



CITY OF GERALD

BOARD MINUTES

April 20, 2023 6:30 P.M.

CALL TO ORDER

The City Board of Aldermen convened on April 20, 2023 at 6:31 P.M. at the Gerald City Hall, 106 East Fitzgerald Ave., Gerald, Missouri. The Pledge of Allegiance was led by Mayor Annette Heseman.

Upon roll call, Board members present:

- Mayor Annette Heseman
- Ward I Alderman Rudy Via
- Ward I Alderman Angela Koepke
- Ward II Alderman Corey Novotney

Also, present:

- Dave Streubel- City Attorney
- Terris Cates- City Engineer
- Nick Grube- Public Works Director
- Phil Pilgram- Building Inspector
- Jim Helton- Chief of Police
- Shelley Smythe-City Clerk

Absent: Ward II Alderman-Hayden Schoenfeld

AGENDA APPROVAL

Alderman Koepke motioned to amend agenda to add new business, Reserve Officer, Alderman Novotney second the motion. All Aldermen voted "aye". Motion Carried. Alderman Koepke motioned to accept the agenda with the amendment. Alderman Via seconded the motion. All Alderman voted "aye". Motion carried

MINUTES

The minutes for the March 07, 20223 workshop, March 09, 2023 regular meeting and April 03, 2023- Special meeting minutes were reviewed. Alderman Koepke made a motion to accept the minutes as is. Alderman Novotney seconded the motion. All Aldermen voted "aye". Motion carried.

BILLS

The March bills were reviewed by the Board. Alderman Novotney made a motion to accept the bills provided in the packet. Alderman Koepke seconded the motion. All Aldermen voted. Motion carried

PLANNING & ZONING

Linda Trest-representing Planning & Zoning discussed handout that Building Inspector Pilgram created in regards to non-forming structures, and would like to see this adopted by the City. They would like to make a text amendment to ordinance 500.040, to include "Homes and other structures built by other than conventional framing methods and not on a permanent poured concrete foundation will require a sealed architectural or engineered set of plants for section 500 of the Gerald Building codes and ordinances. In regards to the annexation proposal the state has been contacted in regards to what are the steps that would need to be taken in regards to creating the annexation.

DEPARTMENT REPORTS

Phil Pilgram, City Inspector –

- Two homes are being built within Keagan Place.

Terris Cates, City Engineer –

- **Water Tower Painting Bids**-10 Plan holders, received 6 bids. Worked with the first 3 on the bid schedule (Addendum No. 5), have not worked with the last 3 on the list. Lowest bid was Hogan Panting out of Van Buren, MO., with a bid of \$519,539. Terris would like to recommend the award go to Hogan for the water Tower Project. Terris would like to have the board authorize the mayor to sign the Notice of Award. Alderman Koepke made a motion to authorize the Mayor to sign the Notice of Award. Alderman Novotney seconded motion. All Alderman voted “aye”. Motion Carried. Alderman Koepke made a motion that the notice to proceed and review of the contract be completed by the City Attorney before Mayor signs. Alderman Novotney second the motion. All Aldermen voted “aye”. Motion approved.
- **Street Bids**-Notice to open the bids on May 5th at City Engineers office in Rolla, MO. Will update the board at next meeting.
- **Lead Service Line Inventory**- DNR-EPA is requiring all cities to conduct a Lead Service Line Inventory. Terris has given his qualifications to City Clerk Smythe. City has received a grant for the funding of this project.
- **Water Park**-No update at this time

Nick Grube, Public Works Director

- Bus has been picked up and dropped at the repair shop to start the replacement of the motor in the dump truck.
- Director Grube would like to keep the bus at the shed, due to there is many parts that can be utilized if needed, the bus has the same rearend and tires that is on the dump truck, if it would be needed, and this would save the city money in the future. He would also use this for storage as well. Alderman Novotney made a motion to bring the bus back to the city shed and kept utilized for future parts if needed and for storage. Alderman Via seconded motion. All alderman voted “aye”. Motion carried.

Jim Helton, Chief of Police – N/A

Dave Streubel, City Attorney – N/A

Shelley Smythe, City Clerk – Updated the board on the online payment system for utilities. Let the board know that if everything stays on track it would be available for citizens to be able to view/pay/autopay the utility bills.

INTRO OF ORDINANCES

Bill 2023-01 Ordinance NO. 935 Amending Chapter 405 – Mayor Heseman read Bill No 2023 – 01 for the first reading by title. Mayor Heseman read Bill No 2023 – 01 for the second and final reading by title. No discussion. Alderman Novotney motioned to accept the first and second reading. Alderman Koepke seconded the motion. Upon roll call, the voting was as follows: Alderman Via “aye”, Alderman Koepke “aye”, Alderman Novotney “aye”, Bill No 2023 – 01 was approved and will become Ordinance 935.

OTHER BUSINESS

Aldermen/Mayor Reports

Alderman Koepke – N/A

Alderman Schoenfeld – Absent

Alderman Novotney – Has spoken to Ron at the State Park in regards to the revised Maintenance Agreement for the Rock Island Trail. Per Ron the agreement should be being sent within the next few weeks. They are having their attorney's review. Once we receive possibly have another special meeting to discuss to get things going with the Trail.

Alderman Via – Would like to proceed with the annexation of the right-away only, no property. The annexation that is being proposed would be South on Highway H to Antioch Road, West Highway 50 to the county line, Highway Y to Wheeler Road, and East Highway 50 to the 2nd Klemme Road at the Railroad crossing. Alderman Via made a motion to proceed with the annexation. Aldermen Koepke seconded the motion. All Alderman voted "aye". Motion passed. City Attorney will work on an ordinance in regards to the annexation.

Lisa Cantrell is unable to come to the Planning and Zoning meetings, so she has resigned. Terry Larson has stated he would like to be on Planning and Zoning.

Mayor Heseman appointed Terry Larson be on Planning and Zoning. Alderman Novotney made a motion to accept Mayor Heseman's appointment of Terry Larson to be on Planning and Zoning. Alderman Via seconded the motion. All Alderman voted "aye". Motion passed.

Mayor Heseman – Stated that she has spoke to Stan Voss from the grocery store, and that he wanted to say Hello to everyone and that he is grateful for the opportunity to be a part of Gerald, and that everything is going great. Also has received a call from a citizen that they are upset about people throwing the grass in the street. She wanted to make Chief Helton aware of this. Gerald has an animal swap once a month that is every third Saturday of the month from May-September, and Laurie would like to continue to do the animal swap. Alderman Koepke made a motion to continue the animal swap every third Saturday from May-September. Alderman Via seconded the motion. All voted "aye". Motion passed.

PUBLIC COMMENT

Jeff Buhlinger-Has an issue with the alley on second street and issue with the noise and safety. He stated that the grocery store has compressors in the alley and they are 4 feet over into the alley which is a safety issue for Ms. Northrup's house. He states that the noise level is extremely loud, and that you can hear it at his house with the windows closed. He states they cannot set on their patio without hearing the noise. He states that there are 10 compressors with are at least 14 feet from Ms. Northrup's bedroom. He states that it is nuisance and an endangerment to Ms. Northrup's house. He stated he knows there has been talk in regards to some sound proofing done, and that this needs to be done immediately. He feels there should be a time frame put on this. Does state that he is grateful for the grocery store, but the excessive noise of the compressors should be on the roof like they had been for 40 years. He states there is a grease pit across from Ms. Northrup's window and when the grease truck comes in it shakes and rattles her windows. He is requesting that it be put at the other end of the alley. They are requesting that the end of the alley be closed, and that sound proofing be put up, to sustained peace.

Terry Larson-Would like to have something be done about the jake braking. He states it is extremely loud, when they cross over the railroad tracks. States it is really loud, asked if something could be done, says he loves where he lives and his neighbors. Has another issue of flooding/erosions. Water coming from Bull Moose from across highway 50, and has discussed this with Nick. States he is losing a foot of his gravel out of his pond every time it rains. Asked if there was anyway the City could do anything, possibly have an easement. He would also like to have something done about the speed on Industrial. He

states he has spoke to the police in this matter. His main concern right now is the flooding in his yard, and if there is anything the city could do to help with this.

Mitch Angell-He has a concern about blocking the alley on the side of the grocery store. He states it blocks his access to his building. He states it also blocks access for firetrucks to his building if there would be a fire. How would a fire truck get there. He states that if a truck hits Ms. Northrup's house it is the company's problem not his and he should not lose access to his building. He states there was a complaint a year ago about the noise of him getting to his building, he says he needs access to his building. He also comments on the noise, he said that the noise and MFA is louder than the compressors of the store. He said you can't hear them over the noise of MFA. He said he took a recording and the noise was louder with MFA than the compressors.

Alderman Koepke asked the mayor if she could please respond in regards to the noise of the compressors. Per Mayor Hessemann she stated she could give a response. She addressed Mr. Buhlinger, she stated that she been out of town and when she came back, she was given the update on the noise issue. She stated that she did go out and investigate. She stated that she drove down the alley by the store, and listened to the noise of the compressors and she stated it was more white noise. She stated that our building inspector had went to the alley and had done some decibel testing and she would like to share the results to show that the City did do its due diligence. She stated that the levels came back as follows:

- ◆ In front of Mr. Buhlinger's house was at 58 decibels right outside his house.
- ◆ Across the street from his house, it was at 60
- ◆ It was 88 by the compressors
- ◆ It was 82 by the fence of the house next to it.

Alderman Koepke stated she would like to put this information in perspective for everyone. She stated that when you are running a vacuum cleaner it is 80 decibels, when you wake up to your alarm clock it is 75 decibels. It is 85 decibels for a garbage disposal. She states she understands that the grocery store has been closed for quite awhile and that they are not used to the noise, but you will eventually get used to just like someone who lives next to an airport etc. She stated that she did drive down the alley and did look into what the citizens had as concerns, the city is not going to shut down the alley way that it would be a hazard to close the alley and it is. She states it is not feasible to close or vacate the alley. The grocery store has been there for years. She stated that it is the choice of the grocery store to put up a sound barrier, and it was up to the store to also put the compressors where they did, that there was maybe no other way for them to be able to do them. She stated it is not the city's issue of where they put their compressors. She wanted to let Mr. Buhlinger know that the city was listening and we did do our due diligence and that the city was not ignoring them, but that some things do not happen overnight.

MOTION TO ADJOURN, SINE DIE Alderman Novotney motioned to adjourn, Sine Die.

Alderman Koepke seconded the motion. All Aldermen voted "aye". Motion carried.

Old Board of Aldermen meeting ended at 7:05 PM.

- ◆ City Attorney asked the Board to review the official letter from Franklin County stating who was elected. Attorney Dave stated that Alderman Novotney, Alderman Koepke and Mayor Hessemann were reelected and would like to congratulate them.

City Clerk Smythe Administers Oaths to Office of Newly Elected – Annette Hessemann-Mayor,
Alderman Ward I: Angela Koepke, Alderman Ward II: Corey Novotney

Mayor Hessemann called the meeting back to order at 7:10 PM.

Call to Order: Reorganized Council

MAYOR APPOINTMENTS

City Clerk/Treasurer – Mayor Heseman appoints Shelley Smythe

Public Works Director-Mayor Heseman appoints Nicholas Grube

Chief of Police-Mayor Heseman appoints James Helton

Standing Committees – (2) Board of Alderman member for the following committees:

Police – Mayor Heseman recommended Alderman Novotney and Alderman Schoenfeld

Public Works – Mayor Heseman recommended Alderman Koepke and Alderman Via

Planning & Zoning Board Representative (1) – Mayor Heseman appoints Alderman Via.

BOARD OF ALDERMEN APPOINTMENTS

Board of Aldermen President with authorization to sign checks – Tabled to next meeting, all Alderman are not present. Alderman Koepke will stay board president until reappointment.

NEW BUSINESS

Building inspector Pilgram-Wanted to add on to what Linda Trest has spoken about in regards to the non-conforming homes. He stated that someone would have to have an engineer or an architect seal. This is also having to do with container homes, and tiny homes. He stated that there would still need to be approval from Planning and Zoning, and approval from the Board of Alderman. Not stating someone cannot do it but it would be upon approval of Planning and Zoning and the Board of Alderman. He stated he doesn't think we need a new ordinance, maybe just a text amendment, in regards to tiny homes, storage containers, and that they would need to be in a mobile home park due to they are considered temporary housing. City Attorney asked about the ordinance that was drafted in regards to storage containers. Inspector Pilgram stated it was very vague and that there should be some changes to it.

Chief Helton-Would like to hire a reserve officer, Thomas Penrod, out of Villa Ridge, Chief has known him for many years, states that he has worked for Union PD for almost 20 years. Wanting to work some of the private sectors. He would be a reserve at no cost. He would work 8 hours anything over that we would have to pay him. We would have to pay for some equipment to get him started. Chief stated this is contingent on his drug and background check. Alderman Koepke made a motion for Chief Helton to hire Thomas Penrod pending drug test and background and drug test. Alderman Via seconded motion. All Alderman voted "aye". Motion carried.

Informed the board that the police received the \$20,000 grant from the State of Missouri for equipment. Chief informed the board that with this grant we have to purchase the equipment and then once all paperwork is submitted to the State of Missouri, they reimburse the department. Is asking for a motion. He is asking the board for approval to spend the up to \$20,000 for purchase ½ cage for car, which is so a person cannot lay down in the seat, it makes them have to sit upright., truck storage box, that will slide in to the back of the car, for more storage and will be locked, and additional lights. Alderman Koepke made a motion to allow the police department to purchase items under the grant up to the \$20,000. Aldermen Via second motion. All Alderman voted "aye". Motion carried. Alderman Novotney made a motion to allow police department to purchase equipment up to \$20,000 prior to grant money being received, knowing that there will be reimbursement from the State of Missouri. Alderman Via seconded the motion. All Alderman voted "aye". Motion carried. Chief would like to ask the board for the department to go out for another MODOT grant, MOFP grant, and a Walmart Grant. States the money is out there and we can only get it if we go out to try and get it.

City Clerk Smythe-With the Police Department receiving multiple grants, would like to open up a separate checking account strictly for grants so that money can be kept separate, in case there would be an audit. Alderman Koepke made a motion for City Clerk to go to First Community Community Bank to open an account for the Police Departments Grant money they will be receiving. Alderman Via seconded

the motion. All Alderman voted "aye". Motion carried. City Clerk Smythe inquired about someone wanting to set up a food trailer. City Attorney stated to contact him in regards to what he would need to be able to do this if he would wish to within the city limits.

ORDINANCES

N/A

OTHER BUSINESS

Aldermen Reports

Alderman Rudy Via-Spoke to a Mr. Jones and is wanting to know if there is a way to get a stop sign at Keagan and Highway H. Public Works Director Grube stated he will get one put there.

Alderman Koepke – Made a motion for Chief Helton to purchase a safety kit (stop the bleed kit) in the amount of \$200, and to purchase 2 of these kits for each patrol car. Alderman Novotney seconded motion. All Alderman voted "aye". Motion carried. Chief stated that he would also like to purchase ones for the Public Works Department as well.

Aldermen Koepke had received a call in regards to someone wanting to donate some swings for the park, let the gentleman know that we had already purchased the swings. The gentleman is going to be getting in contact with Public Works Director Grube to donate the Pea gravel and paint to be able to update our park and stuff

Alderman Schoenfeld – Absent

Alderman Novotney – N/A

NEXT REGULAR SCHEDULED MEETING


May 11, 2023 at 6:30 PM.

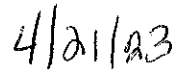
ADJOURNMENT

With no further business to come before the Board, Alderman Novotney made a motion to adjourn the regular meeting. Alderman Via seconded the motion. All Aldermen voted "aye". Motion carried. Meeting adjourned at 7:30 PM.


Mayor, Annette Heseman

ATTEST:


City Clerk, Shelley Smythe



Date