue Book presented on the November 1, 2021 Claims Registry duly passed 4/0.

Under **Business From the Audience**, Administrator informed the Board of Aldermen that Wendell Olson was unable to attend the meeting but has shared his thought on the establishment of the **Concordia Community Harmony of Hearts Art Council**.

Mr. Olson sees the need to establish a not-for-profit arts council of local artists. This council would provide opportunities for the artists to express their talents and time for exhibiting and display of local events, history, and memorabilia.

This Council would coordinate with other groups in a timely manner for the betterment of the Concordia Community.

The Council would encourage residents and businesses to participate in the outdoor display of various media of heart styles and related material to promote the City of HEARTS IN HARMONY logo/theme.

The membership would be self-appointed, voluntary members, serving for a self-determined length of time. The Council would seek members that will actively become involved and actively donate their time.

The Council would maintain accurate records of donors, patrons, contributions, and activities and would publish annual reports to the City of Concordia and the Concordia Community.

The Aldermen discussed what action was being requested? Administrator Klussman suggested that the Board consider validation of the formation of such Arts Council by adopting a resolution of support for the formation of the Arts Council.

The Concordia Community Harmony of Heart Art Council would be a voluntary organization established outside of the City's authority, allowing for organization of a "Not-for-Profit" organization.

By adopting the resolution, the City will be recognizing the importance of the talents of our community and will be expressing a willingness to work with the Council by providing space on City grounds and in various City facilities to display the art created by these local artists.

The Arts Council may make applications to the Concordia Tourism for funding of events and activities as a recognized entity.

Following this suggestion, Alderman Scherer made the motion that the Board of Aldermen officially support the formation of the Concordia Community Harmony Art Council and will work with this voluntary group in manners that will promote this Council in their ability to provide local artists the ability to display and exhibit their talents for the cultural benefit of our Community.

Alderman Kruse seconded this motion.

There being no discussion on 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 and declared the motion duly **accepted and authorized**.

Mr. Olson has also requested that the Board of Aldermen formally accept the light beacon from the Old Water Tower into the inventory of City property. A previous Ordinance allowed Mr. Olson to exhibit this beacon and provided for return of the beacon to the City whenever Mr. Olson chose to no longer display the article.

Mr. Olson has decided to return the piece. He is requesting that the City aid in the loading, transporting, and unloading of the piece. Administrator Klussman has had discussions with Parks Director Jody Bergman. Bergman feels that the piece can be and should be placed, temporarily along the Trail of Memories walking trail, pending future construction in the area.

Should the unfinished portion of the Trail project be completed from Main Street to Gordon, consideration for permanent location of the beacon should be given to the City property addressed as 513 SW Gordon.

Alderman Kruse made the motion to accept the light beacon from the Old Water Tower back into the City property inventory and to authorize City forces to aid Mr. Olson in the loading, transportation and unloading of the beacon to a location along the Trail of Memories.

Alderman Lindemann seconded the motion.

There being no discussion on 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 and declared the motion duly **accepted and authorized**.

Under Old Business, Mayor Brown recognized Joey McLiney of McLiney and Company, the City of Concordia's Financial Advisor. Mr. McLiney distributed the Bond Schedule of Payment and Summary of the proposed City of Concordia's Certificates of Participation for the Capital Improvements to the City's Parks, specifically Concordia Park.

Under the proposed schedule, the City would be making participating lease payment until December 1, 2041 (20 years).

The USES of these funds include \$1,000,000.00 of Project Funds, used to make the Capital Improvements plus the Costs of Issuance, Underwriter's Profit and Rounding Amounts totaling an additional \$60,000.00.

The \$1,060,000.00 amount of Current Interest Bonds will be financed totally from the collection of the newly passed Property Tax assessment.

Mr. McLiney stated that the Average Annual Payment calculated to \$65,316.06 through the life of the Participation. The Board of Aldermen have designated 85% of the new tax dollars generated to go towards Park, inclusive of these Capital Improvements, meaning that the annual anticipated revenue from this tax toward payment of this participation is \$90,701.54—leaving \$16,006.15 annually for other uses within the Parks System.

Mr. McLiney also presented his opinion that the City of Concordia has positioned itself very favorably for the potential instability of future markets.

The matter of approving a Project in connection with the proposed lease purchase financing, came on for consideration and was discussed.

The matter of approving the delivery of \$1,060,000.00 principal amount of Certificates of Participation, Series 2021, came on for consideration and was discussed.

Thereupon, Alderman Nierman introduced Bill No. 2021-49 being for an Ordinance entitled as follows:

AN ORDINANCE AUTHORIZING THE CERTIFICATES OF PARTICIPATION, SERIES 2021 AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE DELIVERY OF THE CERTIFICATES.

Alderman Scherer seconded this motion. The City Clerk reported that copies of the proposed ordinance had been made available for public inspection prior to the time the Bill was introduced and under consideration by the Board of Aldermen.

There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and read:

AN ORDINANCE AUTHORIZING THE CERTIFICATES OF PARTICIPATION, SERIES 2021 AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE DELIVERY OF THE CERTIFICATES.

Alderman Nierman made the motion to read Bill No. 2021-49 by title only for the second reading. Alderman Lindemann seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and read:

AN ORDINANCE AUTHORIZING THE CERTIFICATES OF PARTICIPATION, SERIES 2021 AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE DELIVERY OF THE CERTIFICATES.

Alderman Nierman made the motion to request a Roll Call vote on Bill 2021-49, with the City Clerk recording the vote. Alderman Kruse seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and requested City Clerk Richter to conduct and record the Roll Call vote:

Alderman Nierman:	<u>Yea</u>
Alderman Kruse:	<u>Yea</u>
Alderman Lindemann:	<u>Yea</u>
Alderman Scherer:	<u>Yea</u>

The results of the roll call vote being 4 in the affirmative and 0 Nays, Mayor Brown declared Bill 2021-49 duly passed as an Ordinance of the City of Concordia and assigned the Ordinance Number 1624.

Mayor Brown recognized Administrator Klussman for discussion of the City's Banking Account Structure. Administrator Klussman reviewed proposed Bill No. 2021-50.

The purpose of this Ordinance is to formally authorize Rosalind Richter to sign checks for the accounts of the City through Concordia Bank. Passage of this bill will also authorize Kaleb Nierman, as the President of the Board of Aldermen to act as a signatory on several of the accounts.

Passage of the Bill will also officially close the City Collector Account, as Tax Collection is being performed under Contract with the Lafayette County Collector.

Alderman Kruse made the motion to introduce Bill No. 2021-50 by title only for the first reading. Alderman Lindemann seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and read:

AN ORDINANCE OF THE CITY OF CONCORDIA ESTABLISHING THE ACTIVE BANK ACCOUNTS AND CERTIFICATES OF DEPOSIT AT CONCORDIA BANK FOR THE CITY OF CONCORDIA: CLOSING ACCOUNT NUMBER 90018 AND AUTHORIZING CERTAIN ELECTED AND APPOINTED PERSONNEL TO SIGN CHECKS RELATED TO EACH ACCOUNT.

Alderman Kruse made the motion to read Bill No. 2021-50 by title only for the second reading. Alderman Scherer seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and read:

AN ORDINANCE OF THE CITY OF CONCORDIA ESTABLISHING THE ACTIVE BANK ACCOUNTS AND CERTIFICATES OF DEPOSIT AT CONCORDIA BANK FOR THE CITY OF CONCORDIA: CLOSING ACCOUNT NUMBER 90018 AND AUTHORIZING CERTAIN ELECTED AND APPOINTED PERSONNEL TO SIGN CHECKS RELATED TO EACH ACCOUNT.

Alderman Kruse made the motion to request a Roll Call vote on Bill 2021-50, with the City Clerk recording the vote. Alderman Lindemann seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and requested City Clerk Richter to conduct and record the Roll Call vote:

Alderman Nierman:	<u>Yea</u>
Alderman Kruse:	<u>Yea</u>
Alderman Lindemann:	<u>Yea</u>
Alderman Scherer:	<u>Yea</u>

The results of the roll call vote being 4 in the affirmative and 0 Nays, Mayor Brown declared Bill 2021-50 duly passed as an Ordinance of the City of Concordia and assigned the Ordinance Number 1625.

Mayor Brown recognized Administrator for discussion of the CFM Annexation to the City Limits of the City of Concordia.

Klussman stated that the proposed Bill No. 2021-51 simply approves annexation of this land into the City Limits of Concordia pursuant to RSMo.71.014. The City acknowledges that it has received a verified petition from the authorized Representative of CFM Insurance, the owner of said property and that this property is contiguous and adjacent to the City Limits of the City of Concordia.

RSMo. 71.014 is considered an abbreviated form of annexation, as this statute eliminates the requirement of a Public Hearing and does not allow for written objections to change the annexation petition into involuntary procedures.

Alderman Kruse made the motion to introduce Bill No. 2021-51 by title only for the First Reading. Alderman Lindemann seconded the motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and read:

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF CONCORDIA, MISSOURI,
APPROVING THE ANNEXATION OF 2 ACRES OF LAND LOCATED EAST OF BONN
ROAD AND SOUTH OF OLD U.S. 40 HIGHWAY, OWNED BY CFM INSURANCE, INC.,
INTO THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, MISSOURI**

Alderman Kruse made the motion to read Bill No. 2021-51 by title only for the second reading. Alderman Scherer seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and read:

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF CONCORDIA, MISSOURI,
APPROVING THE ANNEXATION OF 2 ACRES OF LAND LOCATED EAST OF BONN
ROAD AND SOUTH OF OLD U.S. 40 HIGHWAY, OWNED BY CFM INSURANCE, INC.,
INTO THE CORPORATE LIMITS OF THE CITY OF CONCORDIA, MISSOURI**

Alderman Kruse made the motion to request a Roll Call vote on Bill 2021-51, with the City Clerk recording the vote. Alderman Lindemann seconded this motion. There being no discussion, Mayor Brown requested votes be recorded by the

Yeas and Nays, with the vote recorded 4 voting in the affirmative and 0 voting Nay. Mayor Brown declared the motion passed and requested City Clerk Richter to conduct and record the Roll Call vote:

Alderman Nierman:	<u>Yea</u>
Alderman Kruse:	<u>Yea</u>
Alderman Lindemann:	<u>Yea</u>
Alderman Scherer:	<u>Yea</u>

The results of the roll call vote being 4 in the affirmative and 0 Nays, Mayor Brown declared Bill 2021-51 duly passed as an Ordinance of the City of Concordia and assigned the Ordinance Number 1626.

Klussman requested Board input as to implementation of "FrontDesk". The City's introductory page is up, now we will need to inform the Public how they can become a user of the system.

We know that we will use the City's website and Facebook Page to introduce the page to the Public, but should we begin by producing a direct mailing to the people currently utilizing the ACH payment to convert them to the E-Check?

The Board felt that this initial step would be beneficial and authorized Administration to move forward with the Direct Mailing.

Mayor Brown presented the proposed Authorization of Engagement for Randall Fiene, CPA to conduct the audit of the FY 2020-2021 Budget. This letter engages the firm to request all bank records required to conduct the audit.

Alderman Nierman made the motion authorize Mayor Brown to sign the Letter of Engagement with Randall Fiene, CPA for the audit of the Budget Year ending September 30, 2021. Alderman Kruse seconded this motion. There being no discussion on 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 and declared the Proclamation duly **accepted and authorized**.

Mayor Brown recognized Jesse Stephens, PE from Crockett Engineering to discuss the hydraulic study related to the Southside Park Ditch. Mr. Stephens stated that approximately 66 acres of land drained to this ditch.

His calculations proved that the City could anticipate installation of a 48" HDPP pipe to adequately handle the water in this area. Based on preliminary prices obtained, Engineer Stephens is estimated a total materials cost for the ditch to exceed \$100,000.00.

He is recommending that the City consider phasing the project, with installation of the southern 1/3 of the project receiving the highest priority due to the erosion of the ditch. The cost estimate for the work on this southern 1/3 of the total would be approximately \$50,000.00.

In response to a question asked at a previous meeting concerning the material costs for the recommend "Squash Pipe" for SE St. Louis Street, Engineer Stephens stated that the cost of the 42-inch pipe would be in the same \$75.00 per foot cost as the 48" round pipe, but the savings to the City would be seen in the fact that City crews could install the squash pipe, instead of having the cost of a contractor, as with the round pipe.

Mayor Brown thanked Mr. Stephens for the report and moved forward with Board consideration for relief of a Reconnection Fee for 305 S. Bismark.

Administrator Klussman informed the Board of Aldermen that the resident at 305 S. Bismark had recently removed someone from joint listing on the account. This action created a new account for this service.

When the customer went to pay the balance for the account, the Forte page related to the account showed a balance of \$0.00. The Administrator recommended that the Board consider waiving the reconnection fee for this month.

Likewise, there were numerous accounts that paid on-line, however, our daily report did not list them until the day 22nd, rather than October 21. This led us to terminate service at these locations and generated the \$25.00 Reconnect Fee.

Administration has verified all these actions and is recommending that the Board consider waiving these fees.

Alderman Kruse made the motion to credit the reconnection fees for Johnny Hayden, 305 S. Bismark due to incorrect positing of balances due presented on his Forte page, as well as crediting the accounts for the following services caused by late reporting of payment:

Ben Hemme	411 S. Magdalena
Colleen Clifton & Andrew Thomas	411 S. Bismark
Travis Reynolds	603 N. Redbud, Apt. A
Jennifer & Larry Moore	105 S. West St.
Sarah Visentine	105 S. Biltz
Junior Calis	205 SE 5 th , Apt. A

Alderman Lindemann seconded this motion. There being no discussion on 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 and declared the Proclamation duly **accepted and authorized.**

Administrator Klussman updated the Board of Aldermen on the status of the Solid Waste Grant, reporting that he has received confirmation that the City will be allowed to sole source the backhoe from Murphy Tractor due to the fact the Murphy has the State of Missouri Bid, which has already been deemed to comply with the State's bid process. If we proceed with this route, Murphy will have to provide additional proof of the State Bid process.

Klussman reported that the City has received notice of funding by the CDBG for the Main Street Project. This means that the construction of the projects pledged within the area can begin. The City is awaiting approval from CDBG to begin negotiations with Crockett Engineering for the Engineering and Inspection services related to the Project.

Mayor Brown shared that he has received positive comments concerning the recent Main Street Trick R Treat festivities, the maintenance of potholes throughout Concordia and recognized the efforts of the Planning & Zoning Commission in their work on Street Classifications.

The Mayor also reminded the audience of the upcoming Veterans' Day Ceremonies, November 12, 2021, as well as the Main Street Christmas Lighting on November 20, 2021.

Alderman Scherer stated that there were many parts in place already for the November 20 Main Street Lighting event. There are already plans in place for a Santa Clause to be in attendance, probably being driven in by Chief Mapes. There will be music, some foods and other entertainment available.

Alderman Scherer reviewed the Minutes of the October 26, 2021 Planning and Zoning Commission meeting. The Commission has authorized a Comprehensive Plan Survey to be conducted through mid-December, so as to offer the survey at as many Holiday events as possible.

Alderman Scherer also stated that the Planning and Zoning Commission is also developing Construction Standards for City Streets by Classifications. The next meeting of the Planning and Zoning Commission is January 11, 2022.

Alderman Lindemann had no report.

Alderman Kruse had no report.

Alderman Nierman reviewed activities for the Veterans' Day ceremonies on November 12, 2021. Mayor Brown will have a few words, with the National Anthem being done by the Concordia High School Choir accompanying the local Color Guard. A presentation of a Quilt of Valor will be made. Whiteman Air Force Base Color Guard will not be able to joint this year's activities.

Alderman Nierman reported that the placement of the trash cans, purchased by Concordia Main Street, is a work in progress. He hopes that the cans will be placed along Main Street during this Holiday Season.

Alderman Nierman requested that Mayor Brown review the Minutes of the Tourism Meeting from October 28, 2021. The Mayor reviewed that no formal actions, outside of Acceptance of the Minutes from a previous meeting were taken.

During the meeting, there were lengthy discussions concerning the suspension of Recycle Program in Concordia and this year's actions during the Friday Night Parade.

According to members of the Tourism Committee, the Master of Ceremonies and the Chairman of the Fair Board used profane language which was unacceptable.

Mayor Brown communicated to the Board of Aldermen that these actions could best be addressed through communications with the Fair Board.

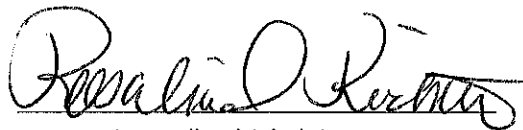
Administrator Klussman announced that City Hall will be closed on November 11, 2021 in observance of Veterans' Day.

There being no further business or announcements, Mayor Brown requested a motion to adjourn.

Alderman Kruse made the motion to adjourn. Alderman Scherer seconded the motion. With no further discussion, Mayor Brown requested votes recorded by the Yeas and Nays, with 0 Alderpersons voting in the affirmative and 4 Aldermen voting Nay.

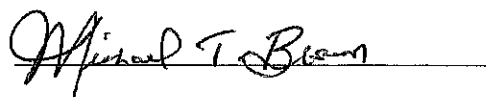
Mayor Brown declared the motion of adjournment passed. Meeting adjourned.
Time Noted: 6:30 pm, November 1, 2021.

Respectfully Submitted

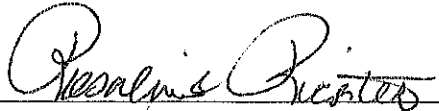
A handwritten signature in black ink, appearing to read "Rosalind Richter", written over a horizontal line.

Rosalind Richter
City Clerk

Approved this 15th day of November 2021.

A handwritten signature in black ink, appearing to read "Michael T. Brown", written over a horizontal line.

Michael T. Brown, Mayor



Rosalind Richter, City Clerk