TRUESDALE BOARD OF ALDERMEN MEETING

AUGUST 14, 2019

The Truesdale Board of Aldermen meeting was held on Wednesday, August 14, 2019, 5:30 p.m. at the Truesdale City Hall board room, 109 Pinckney Street, Truesdale, Missouri. The Pledge of Allegiance to the Flag was recited and a roll call was requested: President of the Board Robert Green-present, Alderman Stanley Brookshier-present

 Alderman Mike Thomas-present

 Alderman Jerry Cannon-present

Others present on behalf of the City: Attorney Tim Joyce Public Works Supervisor Mark Bennett

 Treasurer Esther Smith Chief of Police Casey Doyle

 Administrator/City Clerk MaryLou Rainwater

 Deputy Clerk Elsa Smith-Fernandez

Guest attending the meeting on behalf of Green Wellness Releaf were Bill and Tracy Livingston, Philip Vinent Keith Whitten, and Scott W. Cotton. Scott and Jaime Frankenberg of MKA Contacting and Bart Korman from Lewis-Bade INC also attended the meeting.

(Mayor Chris Watson was out of town on vacation).

Alderman Green called the meeting to order.

Alderman Thomas made the motion to approve the agenda after adding the ordinance on General Code, second by Alderman Cannon, with all Aldermen approving. Alderman Thomas made the motion to approve the consent agenda (July 24, 2019 meeting and special meeting July 30, 2019. Motion second by Alderman Cannon, with all Aldermen approving.

CITIZENS PARTICIPATION: Tracy Livingston addressed the board concerning the Green Wellness Releaf Company. They have a contract on the building at 4800 South Spoede Lane with additional 4 acres tentative on being approved by the State of Missouri for a Manufacturing/Cultivation Facility for cannabis (medical marijuana). The have applied for 4 dispensaries in St. Peters, O’Fallon, Warrenton, and Valley Park, and the plant in Truesdale would supply these dispensaries. They have applied for 7 licenses in the state of Missouri. She introduced the people attending the meeting that are involved in this project. She discussed that the manufacturing and cultivation can be done in the same building, but they have different licenses. They discussed how the Livingstons have been affected personally by opioid additions. They want to give back to the communities and their employees will be required to do volunteer work as part of the requirement to earn a bonus. She then discussed the security planned. At this time, they do not plan to have 24/7 security guards, but the Aldermen thought this would be a great need due to the City’s small department and being a part-time department. Tracy stated they wanted to protect their employees while they were on site but could consider other security coverage. It was noted there would be cameras on the outside of the building and inside. They plan to use cameras that exceed the amount of resolution the state is requiring. They plan to produce 40-60 jobs and Tracy stated the City is low income and above the state unemployment rate. Alderman Cannon stated the City was a great city to live in and there was a lot of good people living here that work. Tracy stated she did not mean to offend anyone. Tracy stated they are fully funded and do not require outside investors. They have other staff members including physician, research chef, and registered nurse. She stated the plans are to put up another building on the 4 acres in the future. She discussed the requirement for transportation of the products. They stated they would use main roads for transportation but could be delivering to approved patients that have no way to pick it up themselves.

It was asked what they want or expected form the City and Tracy stated they want a partnership and support relationship. Tracy shared information on the sales tax the City could receive from the operation. It was stated they would collect sales tax from the sale to their dispensary and others. It is estimated within the first three year, the City would have a sales tax revenue of $159,279.75. Security was the main concern of Police Chief Doyle and they will discuss this issue in more details if the license is awarded for the plant to be located in Truesdale. Alderman Thomas made the motion to approve the location of the Green Well Releaf site plan for the Manufacturing/Cultivation Facility at 4800 South Spoede Lane. The motion was second by Alderman Green, and roll call voted as follows: Alderman Thomas-yes, Alderman Green-yes, Alderman Cannon-yes, and Alderman Brookshier-yes. Motion passed:4 yes/0 no votes. A letter signed by the Mayor was requested stating the decision of the board be sent to Tracy as soon as possible.

Comments from the Board of Aldermen: Alderman Thomas stated that Aaron Goodvin’s managers both in Nashville and Canada was pleased with the National Night Out and Aaron plans to do more small-town events.

Report on bid openings and current projects: Bart Korman from Lewis-Bade presented the Board with the tabulation results from the bid opening for the Heritage storm drain project. The lowest bid was from MKA at $146,072.46. This was $46,072.46 over the Engineer’s estimate. Part of the increase is due to everyone being busy and not needing the work. It was discussed the City is having issues getting the necessary easement signed by the homeowner. It was agreed the easement is necessary for the project to continue as planned. It was suggested the Mayor, public works supervisor, and the contractor meet with the homeowner to review the project and to address any concerns. Alderman Thomas made the motion to table approving the bid until the issue with the easement has been resolved. Motion was second by Alderman Green and roll call answered as follows: Alderman Green-yes, Alderman Cannon-yes, Alderman Brookshier-yes, and Alderman Thomas-yes. Motion carried:4 yes/0 no votes.

Attorney Joyce asked Bart about the property located across from the Coca-Cola warehouse. Bart stated he knows very little about the project at this time, but he did confirm that it is not Coca-Cola.

A public hearing will be held on August 28, 2019, 5:15 p.m. on the 2019 tax rate for the City. The rate will decrease by $0.0598 from $0.9215 to $0.8617. An ordinance will be passed that night.

Reports from Departments, Boards, and Committees:

* Administrator/City Clerk: The park rules have been updated with the changes recommended and submitted to the Board for their approval. However, Attorney Joyce had inquired about the liability of the City with allowing alcohol in the park. City Administrator had checked with the insurance company and Tri-County Julie Myer’s comments were made available to the Board. They were as follows: Deerfield's should provide evidence they have their own insurance to include general liability, liquor liability, and workers compensation.　 Also, they should list City of Truesdale as additional insured for the event(s) where they have a booth.　 It is recommended their limits match the limits of City of Truesdale. However, I do think the carrier would be satisfied if Deerfield’s’ carried $1,000,000 per occurrence. If that is what they have, I will check with them to see if that will suffice.
* City of Truesdale would be defended if an individual was intoxicated at the park and was injured.　 Because City of Truesdale did not serve, provide, or sell the alcohol, they would not have an exposure for the intoxicated individual causing an accident due to their decision to become intoxicated.　 The City's insurance policy will defend under the general liability anything that the City is deemed legally liable.
* It is the discretion of City of Truesdale whether liquor is allowed at the park/pavilion/kitchen. Again, if City of Truesdale is not selling, providing, or serving alcohol, you have very little exposure for the decision of the individuals consuming alcohol.
* For individuals using park/pavilion/kitchen for family functions, the carrier will not require evidence of insurance. However, if an organization or business is having an event at one of these venues, a certificate of insurance naming City of Truesdale as additional insured should be provided prior to the event.

It was decided to include these requirements into the Park’s policies and the liquor license permit.

Different types of bulletin boards for the park was reviewed. The board decided on the enclosed vinyl bulletin board, shatter resistant, with lock 36” by 72” available on Amazon website. for $529.99. Alderman Thomas made the motion to approve the purchase of the bulletin board, second by Alderman Cannon, 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.

The cost to update the City’s code by General Code would be between $1,580-$1,815 plus shipping and handling. An update to the code was included in the 2019/2020 budget. Alderman Thomas made the motion to introduce Bill #33-2019 for the first reading, second by Alderman Cannon: AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF TRUESDALE TO EXECUTE AN AGREEMENT BETWEEN THE CITY AND GENERAL CODE FOR UPDATE TO CITY’S CODE, and roll call voted as follows: Alderman Brookshier-yes, Alderman Thomas-yes, Alderman Green-yes, and Alderman Cannon-yes. Motion passed:4 yes/0 no votes. Alderman Thomas made the motion to introduce Bill #33-2019 for the second and final reading, second by Alderman Cannon, and roll call voted as follows: Alderman Thomas-yes, Alderman Green-yes, Alderman Cannon-yes, and Alderman Brookshier-yes. Motion carried: 4 yes/ 0 no votes. This will now be Ordinance #890.

The Administrator reported that Global Industries was able to get the City a credit for the return of the ADA BBQ grill. This has been an on-going issue for several weeks.

The City’s IT Daniel McCory has checked the surface tablets and said all of them are at the end of their service life except for the newest one that is used by City Administrator. It was decided to have them wiped clean and put on Gov.deal by the Police Department.

The next railroad days meeting will be Thursday, August 22 at 6:00 p.m.

Deputy Clerk: Elsa gave an update on National Night Out and the Board was pleased with how successful the event was and thanked Elsa for her hard work. She stated she would be sending out thank you letters in the near future.

She stated she continues to work on the City’s web site and Alderman Cannon and Alderman Green both agreed to help her. The goal is to have it up prior to Railroad Days.

Treasurer’s Report: She stated she has her accounts up-to-date and has corrected an issue she has been dealing. The Board should start receiving the monthly reports again.

Attorney Joyce: Attorney Joyce discussed the Chrismer property and the two ways to go about getting the issue of ownership resolved. There is a judicial foreclosure and a declaratory judgement. He will check with the title company to see which one they recommend.

Public Works Supervisor: Mark stated there is still questions on who is responsible for the East Veterans Memorial Parkway in the area from Powell Street to the State Maintenance. Bart Korman stated he has provided maps of the annexations of both the Cities of Warrenton and Truesdale and one of the area in question. He stated the issue has to do with the lines and the section lines. It was noted this information will be given to Eric Maninga from MoDOT for review and a decision.

Mark reported that Flynn Well Drilling has completed their annual review of the wells. Well #1 and Well #2 both have a check valve that has minor leakage, but it is nothing to worry about at this time. A written report will be submitted within a couple of weeks.

Roger Owenby stated he should start working on the cameras for the park on August 12th.

The City has received a questionnaire from the Fire Department to help with the ISO rating. Mark is waiting to hear back from them as he has several questions concerning the report.

The two pet stations have been installed at Bruer Park by the Girl Scouts.

It was reported by Alderman Cannon that the owner at 910 South Street is concerned about a tree limb that is over on her property at her back porch. Mark stated he would remove it.

Chief of Police’s Report: Chief Doyle reported that he will be taking the new police car to be upfitted next week and it should take about 6 weeks to have it completed. The cage will take the longest time to have made and sent to be installed. The Board stated they hope it is available for Railroad Days.

Chief Doyle reported that MULES is now complete and is working.

Chief Doyle reported the painting in the police department is almost complete. Squad room and his office is done. The Lieutenant’s office remains to be painted.

Three officers attended a training on search warrants and technical entry training at no cost to the City. Taser training at no cost will be provided to the officers on August 20th and 21st. All in Wright City.

Chief Doyle stated Warrenton has asked for officers to work at the Fall Festival on September 28th and will be paid by them. He wanted to be sure the City of Truesdale has not issue with them being at this event in uniform. None was expressed.

Report from various committees:

TAC meeting: The next TAC meeting will be August 15 and MaryLou plans to attend.

Chamber meeting: Stanley stated there was a mix up with emails on the chamber meeting for August so the next one will be September 4, 2019.

University Extension Center: The next meet will be August 26th but Alderman Cannon wanted the Board to know that the Extension Center was provided to his family for the meal following the funeral for his two year old great nephew. This was a big help to the family and very much appreciated.

Being no other business to come before the board, Alderman Thomas made the motion to adjourn, second by Alderman Cannon, and approved by all. Meeting adjourned 7:36 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