TRUESDALE BOARD OF ALDERMEN MEETING

REGULAR MONTHLY MEETING

1/22/2025

The Truesdale Board of Aldermen held a regular board meeting on Wednesday, January 22, 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 Justin Naranjo-Present, Alderman Joe Brooks-present, Alderman Mike Thomas-present, and Alderman Kari Hartley- 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), Philip Weinrich (Truesdale Resident), Bryan Snyder (Truesdale Resident), Jack Underwood (Warren County Record), Stewart Mizell (Amundsen-Davis Law), Clayton Daniels (Cochran).

Mayor Cannon called the meeting to order.

Alderman Thomas made the motion to approve the agenda, second by Alderman Brooks. Motion passed with 4 ayes.

Alderman Thomas made the motion to approve the consent agenda, second by Alderman Brooks. Motion passed with 4 ayes.

Citizens Participation:

Clayton Daniels and Stewart Mizell attended the Board of Aldermen meeting regarding the letter of credit for the escrow agreement for Boone Ridge Manor. Elsa explained that typically there would be a cash deposit for the escrow agreement, but accepting a letter of credit in place of the cash deposit would be beneficial on the administration side. Elsa also stated that all the requests from the recommendation letter from John Choinka have been met. Elsa stated that we did receive the revised plans with the additional comments that were requested on the recommendation letter. Elsa informed the Board that Clayton will be bringing signed copies of the plans so that the city can sign those.

Philip Weinrich attended the meeting to request a variance on the distance that a chicken coop would need to be placed away from another residence. Mr. Weinrich stated he was not aware that a permit for chickens would be needed. Mr. Weinrich also provided a letter from a neighbor that the chickens were no bother to them. Mr. Weinrich stated that he had six (6) chickens (after 2 died) and no roosters. He stated that he had them at the beginning of August. Alderman Naranjo asked if Mr. Weinrich had gone over the current ordinance. Mr. Weinrich said yes, after he had already put the coop in, he stated that he could move the coop he would need to disassemble and move it. Alderman Naranjo stated that he doesn’t have an issue with the chickens, it just that there had already been a couple people who had wanted them and had to make other arrangements without getting variances. Alderman Naranjo stated that since Mr. Weinrich was the first one that attended a meeting and there has been very little feedback from the public on the “chicken ordinance” what changes would he like to see made to the ordinance. Alderman Naranjo stated that instead of granting variances he would be more interested in changing the ordinance to make it fair for everyone, and asked what he thought would be a fair setback line for the chicken coops. Mr. Weinrich stated that he wasn’t even sure. Alderman Thomas asked when he became aware of the ordinance, Mr. Weinrich stated a week and a half ago. Alderman Thomas stated that it was all over social media. Alderman Hartley stated that in the neighborhood page for Diekman Farms she had commented on it and made it clear that there was a city ordinance for chickens and what the requirements were for them. Alderman Hartley stated that she struggles with wanting to grant a variance to keep it fair for those who have had to get rid of theirs. Alderman Hartley asked if Mr. Weinrich moved the coop if it would fit in the setback lines of the ordinance. Mr. Weinrich stated that he would probably be 90 feet from one neighbor, and 100 feet from the other neighbor. Alderman Naranjo stated that he would like to know what would be fair and wants to hear from more citizens and wish there would have been more public input at the time the Board was discussing the ordinance and encouraged more people from the community come to the Board. Mayor Cannon stated that they could grant a timetable on allowing Mr. Weinrich to have his chickens before getting a permit. Alderman Naranjo suggested to look into neighboring communities’ ordinances. The Board thanked Mr. Weinrich for attending the meeting and look forward to hearing what his recommendations are.

A Pubic Hearing will be held on February 12, 2025, at 5:15 pm at Truesdale City Hall prior to the regular Board of Aldermen meeting.

Alderman Thomas made the motion to grant a temporary extension to February 26, 2025, for Mr. Weinrich prior to requiring a permit, second by Alderman Brooks. A roll call vote was taken, Alderman Naranjo-yes, Alderman Brooks-yes, Alderman Thomas-yes, and Alderman Hartley-yes. Motion passed with 4 yes votes/ 0 no votes.

Bryan Snyder attended the meeting to express his concerns with his water bill. Mr. Snyder was charged with water usage for the months from June 2024 to October 2024; he did not move in until October 2024. He stated that that bill was adjusted but as the months go on his bill keeps skyrocketing. Mr. Snyder called monthly to try to figure it out, he felt that he was getting the running run around. Mayor Cannon stated that we started digging into it a lot yesterday and Elsa pulled tags from multiple residences to verify the correct meter was placed on the correct radio read. Elsa stated that they had to call CUSI, for some reason the water program was pulling in the start read for every month. Elsa assured the Board of Aldermen that there have been multiple readings taken to monitor the usage, it is just difficult to know what a good estimated monthly usage is for a new resident. Elsa stated that Bryan did live here previously, so she investigated his previous usage and noticed it was quite a bit lower, but he is also living here in a different circumstance. Elsa stated that they asked how many people were in the home, gave Mr. Snyder tablets to check the toilets and kept track of readings. He stated that it was concerning that his bill was so high, he understands that there is a new system, and things have to be worked out with that. Elsa assured Mr. Snyder that now that we have a good baseline on what he should be using per month and that pulling the 90-day usage from Neptune that will help. Elsa stated that they were able to get it squared away and that she is confident that next month will be good, and Elise will pull the bill for her to review that there are no issues. Alderman Naranjo asked if Mr. Snyder is overpaid. Elsa pulled the corrected bill and explained that Mr. Snyder currently has credit. Elsa spoke with Mr. Snyder about his transaction history and where his bill is now, she thanked him and encouraged him to contact her with any questions. Mayor Cannon and the Board of Aldermen, thanked him for paying the bill even though it was high and asking when he has questions.

Comments from Mayor Cannon:

Mayor Cannon discussed Ameren raising rates, by 15.49% and the neighboring communities are doing this resolution to send a message to Ameren and that we are not okay with the raising of these rates.

Alderman Thomas stated that you can go to the Public Service Commission website and comment there.

Mayor Cannon thanked Elsa, Elise, and Steven for helping Bryan. They go out of their way for our citizens and look out for everyone. He appreciates the hometown feel and the way you go about your job.

Mayor Cannon said it was an honor for the nominations that the City of Truesdale received for the Warrenton Area Chamber of Commerce. School Resource Officer Scott Taylor, for Emergency Person of the Year, Jerry Cannon for Volunteer of the year and City of Truesdale for Business of the Year.

Mayor Cannon informed the Board of Alderman that he and Elsa met with Jason Terry from Gilmore Bell and Steve Etcher from MarksNelson about Refresco and the next steps of the abatement. A work session is scheduled for February 11th at 5:30 pm and Refresco needs to present the city with a solution. Currently, Refresco needs to pay their entire taxes. Mayor Cannon stated that we had learned that there wasn’t as much liability to the city as originally thought.

Mayor Cannon reported that you can drive on Smith Street and next week weather permitting they will be starting on driveways.

Comments from the Board of Alderman:

Alderman Naranjo commented on the MoDot public hearings and thought it would be a good idea that they all attend and push Stracks Church overpass. Mayor Cannon stated that not only will MoDot be there but the county commissioners will be there also.

Reports from Departments, Boards, and Committee:

Building Inspector (contracted):

John reported that no permits were issued since the last meeting. He has received the master plans for Boone Ridge Manor, and they are ready to start and that will be McBride Homes.

Public Works:

Steven reported that he was walking through Elkhorn and noticed several cracks and a wheelchair ramp cut out and the streets need to be cleaned. There cannot be a final walk through until the snow melts.

Steve talked to Neil from Ameren and he assured Steve that they would not push of the street light in Heritage Hills any longer and it should be installed within the next three weeks.

Steve gave a shout out to the guys, they have had several frozen meters that they were dealing with. Steve talked about the fire in Truesdale and the usage of water.

City Attorney:

Attorney Bargen stated that she court yesterday and it was her first experience in front of him and it went great.

Police Department:

Chief Doyle reported that that the department joined the Warren County Drone Team, the next meeting on February 12th. Its both fire districts, ambulance districts, Wright City Police Department and Truesdale Police Department.

Chief Doyle stated that they will link back up with the St. Charles County Criminal Interdiction Task Force and work our stretch of I 70.

Elsa read a letter from the Warrenton Police Department, showing appreciation for Officer Scott Taylor and Chief Doyle for their assistance on an incident.

City Treasurer:

Missy reported that the Six Month Financial were in the newspaper.

City Clerk/Manager:

Elsa provided a list of records that have met their retention date, and requested approval for from the Board to destroy those records. Alderman Thomas made the motion to approve the destruction of the records on the list have met their retention date per state, second by Alderman Hartley. With a roll call vote as follows, Alderman Brooks-yes, Alderman Naranjo-yes, Alderman Thomas-yes, and Alderman Hartley-yes. Motion passed with a 4 yes/0 no. A list of records have been included with these minutes for public reviewal.

Elsa requested approval to pay Kenny Hales CPA invoice#12162 in the amount of $7,500.00 for the auditing of the 2023/2024 financials. Alderman Thomas made the motion to approve the payment of invoice#12162 $7,500.00 to Kenny Hales CPA, second by Alderman Hartley. With a roll call vote as follows, Alderman Brooks-yes, Alderman Hartley-yes, Alderman Naranjo-yes, Alderman Thomas-yes. Motion Passed with 4 yes/0 no votes.

Elsa requested approval to pay Lewis Bade Inc Invoice#26941 in the amount of $10,000.00. Alderman Thomas made the motion to approve payment to Lewis Bade Inc invoice#26941 in the amount of $10,000.00, second by Alderman Hartley. With a roll call vote as follows, Alderman Brooks-yes, Alderman Thomas-yes, Alderman Hartley-yes and Alderman Naranjo-yes. Motion passed with a 4 yes/ 0 no vote.

Elsa asked the Board to keep an eye on Market Street to see if it would be necessary to make a portion of the street no parking as we have been receiving complaints about people parking on Market Street and it is obstructing the view of other drivers.

Planning and Zoning

Elsa informed the Board that the Planning and Zoning Commission had elected their officers:

Chairman: Don Smith

Co-Chair: Kelly Riehl

Secretary: Kari Hartley

Alderman Thomas made the motion approve the elected officers for Planning and Zoning, second by Alderman Naranjo. All Aldermen were in favor.

Resolutions:

Alderman Thomas made the motion for the first and only reading of Resolution No.2025-1, second by Aldermen Alderman Naranjo. Mayor Cannon read “RESOLUTION NO. 2025-1: A RESOLUTION OF THE CITY OF TRUESDALE, MISSOURI, OPPOSING THE PROPOSED ELECTRIC RATE INCREASE BY AMEREN MISSOURI AND MATTERS RELATED THERETO”. A roll call vote was taken, Alderman Brooks-yes, Alderman Thomas-yes, Alderman Hartley-yes, and Alderman Naranjo-yes. Motion Passed 4 yes/0 no vote.

Bills and Ordinances:

Alderman Thomas made the motion for the first reading of Bill #4-2025, second by Alderman Brooks. Elsa read the first reading of **BILL#4-2025**: **AN ORDINANCE AMENDING SECTION 130.150 AND SECTION 130.155 OF CHAPTER 130 ARTICLE VI PROCUREMENT POLICY OF THE MUNICIPAL COEDS OF THE CITY OF TRUESDALEBY DELETING PARAGRAPH “D NO. 2” AND ADDING A NEW PARAGRAPH “D NO. 2” OF SECTION 130.150 AND BY DELETING PARAGRAPH “C” AND ADDING A NEW PARAGRAPH “C” OF SECTION 130.155.** A roll call vote was taken, Alderman Thoams-yes, Alderman Brooks-yes, Alderman Hartley-yes, Alderman Naranjo-yes. Motion passed with 4 yes/0 no vote.

Alderman Thomas made the motion for the first reading of Bill #4-2025, second by Alderman Brooks. Elsa read the second reading of **BILL#4-2025**: **AN ORDINANCE AMENDING SECTION 130.150 AND SECTION 130.155 OF CHAPTER 130 ARTICLE VI PROCUREMENT POLICY OF THE MUNICIPAL COEDS OF THE CITY OF TRUESDALEBY DELETING PARAGRAPH “D NO. 2” AND ADDING A NEW PARAGRAPH “D NO. 2” OF SECTION 130.150 AND BY DELETING PARAGRAPH “C” AND ADDING A NEW PARAGRAPH “C” OF SECTION 130.155.** A roll call vote was taken. Alderman Hartley-yes, Alderman Brooks-yes, Alderman Thomas-yes, Alderman Naranjo-yes. Motion passed with a 4 yes/ 0 no vote.

Being no other business brought to the Board, Alderman Thomas made the motion to adjourn the meeting, second by Alderman Brooks. Meeting adjourned at 6:43 pm.

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Elsa Smith-Fernandez

City Manager/City Clerk

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Jerry Cannon-Mayor