City of Charleston, MO
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City Council
December 13, 2022

Meeting Minutes

Call to Order: The meeting was called to order at 6:30 PM by Mayor Richard Toon. Also in attendance was councilman Patrick Farmer. Councilman Jackie Whiteside phoned in to participate as he was not feeling well. Interim City Manager, Philip Halter, City Clerk Ali Morris, and Chief of the Department of Public Safety, Robert Hearnes Jr. were also present.

Recognition of Visitors: Mike Mueller, Talisha Mays, Sheila Shankle, Tiffiny Shankle, Catie Austin, Kenny Hulshoff, Jermaine Anderson, Shanice Gipson, and Rodney Jones were present. Jermaine Anderson spoke up and voiced his concern regarding condemnation signs being placed on his building on South Main Street. Interim City Manager, Philip Halter explained that the concern arose whenever someone saw someone unloading bricks at the location, and they notified the Code Enforcement Officer. Mr. Anderson explained that he is working on restoring and renovating the building. Mr. Halter told Mr. Anderson to visit City Hall and speak with Public Works Director, David Harris and show him a set of plans for renovating the building. Mr. Anderson then asked if there were funds for restoring the historic buildings downtown. Mayor Toon explained that those funds are provided in the form of grants, which are through the State. Mr. Halter said the building is in rough shape, and that the former chapel that was within that building had not been active for quite a long time.

Approval of Prior Meeting Minutes: Mayor Toon said the minutes taken of last months' meeting looked good. At this time, he asked Chief Hearnes if there was any news regarding the license plate reader equipment. Chief Hearnes said it would be after the first of the year. Mayor Toon asked if we would be leasing the equipment and if they would maintain it. Chief Hearnes replied, yes, they would lease and maintain it. Mayor Toon then asked the City Clerk if she had touched base with each individual that he suggested to serve on the CLG (Certified Local Government) board. She explained that she was only unable to get in touch with one person, but that they were present, and she would get his information after the meeting. Mayor Toon also asked for Mr. Rodney Jones to serve on the board as well.
A motion was made by Councilman Farmer to approve the minutes from the November 15, 2022, meeting. Councilman Whiteside seconded the motion. The motion passed.

Report of City Business: Interim City Manager, Philip Halter, began his report by giving an update regarding the park renovations. He explained that the majority of the concrete work is complete, other than a few gaps that were left in order to bring in the equipment and restrooms that will hopefully be installed by the end of this month.

Mr. Halter then explained that the new health insurance carrier, HIC Agency Inc., was in the office twice during the month of November, enrolling the employees and explaining the new benefits. Mr. Halter said he thinks the employees are happy about the increase in benefits. He also said there was no increase to the city's costs for the new coverage, and that hopefully we will be saving money to pay toward any future increases.

Regarding grants, Mr. Halter gave explanation that after applying for both water and wastewater grants, we were denied, but placed on waitlists. We are currently number one on the wastewater waitlist, and number five on the water waitlist. Mr. Halter then said that we did receive a grant to monitor lead in the water, in the amount of $200,000. We do not think we have much lead in the water, and we would have to test each residence individually to determine if there is any that may be sitting in the goosenecks of the pipes. We are now waiting to hear from the Department of Natural Resources for clarification on how to use the grant money for lead determination.

Mr. Halter then explained that whenever we upgrade our computer software, we plan on replacing some of the meters for the high-volume commercial customers.

He also mentioned the hopes for a $500,000 grant for storm sewers to replace sewers South of Wallhausen Street on the West side of town, in an area that is often flooded after heavy rainfall. Councilman Whiteside asked if this would help with the issues on Deal Street. Mr. Halter explained that the city workers will start trying to fix Grand Avenue, with an estimate of spending roughly $20,000.

At this time, Mr. Halter stated that he has received about 32 applications for the City Manager position, but most applicants are not qualified.

Mr. Halter explained that two high-speed pumps were installed at the water plant and are up and running. However, one has a valve that is slamming shut, and we are looking into a solution for that. In early November, a blower pump at the lagoon stopped working, but that will be explained further later in the meeting.

Mr. Halter then acknowledged that he was contacted by PPM Consultants who are performing tests on soil at the old Kern-McGee gas station on West Marshall. They are trying to ensure the soil is free of hydrocarbons in order to potentially sell the property.

Regarding a potential car dealership coming into town, Mr. Halter explained that due to certain distance requirements, we have yet to find a location, but could possibly lease an area beside Medlin Equipment.

Mr. Halter stated that he moved some funds into a CD with a 3.95% interest rate. Mayor Toon asked if this rate was locked in. Mr. Halter said yes, for 13 months.

Mr. Halter then touched on the Public Works report, acknowledging that there was a well that was struck by lightening which will require a new motor.

The Department of Public Safety Report was next in line, with an announcement of two new employees who were hired in November. One as a dispatcher, named Casey Carlisle, and the other will be attending the Police Academy. His name is Zach Slipis, and he will be required to work for the Charleston Department of Public Safety for a minimum of three years after graduating from the academy. If for any reason he leaves prior to the three-year mark, he must reimburse the city for his training.

Mayor Toon asked the Chief of Police about the four dogs that were reported as euthanized. He asked if the lady who asked to be contacted whenever we have unclaimed stray dogs was notified before they euthanized them. Chief Hearnes said yes, she was informed, but is not able to take all types of dogs.

At this time, Interim City Manager, Philip Halter, referred to the budget update. He explained that over the last seven months, we had about 4 million dollars in expenses while we had approximately 4.5 million in revenue. Therefore, we are very happy with the way numbers are looking.

Mr. Halter then referred to the bills paid in the month of November which exceeded $5,000. He explained that there were only two bills that stood out, which included Omnigo, that was for the Department of Public Safety software update/check. The other unique one was to Banner Fire Equipment, which was for the annual testing on the fire trucks, equipment, and supplies.

Old Business: Mayor Toon directed attention to item number one under "old business": Bill NO. 3918/Ordinance NO. 3059, an ordinance to give approval for the Charleston Department of Public Safety Director to declare a state of emergency in connection with water drought and burn bans. An emergency document was signed at the October council meeting to declare a burn ban due to drought conditions. The ordinance just needed to be written for future situations so that the Chief may declare a state of emergency without having permission from the mayor or council. Councilman Whiteside made a motion to approve Bill NO. 3918/Ordinance NO. 3059. Councilman Farmer seconded the motion. The motion passed.
Next, Bill NO. 3920/Ordinance NO. 3061- An ordinance authorizing the City Manager to execute documents to join HIC Agency, Inc. for group health insurance was presented. A motion was made by Councilman Whiteside to approve Bill NO. 3920/Ordinance NO. 3061. Councilman Farmer seconded the motion. All were in favor. The motion carried.
Resolution NO. 1105, a resolution to establish a new rate for employee contribution to group healthcare costs was presented. Interim City Manager, Philip Halter explained that each employee would only pay $20 per pay period instead of the $30, which was previously being held out. A motion was made by Councilman Whiteside to pass the resolution. Councilman Farmer seconded the motion. The motion carried.

New Business: Denver and Cheryl Wolford had stopped by City Hall and requested to be placed on the agenda to discuss regulations regarding horses at 2950 E Marshall St. They did not show up to the meeting. Mr. Halter explained that they were interested in possibly purchasing the property, but would want to be able to have horses, and the city ordinance states that horses are not allowed within city limits. Councilman Whiteside suggested the subject be tabled since the couple did not show up and may have changed their minds about the property.
Next on the agenda was to discuss revenue bonds. Interim City Manager, Philip Halter stated that since we have been unsuccessful in receiving certain water/wastewater grants, that the council schedule a special call meeting for Heartland Engineering to give a presentation so that they may weigh the pros and cons of revenue bonds. We would need to decide on this quickly as this would need to be on the ballot for the April election. The council members all agreed to hold a special call meeting on Monday, December 19th at 6PM for the presentation by Heartland Engineering.
The next item on the agenda was to discuss parking regulations at the new Family Dollar location on East Marshall. Interim City Manager, Philip Halter explained to the council that we had been contacted by Global Zoning who had many questions about the building and location, including concerns about parking spaces. Councilman Whiteside said he remembers when the previous Family Dollar location on South Main St. came about, they gave them a waiver on parking spaces as there was not much room to work with there. The same situation applies to the new location. There are thirty-six (36) regular spaces, and two (2) designated handicap spaces. Mayor Toon asked for a motion. Councilman Farmer made a motion to approve the existing parking spaces at the Family Dollar location on East Marshall. Councilman Whiteside seconded the motion. The motion passed.
Lastly on the agenda was Bill NO. 3919/Ordinance NO. 3060-an ordinance to approve the emergency purchase of a Gardner Denver blower for the wastewater treatment plant. Mr. Halter explained that the old blower was sent in to be repaired and the repair would have cost more than purchasing a new one. Mr. Halter then said that David Harris, the Public Works Director went ahead and ordered the blower as it was an emergency and was budgeted for. The new blower could take 18-20 weeks to

come in. Councilman Whiteside made a motion to approve Bill NO. 3919/Ordinance NO. 3060. Councilman Farmer seconded the motion. The motion passed.

Adjourn: Councilman Whiteside made a motion to close the regular session meeting and go into closed session. Councilman Farmer seconded the motion. The meeting was adjourned.

ATTEST:

Ali Morris

City Clerk, Ali Morris

Richard Toon

Mayor, Richard Toon

Ali Morris

City Clerk, Ali Morris

Richard Toon

Presiding Officer, Richard Toon