

July 11, 2022  
Golden Age Center Building  
Nelson Hart Park  
Regular City Council Meeting  
7:00 pm

**AGENDA ITEM: Call to Order**

Meeting was called to order at 7:02 pm by Mayor Krawiecki  
Councilmembers in attendance: Michael Gray, Tyler Wagnon, Margaret Roberts, David Bond, David Watkins. Mark Gray entered meeting via Zoom at 7:23. Absent: Brittney Marston and Nathan Kemmitzer  
The Council said the Pledge of Allegiance and Jim Fleming led a word in prayer.

**AGENDA ITEM: Adoption of Agenda**

A motion was made by Councilperson Margaret Roberts and seconded by Councilperson Tyler Wagnon to adopt the agenda. All councilmembers present voted "aye". Absent: Brittney Marston and Nathan Kemmitzer.

**AGENDA ITEM: Minutes**

Councilperson Mark Gray asked to edit the minutes regarding Chief Jones stating the department had approximately 902 calls of service. Councilperson Margaret Roberts made a motion to approve regular city council minutes of June 13, 2022 meeting, with corrections, seconded by Councilperson Michael Gray. All councilmembers present voted "aye". Absent: Brittney Marston and Nathan Kemmitzer.

**AGENDA ITEM: Review the Bills**

Councilperson David Watkins made the motion to approve the review of bills, seconded by Councilperson Michael Gray. All councilmembers voted "aye". Absent: Brittney Marston and Nathan Kemmitzer

**CITIZEN COMMENTS**

Carnalea Bentley addressed the council regarding concerns with a neighbor's dog.  
Lisa McCarthy introduced herself to the Council stating she was currently running for State Representative District 122.  
Tara Peters introduced herself to the Council stating she was currently running for State Representative District 122.

**NEW BUSINESS**

**ORDINANCE 22-1224 Amend Chapter Forestry Board, Permit Required Section 240.260**

City Clerk Linda Cochran gave the first reading. Mayor Rick Krawlecki gave a brief overview stating this would allow property owners to remove the trees themselves at their expense regardless of the condition of the tree. He also stated the City put out bids for tree removal and 2 bids were received, including Brown's Tree Service for \$1000.00 which includes removal of tree, all clean-up and replanting a new tree provided by the City, which will include a couple different maple trees and a red bud tree. The second bid was from Central Fence and their bid started at \$1600.00 depending on size of tree to be removed. The City will continue to remove trees every year and City Administrator Jim Fleming stated there is \$15,000 budgeted. Discussion followed.

1<sup>st</sup> reading- Councilperson David Watkins made a motion seconded by councilperson Margaret Roberts to approve the first reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts and David Watkins voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

Councilperson Michael Gray asked to postpone the 2<sup>nd</sup> reading until next meeting to give him time to talk to his constituents and get more information.

**ORDINANCE 22-1225 Lot Consolidation of the Highland Subdivision 66 Lots into a Single Lot**

Mayor Rick Krawlecki gave a brief overview of the consolidation and asked City Attorney Downard if there were any laws against it and he said no. The Mayor also stated they had a letter from the home owner's association and confirmed they were in agreement with it. Councilperson David Watkins asked questions regarding the sewer line and City Administrator Jim Fleming referred to the map in the council packet explaining the easements. Councilperson David Watkins asked about animal regulations with the property and the Mayor stated the City rules applied and if the property owner wanted large animals in the future, it would need to be brought to council. Councilperson David Watkins mentioned at one time there was discussion to annex the property and would like to see it materialize. Discussion followed.

1<sup>st</sup> reading- Councilperson Michael Gray made a motion seconded by councilperson Margaret Roberts to approve the first reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

2<sup>nd</sup> reading- Councilperson Michael Gray made a motion seconded by councilperson Margaret Roberts to approve the second reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

**ORDINANCE 22-1226 Vacating Streets in Highland Subdivision**

1<sup>st</sup> reading- Councilperson Michael Gray made a motion seconded by councilperson David Watkins to approve the first reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

2<sup>nd</sup> reading- Councilperson Michael Gray made a motion seconded by councilperson Mark Gray to approve the second reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

**ORDINANCE 22-1227 Amending the Ordinance Transferring the Municipal Court to the Circuit Court**

City Administrator Fleming gave a review of the amendment to the Ordinance with changes to 125.050A increases the fees from \$12.00 to \$15.00 because the Associate Judge will be hearing the cases. Also, sections D and J were eliminated and modified 125.060 by deleting the citation to the statute. City Attorney Jon Downard has been working with the Supreme Court to make these changes and the city is ready to move forward. Councilperson David Watkins asked to change Section 125.060 to state the fines will be paid at Phelps County Circuit Court.

1<sup>st</sup> reading- Councilperson Margaret Roberts made a motion seconded by councilperson Michael Gray to approve the first reading of ordinance with changes. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts and Mark Gray voted "aye" David Watkins, Nay Absent; Brittney Marston and Nathan Kemnitzler.

2<sup>nd</sup> reading- Councilperson Michael Gray made a motion seconded by councilperson Mark Gray to approve the second reading of ordinance with changes. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts and Mark Gray voted "aye". David Watkins, Nay Absent; Brittney Marston and Nathan Kemnitzler.

**ORDINANCE 22-1228 Issuance of \$2,995,000 of Sewage System Revenue Bonds (SRF Loan)**

City Administrator Jim Fleming gave a brief overview stating this loan will save the City about \$390,000 instead of bond issuance voted by the tax payers. He also stated the information provided to the council was to show how they had to modify it because it is an actual loan. Councilperson David Watkins asked if this makes out the bond and City Administrator Fleming stated it makes out what the voters approved but it does not max out the bonding authority. Councilperson David Watkins asked what the interest rate would be and City Administrator Jim Fleming said as of now it is 1.3% but it will not be set until day of closing. Discussion followed.

1<sup>st</sup> reading- Councilperson Margaret Roberts made a motion seconded by councilperson Tyler Wagnon to approve the first reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

2<sup>nd</sup> reading- Councilperson Michael Gray made a motion seconded by councilperson Margaret Roberts to approve the second reading of ordinance. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzler.

**RESOLUTION 22-360 Police Department Final Architectural and Engineering Service Contract**

City administrator Jim Fleming gave a brief overview of the contract stating it has been signed and now they can begin the bid documents for demolition and remodel of the police department. Councilperson David Watkins stated he thought they had agreed a list of repairs would be compiled so they could pick and choose what was going to be done instead of the whole bag. City Administrator Jim Fleming gave a list of everything that will be done and Councilperson David Watkins asked where the money would be coming from and City Administrator Jim Fleming stating it will come out of the ARPA Funds, which has an approximate balance of \$460,000 as of now and the balance of the \$750,000 should come in by October. Councilperson Mark Gray stated he was able to sit in on one of the architectural meetings and this will be quite the undertaking and they have to do it all at one time. Discussion followed.

Councilperson Mark Gray made the motion, seconded by Councilperson Margaret Roberts to approve the resolution. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzner.

**RESOLUTION 22-361 Contract with Integrity Engineering for design for Cupola at the Library**

City Administrator Jim Fleming stated this has been ongoing for 2 years and back in 2019 the cupola started leaning in the main reading room. They have found a cheaper alternative to replace it and it will look like the original cupola but the company needs the exact size. They solicited bids from 7 engineers and Integrity Engineering was the only company to submit a bid. This contract will get the exact measurements to mount the new cupola. This will come out of the library fund reserves and the library board already approved it but since it is a contract the Council has to approve. Discussion followed.

Councilperson Michael Gray made the motion, seconded by Councilperson Margaret Roberts to approve the resolution. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzner.

**Paving Downtown Parking Lot**

Mayor Rick Krawiecki gave a brief overview of the paving project stating that this has been a problem for the city since back in 1999 when a restaurant was located on the property. He also stated that Pierce Asphalt will be in town working on bridge repair and submitted a bid of \$23,060. Street supervisor Danny Scheel stated the parking lot will be milled, grinded and a three-inch overlay will be put on. Mayor Krawiecki added a second bid from Capital Paving came in at \$32,000. The ARPA funds will be used for this paving project leaving additional money for other projects. Councilperson Margaret Roberts said she had taken several complaints about the parking lot. The paving should be done by the end of July. Discussion followed.

Councilperson Mark Gray made the motion, seconded by Councilperson David Watkins to accept the bid from Pierce Asphalt. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzner.

**Purchase New Tractor to be Shared with the Street Department and Utilities**

Street supervisor Danny Scheel gave a brief description of the condition of the old tractor stating it was at least 12 years old and is broke down now. The cost to fix would be about \$13,000 and maybe keep it running a year or so. They can patch it up and possibly sell to someone to use on a farm. He also gave a brief description of the potential new tractor stating it would be shared with utilities because it will be used about 50/50 brush hogging for both departments. Councilperson David Watkins stated, in the past, he was opposed to sharing equipment but after speaking with Danny he was okay with it. Mayor Rick Krawiecki asked Danny when the new backhoe was going to arrive, and he stated it should be in by July 17, 2022.

Councilperson David Watkins made the motion, seconded by Councilperson Margaret Roberts to purchase new tractor. All councilmembers present voted "aye". Absent: Brittney Marston and Nathan Kemnitzner.

**MoDOT Proposal for Parking Area and Intersection Paving**

Mayor Rick Krawiecki and street supervisor Danny Scheel gave a brief overview of the paving project stating when MoDOT comes thru paving 68, next spring 2023, and they have offered to pave the parking area and start at Old City Hall and go up to high school and have also offered to also do the approaches for a total of \$2,000 which is a pretty good deal. Councilperson David Watkins asked what it would cost for the City to do the paving and Street supervisor Danny Scheel said about the same as doing one parking lot. They are virtually doing this for the City for just the cost of the blacktop and this will help to continue to beautify St. James. City Administrator presented financial information to the council and stated there will be no impact on the current street budget. Discussion followed.

Councilperson David Watkins made the motion, seconded by Councilperson Tyler Wagnon to approve MoDOT's offer to begin next spring. Roll call: Councilmembers Tyler Wagnon, David Bond, Michael Gray, Margaret Roberts, David Watkins and Mark Gray voted "aye". Absent: Brittney Marston and Nathan Kemnitzner.

**AGENDA ITEM: Department Reports**

**PUBLIC WORKS--DANNY SCHEEL**

Street supervisor Danny Scheel stated Jay Street bridge time will lapse on the 15<sup>th</sup> but they can still open the street for traffic before it is paved because the approach will not be that big of an issue. St. John time lapse will be up on the 23<sup>rd</sup> and they are hoping Pierce Asphalt will be in town because the approach will be too high to drive over. They also have been repairing several water line breaks happening the last week or so.

**ALLIANCE--BOB HATHCOCK**

Alliance report is attached to these minutes.

**SCHOOLS--NATHAN KEMNITZER**

In Nathan's absence Mayor Rick Krawiecki asked City Administrator Jim Fleming if he knew of anything going on at the school other than preparing for the upcoming school year and Jim stated that FFA has started brush hogging to get ready for rodeo in August.

#### **SENIOR CENTER—MICHAEL GRAY**

Councilperson Michael Gray stated that the new building is nearly complete and was funded by the neighborhood assistance program grant. It is a combination of warehouse and resource center where we can upcycle and recycle furniture that needs a little TLC. They wanted to thank the St. James football team for moving boxes from storage to the warehouse. They will be having a senior center golf tournament on September 30 and Contact Sarah at 265-7072 to join the fun. Check out their Facebook page for upcoming events. Commodity day will be Thursday, July 21<sup>st</sup> from 7:30 – 9:30. Call Marilyn for further information 265-2047 and new thrift store hours will be Monday – Friday 9:00 – 5:00 and Saturday 9:00 – 4:00. A few facts to share was over 8,000 healthy lunches were served to at-risk populations and surrounding communities. Over 4,500 folks of all ages have used the center for meetings, exercises and other activities. There has been 55 unique senior and community activities this year.

#### **POLICE—MARK GRAY**

Councilperson Gray stated the department is doing well and keeping busy. They took 853 call for service last month. Chief Jones was able to hire our new police officer Timothy Gochanour. Officer Gochanour has served in the United States Army as a military police officer. He started Wednesday July 6 and is doing an outstanding job according to Chief Jones

#### **MO HUMANITIES—No Report**

#### **PARK—TYLER WAGNON**

Councilperson Tyler Wagnon stated Tiger shark Waterpark opened on June 23 and attendance is up including one day so far with max capacity so be sure and look at their Facebook page for more information. There have been two early closures so far due to weather. There has been several after hour rentals for birthday parties etc. and they will be having their first dive-in movie night this Saturday at 8:00 pm. Softball and baseball is continuing at the park and times have had to be adjusted due to the heat. Forest City Explorers summer camp started this week and fall soccer sign-up will be available soon. She spoke to Joe Buiwire, with Friends of the Park, and so far they have raised over \$100,000 for the new park initiative. They are planning site work for 3 different locations and hoping to make a presentation to the Parks Board and City Council soon. Pictures of the playground can be seen on the Friends of the Park Facebook page. Donations will be accepted through the Kaylor Katherine Foundation and they are working on a Facebook page to make private donations.

#### **LIBRARY—DAVID BOND**

Councilperson David Bond stated the Library staff has expressed interest in finding ways to commemorate two notable St. James women Mayme Ousley and Mary Lou Corn. Councilperson Bond stated he has been thinking about it for a month or so to develop a plan that would involve the school district but he does not want to reveal that plan just yet.

**STREET---DAVID WATKINS**

Councilperson David Watkins stated there is one position still open and he commended them for their motivation to their job during the shortage.

**SANITATION---MICHAEL GRAY**

Councilperson Gray stated everything is running smoothly.

**PCAR---DAVID BOND**

Councilperson David Bond stated they are in great need of volunteers and he knows people at the school district and is hoping when school season starts he can find some volunteers and will be working with the Boulware's to have a fund raiser in the fall.

**CHAMBER-BRITNEY MARSTON**

In Councilperson Britney Marston's absence Mayor Rick Krawiecki gave a report from Chamber Director Kelly Money stating there have been 465 visits which is down 40% for June. KRCG television from Jefferson City was here on July 7 and did some interviews about St. James and will be featured on their summer road segment on July 14. He gave statistics for the Instagram and Facebook page for the Chamber. As of July 1, the city was third in the small town showcase and will know if the City makes the top 5 on July 18. There were 23 businesses that sponsored the fireworks show this year costing approximately \$8,000. The mayor wanted to thank everyone for their sponsorship. The chamber has 22 new members for 2022 and on July 8 they had the 2<sup>nd</sup> annual golf tournament to raise money for the chamber to help with all the activities they do. The utility board meeting will be held tomorrow July 12.

**IDA---MICHAEL GRAY---**

Councilperson Michael Gray stated he attended the last meeting last month. Nothing else to report.

**UTILITIES---MARGARET ROBERTS - No Report**

**CITY ADMINISTRATION---JIM FLEMING**

City administrator Jim Fleming went over budget numbers presented at meeting stating street department is \$18,000 under budget and since the police department is short 2 officers they are around \$30,000 under budget. General Fund is \$11,000 negative and street department is negative \$33,000. TST funds have been transferred monthly to make up shortfall. Parks is in the red because they have been spending money for several programs and income will start to show this fall from these programs. The pool is doing very well, despite a late start. Councilperson David Watkins asked if the transfer of funds is necessary since the pool is doing well and City administrator Jim Fleming stated the transfer of funds is still necessary to make the bond payment but the pool is holding its own.

**MAYOR---RICK KRAWIECKI**

Mayor Rick Krawiecki thanked Lyle Thomas, former Public Works Director, for his years of service to the city and his knowledge will be missed. He also wanted to thank the City Council for sharing information on Social Media for a lot of happenings in the St. James area to help put the word out. He also thanked everyone this evening for voting for several improvements that will make our city a lot better.

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**AGENDA ITEM: Adjourn**

With no further business to discuss Councilperson David Watkins made a motion seconded by Councilperson Tyler Wagnon to adjourn. The meeting was adjourned at 8:30 pm.

ATTEST:

\_\_\_\_\_  
Linda Cochran, City Clerk

\_\_\_\_\_  
Rick Krawiecki, Mayor

\_\_\_\_\_  
Date