

MINUTES OF A REGULAR MEETING OF THE MARCELINE CITY COUNCIL
June 21, 2022

The Marceline City Council met in regular session on June 21, 2022, at 5:30 p.m. in the Council Chamber of Marceline City Hall, Mayor Sallie Buck presiding. Council members present were Gary Carlson, Tracy Carlson, and Brian Baker. Councilman Josh Shoemaker was absent. Staff attending: City Attorney Robert Cowherd, City Manager Richard Hoon, City Clerk Lindsay Krumpelman, Water / Wastewater Superintendent Matt Gibson, and Police Chief Robert Donelson. Others Present: Richard Switzer (IDA Ex. Dir), Dave Tavres (DM Ex. Dir), Jeri Holt, James Lee “Boogie” Jenkins, and Reporter Angie Hutschreider.

Mayor Sallie Buck led the assembly in the Pledge of Allegiance and called the meeting to order at 5:30 pm.

APPROVAL OF THE MINUTES, AND FINANCIAL REPORTS:

Councilman G. Carlson moved to approve the minutes as presented. Councilman Baker seconded the motion. The motion carried unanimously. Councilman G. Carlson inquired about the bank account balance. City Clerk Krumpelman responded and advised them on recent checks processed and revenues received. Councilman T. Carlson moved to approve the financials as presented. Councilman Baker seconded the motion. The motion carried unanimously.

REPORTS OF COUNCIL, OFFICERS, BOARDS AND COMMITTEES:

Organizational Updates: *Downtown Marceline:* New Downtown Marceline Executive Director (DM Ex Dir) Dave Tavres stated he was getting up to speed on things. He informed the Council that he heard from Amtrack that they were starting a financial feasibility study for a stop in Marceline by July 1st. There was some discussion on the topic. City Manager Hoon thanked Mr. Tavres for his personal donation to the City of the tablet holders.

IDA: IDA Executive Director (IDA Ex Dir) Richard Switzer informed the Council that the CoffeeTree building rehab is on hold due to a lack of a contractor, but they have five (5) employees currently going through training and working remotely. He reported that the Nature’s Grace (NG) contracts are completed, the City is working on the powerline, NG is researching about moving the high-pressure gas line and they expect to get started on the site construction after the 4th of July holiday. IDA Ex Dir Switzer informed the Council that KARVD aka Stone Creek Carpentry has purchased the old 8760/Cimmaron building and they are working on cleaning the area. He reported the owner is relocating all his business locations from Higginsville, Brookfield, and Rodgersville, TX to Marceline. IDA Ex Dir Switzer reported that eleven (11) IDA grants were approved and one (1) is completed. He reported ARPA funds through the State Department for Economic Development is yet to be finalized but is expected they will be used for businesses that suffered during the COVID pandemic and workforce development and training. He stated the County ARPA funds could be utilized to match funds being applied for. IDA Ex Dir Switzer with the businesses coming into town, housing is going to be an issue. There was discussion on the topic of available housing.

City Clerk Update: City Clerk Krumpelman stated the auditors were hoping to attend the meeting to present their audit to the Council, but were unable to and are expected to attend the July Council Meeting. City Clerk Krumpelman reported that the MIRMA conference is July 20-22 and she will be attending the conference as it is mandatory that she or the City Manager attend. She informed the Council grants and working on the contracted projects has taken most of her time. City Clerk Krumpelman concluded stating she will begin the process of conducting a Salary and Wage survey in July to begin the review of the Salary and Wage Scale. She stated she anticipates the Council will need to have a special meeting in August to discuss the conclusion of the survey and any proposed changes to the current Salary and Wage Scale as a result of the survey.

City Manager Update: City Manager Hoon informed the Council the Carnival has arrived early due to the cancellation of their event before Marceline’s celebration. He reported the annual firework notice will go out the next day while the firework show notification with map will out closer to the event. City Manager Hoon informed those present that the City Hall Façade Project is 50% completed and the letters are ordered. He stated the old sign will be installed on the old jail building. He inquired on the Council’s opinion concerning the lights for the front of City Hall. After a brief discussion Council provided a consensus to proceed with the City

Manager's choice. City Manager Hoon informed the Council after talking with other City Managers concerning the Business Complex (St. Francis Hospital) he is recommending the Council contract with a Real Estate familiar with these types of properties to assist in selling the property. The Council provided a consensus to move forward. City Manager Hoon concluded he will be out of the office Thursday and Friday if there were no objections from the Council. There were none.

Council Update: Councilman Gary Carlson stated he had spoken with Rick Prenger and his Marceline locations has more power failures than any other location. There was discussion on the electrical system, with a request from the Council for City Manager Hoon to send the in-house five-year plan to them. Councilman Brian Baker commented that Downtown looks great but stated the block of W Ritchie between Chestnut and Main Street USA needs attention. City Manager Hoon stated City Staff will need to sit down with the adjoining property owners of that block to discuss parking and resurfacing with the hope to mimic what was done on Howell. Councilman Tracy Carlson stated he was scheduled to attend a Regional MML meeting in Brookfield, but it was canceled due to lack of participation.

CITIZENS PARTICIPATION: Fire Chief Jeri Holt reported that the Carnival arrived early due to a cancellation which saves them 250 miles of travel by coming early instead of going home and then coming back. He stated that there has been complaints concerning the Carnival's parking and if those complainants would contact him directly he can get the issues resolved, but it is the same thing every year and it is getting harder and harder to have the carnival. City Manager Hoon stated that the local businesses need to be considered in addition to the Carnival. Fire Chief Jeri Holt stated he did not know they were coming early until they were in town. City Manager Hoon stated there needs to be better communication on all parties citing if City Staff had known the Carnival was coming in early, arrangements could have been made. There was discussion on the topic. Fire Chief Hold stated the Carnival agreed not to go into the park until Monday evening.

BOARD APPOINTMENTS:

Enhanced Enterprise Zone: The Mayor appointed Richard Switzer to fill the unexpired term to expire May 31, 2025 and confirm the anticipated appointment of Zach Bruner as the school district representative on the Enhanced Enterprise Zone Board.

Historic Preservation: Dennis Van Dyke was appointed to fill an unexpired term to expire May 31, 2025 on the Historic Preservation Board.

Councilman G. Carlson moved to approve Mayor Buck's appointments. Councilman Baker seconded the motion. The motion carried.

UNFINISHED BUSINESS:

Electrical System Improvements – Personal Property Lease Purchase Transaction Agreements - Bill No. 35-2219: City Clerk Krumpelman and City Attorney Robert Cowherd explained the lease purchase agreement and related account control and tax compliance agreement for the Electrical System Improvements project to include a powerline and substation for the North Industrial Park at an expected cost of \$1,857,500.00. City Clerk Krumpelman stated the first payment is interest only and the term is fifteen years at 3.99%. She pointed out the first payment request for the project is for Gillmore and Bell for their services. Councilman T. Carlson moved that Bill No. 35-2219 authorizing the City to enter into a personal property lease purchase transaction with Regional Missouri Bank, the proceeds of which will be used to pay the costs of extending and improving the City's electrical system to the Marceline North Industrial Park and approving the execution of agreements in connection therewith be read twice by title only. Councilman G. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 35-2219 twice by title only. Councilman T. Carlson moved that Bill No. 35-2219 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman T. Carlson – aye, Councilman G. Carlson – aye, Councilman Baker -aye, and Mayor Buck – aye. This Bill was assigned Ordinance Number 35.2219.

LWCF Engineering Amendment – Bill No. 35-2220: City Clerk Krumpelman reported that to move forward with the construction of the multi-purpose shelter house portion of this grant project the Architect / Engineering Design agreement needs to be updated which includes a price increase of \$1,000.00. She reported that there is language that needs to be addressed per the City Attorney. She requested the Council approve the agreement contingent on the City Attorney’s approval of the final language before the agreement is signed. The Council discussed the topic. Councilman Baker moved that Bill No. 35-2220 authorizing the execution of an amended A/E design services agreement with Connell architecture P.C. for the design and construction of a multi-purpose public services building in Ripley Park be read twice by title only. Councilman G. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 35-2220 twice by title only. Councilman Baker moved that Bill No. 35-2220 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman Baker – aye, Councilman G. Carlson – aye, Councilman T. Carlson -aye, and Mayor Buck – aye. This Bill was assigned Ordinance Number 35.2220.

Liquor License Renewals: City Clerk Krumpelman reported she received liquor license renewal applications from two (2) of the three (3) remaining license holders. She reported Eddy and Ricardo’s are currently not ready to open yet so they did not submit their application. She stated she expects the soon to open restaurant Marceline Pizza Company to submit their application in August or September depending on when they are ready to open for business. Councilman T. Carlson moved to approve those liquor license applications submitted to date. Mayor Buck seconded the motion. The motion carried.

NEW BUSINESS:

Culvert and Stormwater Systems – Bill No. 22-06-005: City Manager Hoon stated the proposed Bill would put in writing what is done in practice and outlines who is responsible for what concerning culverts and stormwater systems. There was discussion on the topic. Councilman Baker moved that Bill No. 22-06-005 adding Title V, Chapter 511, Section 510.011 Culverts and Stormwater Systems to the Marceline Code of Ordinances relating to the repair, maintenance and responsibility of culverts and stormwater systems be read twice by title only. Mayor Buck seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 22-06-005 twice by title only. Councilman Baker moved that Bill No. 22-06-005 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman Baker – aye, Councilman G. Carlson – aye, Mayor Buck – aye, and Councilman T. Carlson – aye. This Bill was assigned Ordinance Number 22-06.05.

Building Permit Amendment - Bill No. 22-06-006: City Manager Hoon stated currently there are ten (10) items that are permitted under the building codes, but does not cover inground pools or alternative energy installation (ex: solar). The City is seeing an increase in these items and while inspections are required for alternative energy installation there is not an associated fee with them currently. There was discussion on the topic. Councilman T. Carlson moved that Bill No. 22-06-006 amending Title V, Chapter 500, Article II, Section 500.090, Paragraph B of the Marceline Code of Ordinance relating to building permits be read twice by title only. Councilman G. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 22-06-006 twice by title only. Councilman T. Carlson moved that Bill No. 22-06-006 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman T. Carlson – aye, Councilman G. Carlson – aye, Mayor Buck – aye, and Councilman Baker – aye. This Bill was assigned Ordinance Number 22-06.06.

Grass/Weed Control – Sidewalks & ROWs - Bill No. 22-06-007: City Manager Hoon informed the Council that this Bill would repeal Article 4 and replace it with a new one. He reported it does not change the code concerning tall grass and weeds but adds maintenance of Right of Ways and Sidewalk areas. City Attorney Cowherd stated technically streets are City easements and landowners own to the middle of the road. City Manager Hoon stated this bill will prohibit the discharge of grass into the roadway to decrease costs and improve road safety. There was discussion on the topic. Councilman Baker moved that Bill No. 22-06-007 repealing Title II Article IV of the Municipal Code in its entirety and enacting a new Article IV in lieu thereof providing for definition, grass and weed control, maintenance of sidewalks and rights-of-way and prohibition of grass discharge into streets be read twice by title only. Councilman G. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 22-06-007 twice by title only. Councilman Baker moved that Bill No. 22-06-007 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman Baker

– aye, Councilman G. Carlson – aye, Councilman T. Carlson – aye, and Mayor Buck – aye. This Bill was assigned Ordinance Number 22-06.07.

Dog and Cats Limits - Bill No. 22-06-008: City Manager Hoon stated there is not a huge problem in general, but there have been times when a homeowner or renter has been found to have numerous animals that causes problems to the neighbors and/or neighborhood. He reported the limits would be no more than four (4) cats **and** four (4) dogs per residential property with no grandfather clause. Police Chief Donelson informed the Council this issue is not covered by City health ordinances. There was discussion on the topic. Councilman T. Carlson moved that Bill No. 22-06-008 amending Title II, Chapter 220, Article II of the Marceline Code of Ordinances, adding Section 220.060: Dog and Cats – Limitations be read twice by title only. Councilman G. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 22-06-008 twice by title only. Councilman T. Carlson moved that Bill No. 22-06-008 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman T. Carlson – aye, Councilman G. Carlson – aye, Mayor Buck – aye, and Councilman Baker – aye. This Bill was assigned Ordinance Number 22-06.08.

Vehicle and Misc. Surplus – Bill No. 35-2221: City Manager Hoon stated with the delivery of the wheel loader and the need to surplus the old one, staff looked to see what other items could be declared surplus. He stated the Merry– Go-Rounds listed include the one by the Circle Drive that MIRMA required to be removed and one that was by the pool and removed during that construction project. The Council discussed the topic. Councilman Baker moved that Bill No. 35-2221 declaring identified city-owned vehicles and various capital equipment items as surplus property, authorizing the sale thereof and authorizing the City Manager to sign documents of sale be read twice by title only. Councilman G. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 35-2221 twice by title only. Councilman Baker moved that Bill No. 35-2221 be passed. Councilman G. Carlson seconded the motion. The following roll call vote carried the motion: Councilman Baker – aye, Councilman G. Carlson – aye, Councilman T. Carlson -aye, and Mayor Buck – aye. This Bill was assigned Ordinance Number 35.2221.

Security Benefit – Resolution No. 22-02: City Clerk Krumpelman explained the IRS requires all pre-approved plan documents to be completely restated and adopted every six (6) years to conform with newly required legislative and regulatory provisions and to comply with your plan’s operation since the last restatement period which is known as a restatement cycle (Third Cycle Restatement). After a brief discussion, Councilman G. Carlson moved to approve Resolution No. 22-02. Councilman Baker seconded the motion. The motion carried.

MO DNR ARPA Grant Programs Application – Resolution 22-03: City Clerk Krumpelman stated Missouri Department of Natural Resources is accepting applications for ARPA infrastructure grants. Water / Wastewater Superintendent Matt Gibson stated he wanted to apply for three (3) different grants: (1) lead service line inventory which is required to be done by 2024, (2) Drinking Water Infrastructure to be used for finishing the Five year plan and (3) Wastewater Infrastructure to help line and replace sewer lines and manholes throughout the City. He went over the application and point system and requested if the Council would be willing to commit a cost-share for the application. The Council discussed the topic and committed to a 2% local cost share for each grant application. Councilman G. Carlson moved to approve Resolution 22-03 which authorizes the City Manager to apply for the grants. Councilman Baker seconded the motion. The motion carried.

MIRMA Settlement Agreements / Electric Budget Amendment – Bill No. 35-2222 & Bill No. 35-2223: City Clerk Krumpelman stated there were two (2) separate incidents at the City’s two (2) separate substations that resulted in submitting insurance claims to MIRMA. She stated On October 16, 2021 a squirrel caused damage to the Electrical Plant Substation requiring the City to do an emergency breaker replacement for a cost of \$12,237.39. After the \$1,000.00 deductible the settlement offer is \$11,237.39. She reported on December 12, 2021, a squirrel caused damage to the Water Plant Substation that required the City to replace two (2) regulators to get the Substation functional again at the cost of \$32,395.00, however one was able to be repaired. MIRMA is offering a settlement for the cost of one regulator and the cost of the repair of the other for a settlement of \$19,439.00 after the City’s deductible. There was discussion on the topic. Councilman G. Carlson moved that Bill No. 35-2222 authorizing the execution of settlement and release agreements between MIRMA and the City for the loss or damage that occurred on or about October 16, 2021 and on or about December 12, 2021 be read

twice by title only. Councilman Baker seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 35-2222 twice by title only. Councilman G. Carlson moved that Bill No. 35-2222 be passed. Councilman Baker seconded the motion. The following roll call vote carried the motion: Councilman G. Carlson – aye, Councilman Baker – aye, Councilman T. Carlson -aye, and Mayor Buck – aye. This Bill was assigned Ordinance Number 35.2222.

Councilman G. Carlson moved that Bill No. 35-2223 amending the FY 2021-2022 budget to recognize \$30,676.39 to be received from an insurance settlement by increasing the Electric Department Miscellaneous Income by \$30,676.39 and increasing the Electric Department Repairs and Maintenance – System expense line item by the same be read twice by title only. Councilman Baker seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 35-2223 twice by title only. Councilman G. Carlson moved that Bill No. 35-2223 be passed. Councilman Baker seconded the motion. The following roll call vote carried the motion: Councilman G. Carlson – aye, Councilman Baker – aye, Mayor Buck – aye, and Councilman T. Carlson -aye. This Bill was assigned Ordinance Number 35.2223.

Cyber Insurance Coverage – Bill No. 35-2224: City Clerk Krumpelman explained that MIRMA was not able to offer cyber coverage this year, but instead was investing those funds into member training. She reported MIRMA sent the City’s information to different firms to offer coverage. She reported they received one (1) quote to date, and are awaiting responses from Affinity / Lockton and Hawkins Insurance. She requested the Council have a special meeting the following week with a date to be determined to review the quotes once all of them are received. The Council discussed the topic and provided with a consensus to hold a special meeting the following week.

At 7:48 pm Councilman Baker moved to adjourn to Executive Session pursuant to RSMo 610.021 Paragraph (2) Real Estate and Paragraph (12) Contracts. Mayor Buck seconded the motion. The following roll call vote carried the motion: Councilman Baker – aye, Mayor Buck – aye, Councilman T. Carlson – aye, and Councilman G. Carlson – aye.

Upon returning to open session at 7:57 pm, Councilman Baker moved that Bill No. 35-2225 authorizing the Mayor to execute a Real Estate Agreement between Allstate Properties LLC (or its assigns) and the City of Marceline for the purchase of +/- 1.286 acres of City-owned property in the North Industrial Park be read twice by title only. Councilman T. Carlson seconded the motion. The motion carried. City Clerk Krumpelman read Bill No. 35-2225 twice by title only. Councilman T. Carlson moved that Bill No. 35-2225 be passed. Councilman Baker seconded the motion. The following roll call vote carried the motion: Councilman T. Carlson – aye, Councilman Baker – aye, Councilman G. Carlson -aye, and Mayor Buck – aye. This Bill was assigned Ordinance Number 35.2224.

With no further business, Councilman Baker moved to adjourn. Councilman T. Carlson seconded the motion. The motion carried. The meeting adjourned at 8:00 pm.

Recorded by City Clerk Lindsay Krumpelman.
Approved by Marceline City Council on July 19, 2022