TRUESDALE BOARD OF ALDERMEN MEETING

REGULAR MONTHLY MEETING

1/08/2025

The Truesdale Board of Aldermen held a regular board meeting on Wednesday, January 8, 2025, 5:30 p.m. at the Truesdale City Hall located at 109 Pinckney Street, Truesdale, MO. The Pledge of Allegiance was recited. Roll call was requested: Alderman Mike Thomas-Absent, Alderman Joe Brooks-present, Alderman Kari Hartley -present, and Alderman Justin Naranjo- Present. The City Treasurer reported that a quorum is present. Also attending the meeting for Truesdale were Mayor Jerry Cannon, Attorney Amber Bargen, Public Works Lead Steve Harlan, Chief of Police Casey Doyle, and Treasurer Missy Bachamp. The guests in attendance were John Choinka (Choinka Municipal Services), Bart Korman (Lewis-Bade), Jack Underwood (Warren County Record), Lisa Andersen (Amundsen-Davis Law), Clayton Daniels (Cochran).

Mayor Cannon called the meeting to order.

Alderman Brooks made the motion to approve the agenda, second by Alderman Naranjo. Motion passed with 3 ayes and one absence.

Alderman Brooks made the motion to approve the consent agenda, second by Alderman Hartley. Motion passed with 3 ayes and one absence.

Citizens Participation:

Mayor Cannon asked Bart Korman with Lewis-Bade to report on the Smith St project. Bart reported that the street was completely poured before the big snow and cold. They will be testing the concrete in the next day or so to see if you can drive on it. Bart asked Steve to not blade or salt the new street. They will remove the blankets in a few days. There where a couple of places that need repairing. The ADA sidewalk at Laura and Smith is now thicker than four inches, this cost was $850.00. There was a soft spot up by the Mary Lou Center that needed rock up to two-inch rock and additional $7500.00. Bart asked if the contractors could have a 30-day extension.

Alderman Brooks asked 30-days for now and maybe more? Bart stated that at the beginning of the project the where waiting on utilities to do their part in moving poles and lines. Bart stated that in these 30 days they would complete all driveway aprons, and the street would be open they will have to come back and finish anything requiring yard or landscaping working. Bart stated that we would go with a substantially completed would hold five percent of the front cost. Mayor Cannon asked Attorney Bargen would this be enough to hold them to the contract. Attorney Bargen stated it would be enough, and we could look at the terms later if not met. Missy asked what about people’s and businesses landscaping that have been torn up? Bart stated that a final walk thorough would be down with contractors, landowners, board members and City Inspector before it was finished project. Alderman Naranjo stated that wants to make sure that the end of project be done right by the citizens.

Alderman Brooks made the motion to give TS Banze LLC a thirty-day extension as substantial completion with a five percent hold, Alderman Hartley second the motion. A roll call vote was taken. Alderman Brooks-yes, Alderman Naranjo-yes, Alderman Hartley-yes, and Alderman Thomas-absent. Motion passed with a 3yes/1 absence.

Bart stated the west end of Smith Street would be open at the end of next week.

Clayton Daniels with Cochran stated they were here for approval of the final plat for Boone Ridge Manor pending John Choinka (City Inspector) recommendations. John Choinka stated that the city could approve the plat pending his recommendation. John Choinka’s recommendations are attached to these minutes, so they know become a part of the minutes there of. Lisa Johnson (Amundsen Davis LLC) stated that they did receive and recorded the settlement and release from the City of Warrenton.

John Choinka stated that before we formally agree to this plat that the escrow agreement by done especially the maintenance agreement that the developer by responsible for the streets for a year. John stated that next year Steve and him would do an inspection on the streets and manhole all at the proper grade, any adjustments needed to be made before the city would take over the streets. The city can still accept the plat but with all the recommendations being met and not take over the streets until the final escrow is met.

Alderman Hartley stated that if we do approve this it has to have John Choinka’s stipulations on there to be done prior to our board meeting in two weeks. Clayton stated that could start make that happen. Alderman Hartley stated at our next board meeting we can look at it and accept or revoke it if it is not met. Lisa Johnson asked, “so we approve tonight but conditionally? Alderman Hartley stated yes.

Alderman Hartley made a motion to conditionally approve the final plat under the conditions that the four items John Choinka recommend are taken care of before the next board meeting on January 22, 2025, second by Alderman Naranjo. A roll call vote was taken, Alderman Brooks-yes, Alderman Hartley-yes, Alderman Naranjo-yes, Alderman Thomas-absent. Motion passed with a 3 yes/1 absent vote.

Comments from Mayor Cannon:

 Mayor Cannon informed the Board that the ADA sidewalk was broken up badly. It would have cost more than the $850.00 had we waited to fix it.

 Mayor Cannon informed the Board there will be a meeting in his office on Tuesday, January 14, 2024, at 4:00 pm with Steve Etcher (GWCEDC) and Jason Terry (Gilmore Bell) outlining our options and the direction that we can take with Refresco not meeting their end of the abatement agreement, if anyone else wants to be there you are welcome to attend. After that meeting, he plans on having a meeting with Steve Castells from Refresco. The recommendation for right now is for them to pay the full tax amount.

 Mayor Cannon reported that Brian Nolan is on our insurance until the duration of the Smith Street Project. Last week he was not happy about dump trucks driving though his parking lot. We will be putting rock back down when project is down. His parking lot was damaged due to the big trucks.

 Mayor Cannon reported on the plowing and snow that we dealt with over the weekend. He felt it was a learning experience for our maintenance crew, long hours and lots of snow. Our people needed sleep and Mayor Cannon had to tell Steve to go home. Did we get complaints yes someone in Dieckman Farms complained.

 Mayor Cannon stated that he was invited to the governor’s inauguration. It was a big honor.

 Mayor Cannon stated that the elections are set no one filed except the incumbents, himself for Mayor, Alderman Naranjo, Alderman Hartley for alderman.

 Mayor Cannon talked about the procurement policy. Last year when he went to the MML conference most Mayor stated they could approve emergency funds up to $10,000.00. So, we are looking into changing that policy.

Comments from the Board of Alderman:

Alderman Hartley, she felt that the snowplow complaint was valid because in front of his house and by his mailbox there are parked cars that are not his. That is the reason the snowplow could not plow close to his mailbox. Alderman Hartly said she looked up the city’s current ordinances on parking on the street and there is not one. She is suggesting that we consider an ordinance when it is an emergency. It is frustrating when we have a snow event, and your subdivision has only one lane plowed due to people parking on the street. Mayor Cannon stated that this is something we need to act upon soon.

Reports from Departments, Boards, and Committee:

 Building Inspector (contracted):

 John reported he sent all completed permits issued in 2024 to the city.

Public Works:

 Steven reported his department has been putting in lots of hours. They are changing the way they are putting in the new meters. When the new subdivision requests an inspection for water, he puts the meters in at the time instead of waiting. Alderman Brooks asked about the charter cable that was lying across the road, Steven said he did not hear back from the company. Alderman Hartley asked were we at with at one time we talked about making utility companies pay for permits. Mayor Cannon stated he thought we have not gotten that far on those permits/ordinances. Steven reported that we have used one bay of salt so we may have to order more salt and maybe extra next year.

City Attorney:

She just got back from a vacation and has nothing at this time.

Police Department:

Chief Doyle reported on the Shop with A Cop Event. He stated there were 45 kids between Warrenton/Truesdale PD. Wright City had 15 kids. There were 19 families that shopped for Christmas Dinner as well as what the kids shopped for. We raised just over $16,000.00 for this event. The Police Department is working with other agencies to start raising money for Back stoppers.

City Treasurer:

Missy reported she has one account left to reconcile and then she would be taking reports to our Accountant for him to do the six-month financials to get them in the paper by the end of the month. Missy also stated that Doug, Joe, Elsa, and herself where going to start doing some retention work on the boxes in the shed at Well #2. Mayor Cannon stated that he knows we are out growing our space, and we have talked about building up instead of buying more land.

City Clerk/Manager:

 Elsa was not here, and we talked about procurement policy. The audit was good.

TAC-no report Alderman Thomas was absent

Chamber-Mayor Cannon stated Elsa attended via zoom. They only voted on the nominees for the banquet.

University Extension: nothing to report

EDC: again, no report Alderman Thomas absent

BSRP: Mayor Cannon reported that they have something coming up, but it would not be anywhere close to us.

Bills and Ordinances:

Alderman Brooks made the motion for the first reading of Bill #1-2025, second by Alderman Naranjo. Missy read the first reading of **BILL#1-2025**: **AN ORDINANCE OF THE CITY OF TRUESDALE, MISSOURI, RATIFYING THE APPROVAL OF THE PRELIMINARY PLAT FOR BOONE RIDGE MANOR; APPROVING THE SUBDIVISION PLAT FOR BOONE RIDGE MANOR; AUTHORIZING VARIANCES FROM THE REQUIRED PAVEMENT WIDTH FOR HAYES COURT AND BOONE RIDGE MANOR COURT AND REQUIRED MINIMUM LOT WIDTHS AND SIDE YARD SETBACKS; AUTHORIZING VARIANCES FOR CERTAIN ENCROACHMENTS WITHIN REQUIRED YARD SETBACKS; AND DETERMINATION OF NON-CONFORMING USE FOR ANY FUTURE ZONING CODE OR CODES.** A roll call vote was taken, Alderman Thoams-absent, Alderman Hartley-yes, Alderman Brooks-yes, Alderman Naranjo-yes. Motion passed with 3 yes/ 1 absent vote.

Alderman Brooks made the motion for the second reading of Bill #1-2025, second by Alderman Naranjo. Missy read the second reading of **BILL#1-2025**: **AN ORDINANCE OF THE CITY OF TRUESDALE, MISSOURI, RATIFYING THE APPROVAL OF THE PRELIMINARY PLAT FOR BOONE RIDGE MANOR; APPROVING THE SUBDIVISION PLAT FOR BOONE RIDGE MANOR; AUTHORIZING VARIANCES FROM THE REQUIRED PAVEMENT WIDTH FOR HAYES COURT AND BOONE RIDGE MANOR COURT AND REQUIRED MINIMUM LOT WIDTHS AND SIDE YARD SETBACKS; AUTHORIZING VARIANCES FOR CERTAIN ENCROACHMENTS WITHIN REQUIRED YARD SETBACKS; AND DETERMINATION OF NON-CONFORMING USE FOR ANY FUTURE ZONING CODE OR CODES.** A roll call vote was taken. Alderman Thomas-absent, Alderman Hartley-yes, Alderman Naranjo-yes, Alderman Brooks-yes. Motion passed with a 3 yes/ 1 absent vote.

Alderman Brooks made a motion for the first reading of Bill# 2-2025, second by Alderman Naranjo. Missy read the first reading of **BILL#2-2025:** **AN ORDINANCE AMENDING SECTION 515.090 OF CHAPTER 515 OF THE REVISED MUNICPAL CODES OF THE CITY OF TRUESDALE, MISSOURI BY DELETING SECTION 515.090 AND ADDING A NEW SECTION 515.090.** A rollcall vote was taken. Alderman Brooks-yes, Alderman Naranjo-yes, Alderman Hartley-yes, Alderman Thomas-absent. The motion passed with a 3 yes/ 1 absent vote.

Alderman Brooks made a motion for the second reading of Bill#2-2025, second by Alderman Hartley. Missy read the second reading of **BILL#2-2025:** **AN ORDINANCE AMENDING SECTION 515.090 OF CHAPTER 515 OF THE REVISED MUNICPAL CODES OF THE CITY OF TRUESDALE, MISSOURI BY DELETING SECTION 515.090 AND ADDING A NEW SECTION 515.090.** A roll call vote was taken. Alderman Hartley-yes, Alderman Naranjo-yes, Alderman Brooks-yes, Alderman Thomas-absent. The motion passed with a 3 yes/ 1 absent vote.

Alderman Brooks made a motion for the first reading of Bill #3-2025, second by Alderman Hartley. Missy read the first reading of **BILL#3-2025:AN ORDINANCE AMENDING CHAPTER 500 OF THE REVISED MUNICPAL CODES OF THE CITY OF TRUESDALE, MISSOURI BY RENAMING THE TITLE TO BUILDING CODES, BUILDING REGULATIONS AND DEVELOPMENT FEES AND ADDING A NEW ARTICLE V TITLED DEVELOPMENT FEES, SECTION 500.100 DEVELOPMENT FEE SCHEDULE AND A** **NEW ARTICLE VI TITLED RIGHT OF WAY SPECIAL USE PERMIT, SECTION 500.110 SPECIAL USE PERMIT AND FEE SCHEDULE.** A roll call vote was taken. Alderman Brooks-yes, Alderman Hartley-yes, Alderman Naranjo-yes, Alderman Thomas-absent. The motion passed with a 3 yes / 1 absent vote.

Alderman Brooks made the motion for the second reading of Bill#3-2025, second by alderman Hartley. Missy read the second reading of **BILL#3-2025:AN ORDINANCE AMENDING CHAPTER 500 OF THE REVISED MUNICPAL CODES OF THE CITY OF TRUESDALE, MISSOURI BY RENAMING THE TITLE TO BUILDING CODES, BUILDING REGULATIONS AND DEVELOPMENT FEES AND ADDING A NEW ARTICLE V TITLED DEVELOPMENT FEES, SECTION 500.100 DEVELOPMENT FEE SCHEDULE AND A NEW ARTICLE VI TITLED RIGHT OF WAY SPECIAL USE PERMIT, SECTION 500.110 SPECIAL** **USE PERMIT AND FEE SCHEDULE.** A roll call vote was taken. Alderman Naranjo-yes, Alderman Brooks-yes, Alderman Hartley-yes, Alderman Thomas-absent. The motion passed with a 3 yes/1 absent vote.

Alderman Brooks asked about usage of the Mary Lou center. Missy reported there was a large amount of pickleball, and February was full. The office is reorganizing who does what with a new person Deb. We are hoping to use the calendar more. The warming shelter Mayor Cannon stated that there was always someone there when it is used as a warming shelter. Missy let everyone know that there is a calendar on the wall in the hallway.

Alderman Hartley asked about the Chicken Ordinance. There is someone that has chickens in Dieckman Farms and they do not have a permit. Chief Doyle asked Attorney Bargen about flying the drone over there home. Chief Doyle said we could knock on there door and talk with them and tell them they need a permit. Alderman Hartley just wants to make sure we have this ordinance in place we need to enforce it.

Mayor Cannon asked if Deb was going to be doing building permits, Missy stated that they are working on getting things lined out for what will take place with Deb’s duties.

Being no other business brought to the Board, Alderman Hartley made the motion to adjourn the meeting, second by Alderman Brooks. Meeting adjourned at 6:34 pm.

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 Missy Bachamp, City Treasurer

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Jerry Cannon-Mayor