

MINUTES OF A REGULAR MEETING OF THE MARCELINE CITY COUNCIL
December 11, 2024

The Marceline City Council met in regular session on December 11, 2024, at 5:30 p.m. in the Council Chamber of Marceline City Hall, Mayor Sallie Buck presiding. Council members present were Shelly Milford, Brian Baker, and Gary Carlson (joined at 5:48 pm). Staff attending: City Attorney Robert Cowherd, City Manager Jesse Wallis, City Clerk/Assistant City Manager (ACM) Lindsay Krumpelman and Police Chief John Wright. Others present: Matt Bowen (Ambulance District), Dave Tavres, Larry O’Hern, Tim O’Hern, Lawanda Hull, Doretta Harrison, John Siecinski, Gayle Siecinski, and Reporter Robin Fry.

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 Baker moved to approve the minutes as presented. Councilwoman Milford seconded the motion. The motion carried. Councilwoman Milford moved to approve the financials as presented. Councilman Baker seconded the motion. The motion carried.

OATH OF OFFICE: Mayor Buck informed those present that the Council appointed Clarence “Matt” Gibson to the Council at their special session the previous evening. She stated he was unavailable to attend this evening and will take his Oath of Office at the next available meeting.

REPORTS OF COUNCIL, OFFICERS, BOARDS AND COMMITTEES:

City Clerk Update: City Clerk/Assistant City Manager (ACM) Krumpelman stated the previous month was spent preparing for public hearings. She stated she has assisted with pool flyers this week and is currently working on the budget documents. City Clerk/ACM Krumpelman stated she will resume work on the record retention project this month. She concluded, stating that the election filing for the two Council seats opened on Tuesday, December 10th and will close on December 31st at 5:00 pm. City Clerk/ACM Krumpelman stated two (2) individuals have filed for Council to-date.

City Manager Update: City Manager Wallis informed the Council that he expects Hayden Tower to be here to conduct a safety inspection on the communication tower by the pool Friday, December 13th. He informed the Council the company who originally installed the lights was on site in November and ordered parts that are covered under warranty and will be back to replace the parts next week.

Council Update: Councilman Milford thanked the city crews for their efforts in getting the Christmas lights and display ready for Peanut Night.

CITIZENS PARTICIPATION:

Dave Tavres stated the Spring Festival is scheduled for Saturday, May 10, 2025, and will incorporate the Car Show, Train Show, Craft Show, and Tractor Show. He stated all the different events are sponsored separately and they are working together to form the Spring Festival.

Police Chief John Wright informed those present that a new officer, Christine Hillyard, has started with the Police Department and one person has accepted the scholarship. He stated they will begin the police academy in January and have received the Blue Grant so the tuition cost will only be \$1,000.00 for the City. Police Chief Wright stated the individual was recommended to him by the Police Chief of Boonville. He concluded by stating if anyone has any questions about the topic they can come to him.

Councilwoman Milford inquired about how the volunteers working in the concession stand was being managed. City Manager Wallis stated he would need to ask the Pool Manager about her scheduling

procedure. Councilwoman Milford inquired if information concerning attendance could be added to the Pool's activity report. City Manager Wallis responded that it can be done through the square software being utilized for pool operations.

UNFINISHED BUSINESS:

NGWMO, LLC Enhanced Enterprise Zone Request – Public Hearing: Mayor Buck opened the public hearing on the Ad Valorem Tax Abatement Request from NGWMO, LLC for the new business to establish its operations for cultivation of cannabis in accordance with Missouri law by constructing a 60,000 square foot building for the property described:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 18 WEST, MARCELINE, LINN COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 213 OF THE MARCELINE NORTH INDUSTRIAL PARK PLAT TWO, SAID PLAT RECORDED DECEMBER 24, 2014 AS DOCUMENT NO. 2014-2118 IN SLIDE 249; THENCE NORTH 01 DEGREE 22 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 2080.45 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 43 SECONDS EAST 661.37 FEET; THENCE SOUTH 01 DEGREE 22 MINUTES 52 SECONDS WEST 665.33 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 87 DEGREES 50 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 476.73 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 34 SECONDS WEST 1276.49 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 48 SECONDS WEST 680.43 FEET; THENCE SOUTH 01 DEGREE 22 MINUTES 47 SECONDS WEST 135.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 213; THENCE NORTH 88 DEGREES 37 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 213, A DISTANCE OF 457.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT CONTAINS 44.83 ACRES, MORE OR LESS.

City Clerk/ACM Krumpelman explained this process was done previously, but through a records review it was determined not all the steps were completed, so they are completing the process again to ensure all steps are completed. She reported the two public hearings were advertised and the taxing districts were notified via certified letters.

Linn County Ambulance District Administrator Matt Bowen stated the Ambulance District inquired how large the building would be. Tim O'Hern responded that the building is 60,000 square feet. Administrator Bowen inquired how many positions were created. Tim O'Hern responded there are currently 47 positions filled at the facility. Administrator Bowen inquired whether there are any plans for distribution or retail sales. Tim O'Hern responded there are no plans for retail sales, which would require additional licensing beyond what they hold. Administrator Bowen stated the Ambulance District has no issues with the request and appreciates the O'Herns choosing to build in our area. Councilman Baker inquired on what the abatement request would be on. City Attorney Cowherd responded it is on real property. He explained the idea is the City was not receiving taxes before and by offering the abatement it entices businesses to come here. He stated the exemption ends after 2035 and it goes back on the tax rolls and has added 47 jobs to the community. With no other comments, Councilwoman Milford moved to close the public hearing. Mayor Buck seconded the motion. The motion carried and the public hearing closed at 5:47 pm.

NGWMO, LLC Enhanced Enterprise Zone Request – Resolution No. 24-04: Councilwoman Milford moved to approve Resolution No. 24-04 approving real property tax abatement for improvements on real property located at 3015 N Runway Dr, Marceline, Missouri, within the Marceline-Bucklin Enhanced Enterprise Zone. Mayor Buck seconded the motion. Councilman Carlson joined the meeting at 5:48 pm. The Council provided a recap of the public hearing to Councilman Carlson and informed him of the motion on the floor. The motion carried. Tim O’Hern provided an update on their operations, stating they began operations in July 2023 starting with ten (10) employees which has steadily increased to 47. He stated they are currently looking to add eight (8) more positions. He stated things have gone as smoothly as can be expected for the construction process. Larry O’Hern thanked the City of Marceline and the community stating they are great partners.

NEW BUSINESS:

Amend the Number of Recreation and Park Board Members – Bill No. 24-12-013: Mayor Buck stated this topic was discussed at the November meeting and this bill would increase the number of Recreation and Park Board members from seven (7) to nine (9). Councilwoman Milford moved that Bill No. 24-12-013 to amend Section 145.020 of Article I of Chapter 145 of the municipal code relating to the number of Recreation and Park Board members, be read twice by title only. Councilman Baker seconded the motion. The motion carried. City Clerk/ACM Krumpelman read Bill No. 24-12-013 twice by title only. Councilwoman Milford moved that Bill No. 24-12-013 be passed. Councilman Baker seconded the motion. The following roll call vote carried the motion to pass Bill No. 24-12-013: Councilwoman Milford – aye, Councilman Baker – aye, Councilman Carlson – aye, and Mayor Buck – aye. This Bill is assigned Ordinance Number 24-12.13.

With no further business, Councilman Baker moved to adjourn the meeting. Councilwoman Milford seconded the motion. The motion carried. The meeting adjourned at 5:56 pm.

Recorded by City Clerk Lindsay Krumpelman.
Approved by Marceline City Council on January 8, 2025