TRUESDALE BOARD OF ALDERMEN

BUDGET WORK SESSION

September 21, 2023

The Truesdale board of Aldermen held a work session on Thursday, September 21, 2023, 5:30 p.m. at the Truesdale City Hall, 109 Pinckney Street, Truesdale, MO. Roll call was requested, Alderman Mike Thomas-present, Alderman Kari Hartley-present, and Alderman Justin Naranjo-present. Elsa reported there was a quorum present. Attending the meeting on behalf of the city was Mayor Jerry Cannon, City Clerk Elsa Smith-Fernandez, Public Works Laborer Steve Harlan and Treasurer Missy Bachamp. Guests in = attendance were Jack Haniff (TR Hughes) and Shawn Luessee (TR Hughes).

The purpose of this work session was to discuss the cities current adopted building codes and consider updating them, who would take ownership of the streetlights in the Elkhorn Ridge Subdivision, and how the water line improvement reimbursement would be handled.

Mayor Cannon called the meeting to order.

Supplements to Building Codes:

Shawn started the conversation that he had concerns with the current building codes that the City of Truesdale has adopted. Shawn asked the Board of Aldermen to consider updating the current 2012 International Building Codes to the 2021 International Building Codes. There are some major differences between the 2012 and the 2021, such as the requirement to use 2x6’s instead of 2x4’s. Shawn stated that the Greater St. Louis Home Builders Association spends time going through the building codes pinpointing every issue and making suggestions. There are some items that give them pause such as sprinklers in every home. It was stated that having updated building codes also could make homeowners insurance less expensive for residents. Shawn has provided the 2021 International Building Codes and the proposed supplements to the Board for review and consideration of approval. The notice to change building codes would be required to be posted ninety (90) days prior to the approval.

Streetlights in Elkhorn Ridge:

Shawn asked the question of if the city would own the streetlights or if the preference would be for the HOA of Elkhorn Ridge to own the streetlights. Currently the city owns the streetlights in the other subdivisions, to keep consist of the city would own the Elkhorn Ridge streetlights also. With the city owning the streetlights, there would not be the risk of the HOA doing away with or not paying the light bill.

Water Main Reimbursement:

A discussion was held on how the city wanted to handle the reimbursement of the installation of the water main to the new subdivision. Elsa asked Jack and Shawn what the total amount to be reimbursed was. Shawn stated he would have to verify the amount but it was around the $250,000.00. Elsa stated that it would be preferred that Charlestowne Crossing would collect the Truesdale tap fees directly, versus the City collecting it and have to pay Charlestowne Crossing. Charlestowne Crossing will need to supply the City of Truesdale a quarterly report.

An email from Public Works Supervisor Mark Bennett was provided to Shawn and Jack with some concerns that he had. The email is attached to these minutes for public review. Mayor Cannon and the Board along with Jack and Shawn discussed these concerns. It was stated that TR Hughes is aware of the drainage issues, the properties will be fixed as is or better and the streets are public streets.

Elsa gave an update on Stifel, she spoke with Martin, and he stated that the bank they were working with had some changes in employment. The rate that was previously discussed was 5.62%. The bank’s concern is the size of our city and budget. Stifel had asked Elsa about moving forward with the public bond sale. Elsa stated that it would be necessary to move forward with the public bond sale, because we do not want to put all our eggs in one basket and to get the best rate possible.

Being no other business to discuss, Alderman Thomas made the motion to adjourn, second by Alderman Hartley, with all Aldermen approving. Meeting adjourned at 6:34 p.m.

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Elsa Smith-Fernandez

City Clerk

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Approved on date written above

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Jerry Cannon-Mayor