TRUESDALE BOARD OF ALDERMEN MEETING

February 12, 2020

The Truesdale Board of Aldermen met on Wednesday, February 12, 2020, 5: 30 p.m. in the board room at the Truesdale City Hall, 109 Pinckney Street, in Truesdale. The Pledge of Allegiance was recited. Roll call was requested and answered as follows:

Present: Alderman Robert Green Alderman Stanley Brookshier

Alderman Mike Thomas Alderman Jerry Cannon

Full Board present.

Others attending meeting for the City:

Mayor Chris Watson Attorney Tim Joyce

Public Works Supervisor Mark Bennett

Administrator/City Clerk MaryLou Rainwater

Visitors were: Cory Eckenfels (Eckenfels Flatwork & Excavation LLC

Rodger Wells, Joe and Lauren Brooks, KC Bright and Dave Meyers

from B. Green, Michael Holloran of His and Hers Construction,

Robert Reece of Oaces , Wes and Mane Kelly, Adam Rollins of the

Warren County Record, and Doug Riemann of Pickett, Ray &

Silver.

Mayor Watson called the meeting to order. Alderman Green made the motion to approve the agenda, second by Alderman Thomas, with all Aldermen approving.

Alderman Green made the motion to approve the consent agenda (including minutes from the December 9, 2019 special meeting, January 8,2020 board meeting, special meetings on January 13th, and January 29, 2020 and the invoices from January 2020). Motion was second by Alderman Thomas, with all aldermen approving.

Citizens Participation: Dave Meyers, KC Bright and Michael Holloran addressed the Board concerning a proposed development to be located east of Heritage Hills on a tract of land that is 45.81 and would include commercial and residential development. It is called Truestone. The commercial would be in front with 20 12-unit apartments, 26 villas, and single-family dwellings on 51 lots, with an estimation of 800 – 1,000 population. There are 11 lots that face Cynthia in Heritage Hills. These would be non NECAC apartments-more high-end price range. The Commercial could have a restaurant, an urgent care office, offices for rent, and other options are still being discussed. There would be a walking trail around the lake, and in future phases pavilion, pool, and a club house. The developer is aware of the need for cluster mailboxes. They would want to donate the streets and utilities to the City upon completion. There would be a lake in the front with a dam that faces I-70 and could have something like “Welcome to Truesdale” on it. There would-be on-site manager and maintenance crew for the apartments and villas. They would need to work with MODOT for easements on entrances and would like the area between the development and the service road be cleaned up. The area would be delivered by the guidelines of St Louis and St Louis County as they are used to building there. These guidelines would be stricter than Truesdale. It would have concrete streets and the plan is to build three buildings at a time. Then they would build additional buildings as needed. The plans are to use local contractors when possible. They would like to keep some of the woods on the back of the lots, if possible. Also, they discussed a retention pond or a way to fix the water issue near the end of Austin Drive where their new street would connect.

They want to be in communication with the residents in Heritage Hills and the Faith Christian Family Church as well as the City to inform them what is planned and provide information as things progress. They plan to have a web site in the future. They currently have a contract for 90 days with the options to extend for another 90 days if needed with the current landowners.

Mayor Watson stated the City has had issues with previous builders and wants to avoid these issues. The permission to connect the sewer system for the City of Warrenton would need to be obtain before the City of Truesdale would make any decision. Mark Bennett stated he has checked at the capacity to provide water and was informed it is available from the city’s current wells. There may need to be a lift station put in but once it is brought to the City’s current lift station, it would be able to handle it.

It was stressed that once this is developed, the City would need to have additional staff in Police Department, Maintenance, and City Hall. It was a concern if the City could do the snow removal with just one truck and one employee, and the developers stated they could do the snow removal if needed. It was suggested to host a public meeting when more details are finalized, and once Warrenton approves the development connected to the sewer system.

Wes and Jane Kelly addressed the Board concerning the 3 lots at 743 Wabash Street. They have purchased the property and plan to put a mobile home on each lot to sell. They have received a bid from MKA to do the work to connect to the water and sewer line. For the sewer, they would bore the street, run a lateral and then another lateral across the three lots so each home could connect. They would place a manhole for clean out on each end of the second lateral. Each home would have their own water connection. MKA will also be doing grade work on the property. The Administrator informed the Board that West Street located at the west side of this property was already closed. It was closed back in July 1995.

Robert Reece attended the meeting requesting a business license for his auto repair and sales shop (Oaces)at 1800 Daniel Boone Industrial Parkway. He does most social media sales and has only one employee. Only completed cars would be in front of the building. Any others would be stored back of the building. He would collect sales tax on the parts that he sells, and he hasn’t received his state license yet. Alderman Thomas made the motion to approve the business license upon receipt of the information from the state, second by Alderman Green, and roll call voted as follows: Alderman Thomas-yes, Alderman Green-yes, Alderman Cannon-yes, and Alderman Brookshier-yes. Motion carried:4 yes/o no votes.

Comments from Mayor Watson: Mayor Watson stated he visited the Warren County MML meeting on February 10th at Boonslick Regional Planning Commission. A discussion on the homeless in Warren County was discussed. Also, he talked with Michelle from Agape on their move to the former American Legion building on Highway W. Mayor Watson stated the cities and county needs to work together to help with the needs in the area.

Comments from Aldermen: It was reported the wood pile in Heritage Hills has been removed.

Administrator/City Clerk Report: An invoice has been received from Lewis-Bade for engineering work for the Austin Drive Stormwater improvement in Heritage Hills. The total invoice Is $905.00 It was noted that there were no charge for Professional Engineer service for 1 6 hours at $120 per hour ($1,920) and for Cad Technician, for 4 hours at $80 per hour ($320.00) for a total of $2.240 that was not charged. Alderman Green made the motion to approve payment of the invoice, second by Alderman Thomas, and roll call voted as follows: Alderman Green-yes, Alderman Cannon-yes, Alderman Brookshier-yes, and Alderman Thomas-yes. Motion carried: 4 yes/0 no votes.

The Administrator reported the solar panel repairs will be done at no cost to the City. She checked the original agreement and it stated they would be responsible for maintenance. General Capital will now pay the $482.19. The original price of $359.58 the Board of Aldermen had previous agreed to pay was no longer valid as the parts were not available at this location.

The City has received the check from the County for real estate and personal property paid in December 2019. It had an increase of $26,585.60 from last year. (December 2019 the City received $277,266.09).

The date for the City’s Concert in the Park has been set for Friday, May 15, 2020!

The City continues to take application for a utility clerk and will review the application next week.

Treasurer’s Report: Treasurer did not attend the meeting.

Attorney’s Report: Attorney Joyce reported the tickets are still coming in.

Public Works Supervisor: Mark reported that he has a quote to replace the Welcome to Truesdale Signs that have faded and are so small. It was Eagle Activewear at a cost of $185.85 for 7 signs. Alderman Green made the motion to approve ordering the signs, second by Alderman Thomas, and roll call voted as follows: Alderman Cannon-yes, Alderman Brookshier-yes, Alderman Thomas-yes, and Alderman Green-yes. Motion passed: 4 yes/0 no votes.

Mark has quotes for the louvers protection for the doors in the pavilion. Bolted on is $661.40 and stitch welded on is $611.40. The decision was tabled until more information is obtain.

The 2009 pickup had to have front toters and rotors and with oil change for a total of $484.68. The City Administrator approved this work to be done as it was unsafe to drive the truck with the brakes and rotors needing to be replaced.

Mark discussed the concern of Alfred and Gale Wheeler, 204 N. Water Street. They had a car that didn’t stop at the stop sign at the corner of Smith Street and North Water Street during the last winter weather. The vehicle came into their yard and then out in Norman Leesmann’s yard. There is a guard rail in front of their property, but they would like to see it extended. Mark had provided an aerial photo showing the location of the home, guard rail, and also a telephone pole that is located north east of the guardrail. A discussion on this request included other areas in the city that may want to request a guard rail due to a similar situation such as Bolm Lane and Smith Street on the west end. It was decided to table discussion for the Board Members to have a chance to go on site and look at the situation.

Police Report: Chief Casey Doyle did not attend the meeting as he was working on a case. Mayor Watson read his report, which included information concerning a traffic contact and the vehicle fled, and later collided with a parked vehicle, causing serious damage. The suspect was transported to the hospital for medical treatment. The vehicle was stolen, and a loaded firearm, narcotics, and counterfeit currency were seized from the suspect.

The Police Department is in compliance with the mandate and statistics for racial profiling statistics for 2019 that have been submitted to the Missouri Attorney General Office.

The Police Department is in the process of submitting grant paperwork to the Missouri Department of Transportation. The grants are designed to prevent and educate the public in the dangers of aggressive driving, seat belt usage, and driving while impaired.

It was reported there was 15 incident reports, 119 calls for service, 41 citations, and 36 warnings issued.

Committee Reports:

TAC meeting: the next meeting will be February 20, 2020.

Chamber meeting-Alderman Brookshier was unable to attend the last chamber meeting and will provide the minutes by email to the Board when they become available.

University Extension Center: Alderman Cannon stated they are working towards a fund-raising dinner for some time in March.

Bills and Ordinances:

Alderman Thomas made the motion to introduce Bill #6-2020 for the first reading, second by Alderman Green: AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF TRUESDALE TO EXECUTE AN AGREEMENT BETWEEN THE CITY AND FLYNN DRILLING COMPANY FOR REPAIRS TO TRUESDALE WELL #1, and roll call voted as follows: Alderman Brookshier-yes, Alderman Thomas-yes, Alderman Cannon-yes, and Alderman Green-yes. Motion carried:4 yes/0 no votes. Alderman Green introduced Bill #6-2020 for the second and final reading, second by Alderman Thomas, and roll call voted as follows: Alderman Thomas-yes, Alderman Green-yes, Alderman Cannon-yes, and Alderman Brookshier-yes. Motion carried: 4yes/0 no votes. This will now be Ordinance #903.

Alderman Green made the motion to introduce Bill #7-2020 for the first reading, second by Alderman Cannon: AN ORDINANCE AMENDING SECTION 400.064 (A) PARKING ON UNPAVED/PAVED AREA OF THE REVISED ORDINANCES OF THE CITY OF TRUESDALE, and roll call voted as follows: Alderman Green-yes, Alderman Cannon-yes, Alderman Brookshier-yes, and Alderman Thomas-yes. Motion carried: 4 yes/0 no votes. Alderman Green introduced Bill #7-2020 for the second and final reading, second by Alderman Thomas, and roll call voted as follows: Alderman Cannon-yes, Alderman Brookshier-yes, Alderman Thomas-yes, and Alderman Green-yes. Motion carried: 4 yes/ 0 no votes. This will now be Ordinance #904.

New Business: KC Bright stated according to the City’s ordinances, apartment buildings require to have 3 parking places for each apartment. They would like to see this reviewed by the Board with a possible change as the plans are to have two parking places per apartment but would have an overflow parking lot. Also, when the public hearing is held, it was recommended by the Board the school, fire department, and ambulance department should be invited to attend. Notice of the meeting can be in the newspaper, on radio, and put in the water bills.

An update was given on the Vo-tech school and may be placed back on the ballot in November.

Mayor Watson stated he has requested information from the school on how many students from Truesdale attend school and how many are receiving reduced or free lunches.

Being no other business to discuss, Alderman Thomas made the motion to adjourn, second by Alderman Green. Meeting adjourned 7:18 p.m.

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MaryLou Rainwater, MRCC

Administrator/Clerk

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Approved on date written above

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Chris Watson-Mayor