

**December 14, 2020**  
**St. James Municipal Center**  
**City Council Meeting**  
**7:00 pm**

**AGENDA ITEM: Call to Order**

Mayor Krawiecki called the meeting to order. Councilmember Joe Boulware attended in person. Councilmembers Marston, Gray, Swanson, Anselm, Edwards, and Wagnon attended via Zoom. Other's in attendance were Administrator Fleming, David Watkins, and Gene Matlock. Others in attendance via Zoom were Billy Bowers and Bob Hathcock with Alliance, Attorney Justin Head, Joy Howard with WM Financial Services, Chief Ron Jones, and Mark Grimm with Gilmore and Bell. Councilman Smith was absent from the meeting.

Mayor Krawiecki led in the Pledge of Allegiance, Administrator Fleming led in a word of prayer.

---

**AGENDA ITEM: Adoption of Agenda**

Councilman Gray made a motion to adopt the agenda. Councilwoman Marston seconded the motion. All councilmembers voted "aye".

---

**AGENDA ITEM: Minutes**

Councilman Boulware made a motion to approve the minutes from the November 10, 2020 meeting. Councilwoman Edwards seconded the motion. All councilmembers voted "aye".

---

**AGENDA ITEM: Bills**

Councilwoman Edwards made a motion to approve the October and November paid bills. Councilman Anselm seconded the motion. All councilmembers voted "aye".

---

**AGENDA ITEM: Citizen Comments**

David Watkins spoke with the council about the utility service availability fee. He asked the council if we knew how much it would generate? Mayor Krawiecki replied with approximately \$300,000. David then asked if the PILOT included the service fee. Administrator Fleming stated no it did not. David asked why did the increase have to be done all at one time during a pandemic? Administrator Fleming stated that due to the sewerage treatment loan DNR is stating we have to fix rates; we are currently in violation of our own bond. All of the service availability fee will go to pay for the sewerage treatment plant.

Kimberly Murphy asked questions concerning Ordinance # 20-1185 specifically sections O,P,Q, and R which pertain to limited gatherings. She stated she was there to stand up for small businesses. Murphy asked if the city council was going to limit the amount of people in a building like Rolla has. She stated

that it has hurt their businesses. Mayor Krawiecki mentioned that the city council was only following the Phelps County guidelines at this point and nothing stricter. Murphy also mentioned that section O states that the council can take people out of their homes and house them somewhere else if they have the virus. Mayor Krawiecki insured her that we would not be doing that.

---

### **AGENDA ITEM: Ordinance No. 20-1183 – Animal Control Amendment**

Clerk Wheeler read Ordinance No. 20-1183 for the second and final reading. Councilman Boulware made a motion to approve the ordinance as read. Councilman Anselm seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The ordinance was approved as read.

---

### **AGENDA ITEM: Ordinance No. 20-1184 – Sewerage System Refunding Bonds**

Clerk Wheeler read aloud Ordinance No. 20-1184 for the first reading. Jim explained that Joy Howard had been able to refinance our current bond to save money with a 1.8% rate. The length of the bond had not extended and would still be due in 2033. Councilman Anselm made a motion to approve the ordinance as read. Councilman Boulware seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The first reading was approved.

Clerk Wheeler read aloud Ordinance No. 20-1184 for the second and final reading. Councilman Gray made a motion to approve the ordinance as read. Councilwoman Edwards seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”.

The ordinance was passed and approved as read.

---

### **AGENDA ITEM: Ordinance No. 20-1185 – Extending Emergency Powers Act**

Clerk Wheeler read Ordinance No. 20-1185 for the first reading. Mayor Krawiecki explained that this would extend the current ordinance until March 31, 2021. Councilman Boulware made a motion to approve the ordinance for the first reading. Councilman Gray seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “no”. The ordinance was passed for the first reading.

Clerk Wheeler read Ordinance No. 20-1185 aloud for the second and final reading. Councilman Anselm made a motion to approve. Councilwoman Edwards seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “no”.

The ordinance was passed and approved as read.

---

### **AGENDA ITEM: Ordinance No. 20-1186 – Board of Adjustment Fee**

Clerk Wheeler read Ordinance No. 20-1186 aloud for the first reading. Administrator Fleming explained to the council that this ordinance would cover the cost of a court reporter and other fees associated with calling a Board of Adjustment meeting. In the past the city has had to pay these fees and they can get rather big. Councilwoman Edwards made a motion to approve the ordinance for the first reading. Councilman Boulware seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The ordinance was approved for the first reading.

---

### **AGENDA ITEM: Ordinance No. 20-1187 – City Property Annexation**

Clerk Wheeler read Ordinance No. 20-1187 aloud for the first reading. Mayor Krawiecki explained that this would bring a wedge of property that the city owns by Marion Drive from the county into the city. Councilman Boulware made a motion to approve the first reading. Councilman Gray seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The ordinance was approved for the first reading.

---

### **AGENDA ITEM: Ordinance No. 20-1188 – Pitts Property Annexation**

Clerk Wheeler read Ordinance No. 20-1188 aloud for the first reading. Administrator Fleming stated that the Pitt’s property was surrounded by city property and utilities. They would just like to be brought in as part of the city. He explained this is the two-story house by Meramec Vineyards. They would like to be zoned as R1 Residential. Councilman Gray made a motion to approve the first reading. Councilwoman Marston seconded the motion. All councilmembers voted “aye”.

---

### **AGENDA ITEM: Ordinance No. 20-1189 – Walmart Bond Agreement**

Clerk Wheeler read Ordinance No. 20-1189 for the first reading. Councilman Anselm made a motion to approve the ordinance as read. Councilwoman Wagnon seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The ordinance was approved for the first reading.

Clerk Wheeler read Ordinance No. 20-1189 for the second reading. Councilman Boulware made a motion to approve. Councilwoman Edwards seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”.

The ordinance was passed and approved as read.

---

### **AGENDA ITEM: Resolution No. 20-311 – Ace Pipe Cleaning Contract**

Clerk Wheeler read Resolution No. 20-311 aloud for the first and only reading. Councilman Gray made a motion to approve the resolution as read. Councilwoman Marston seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The resolution was passed as read.

---

### **AGENDA ITEM: Resolution No. 20-312 – Textmygov Contract**

Clerk Wheeler read Resolution No. 20-312 aloud for the first and only reading. Administrator Fleming mentioned that this would all citizens to text the city website and search for keywords or to text about an issue in town or for us to send out notifications easier. This will go along with the website approved at last months meeting that is expected to be done around May. Councilman Boulware made a motion to approve the resolution as read. Councilman Gray seconded the motion. Upon roll call, the voting was as follows: Councilman Boulware “aye”; Councilman Anselm “aye”; Councilwoman Marston “aye”; Councilwoman Edwards “aye”; Councilman Gray “aye”; Councilwoman Wagnon “aye”; Councilwoman Swanson “aye”. The resolution was passed as read.

---

### **AGENDA ITEM: Sale of 110 W. Washington Property**

The Mayor mentioned to the council that there was interest in purchasing the property located at 110 W. Washington. He asked the council if they would like to advertise the property to see if there is anyone else interested and see what types of bids we get. He stated he had ACAR Real Estate look and comps were going for around \$20,000. After some discussion the council all agreed to put it out for bid and see if we get any interest.

---

### **AGENDA ITEM: Lease for Phelps County Animal Rescue**

Mayor Krawiecki asked Councilman Boulware as liaison for PCAR to lead the discussion. Boulware was asking the council to relook at the amount in the lease agreement that the City would pay each month. Boulware stated that the \$1000 a month given by the city was not enough to cover all their expenses. He also mentioned that even though the city was covering certain expenses it was often coming out of the employee’s pockets first and then the city would reimburse for the money spent. He suggested that we give them a higher amount, so they did not have to pay out of pocket. Boulware suggested doing 50% of the Use Tax income brought in. Mayor Krawiecki thought that we should do a set amount instead of a percentage and suggested \$2000 per month. Boulware mentioned that as of this month they were in the negative and did not think the \$2000 would cover the costs. Administrator Fleming suggested giving the rescue \$5000 a month on top of the \$1000 they already received.

After a lot more discussion Councilman Boulware made a motion to provide the Phelps County Animal Rescue with \$5000 additional income, along with the \$1000 they were already receiving per the lease agreement, each month for the next three months: December 2020, January 2021 and February 2021. The council would revisit their spending’s in March and decide then what to do moving forward. Councilman Gray seconded the motion. All councilmembers voted “aye”.

---

## **AGENDA ITEM: Councilman Smith Resignation**

Mayor Krawiecki read Bob Smith's resignation letter. Bob will serve until April 2021 which will allow for the new election and someone to fill the rest of his one-year term. Councilman Anselm made a motion to accept the resignation. Councilman Gray seconded the motion. All councilmembers voted "aye".

---

## **AGENDA ITEM: Department Reports**

See attached reports – Library, Chamber, Park, Schools, Senior Center, Street, Sanitation, Animal Shelter, Public Works & Alliance

Police – Chief Jones mentioned that they had 700 calls for the last 30 days. The new officer was in training and the Christmas fundraiser was going well.

IDA – Councilman Gray mentioned that the IDA had met and discussed the Streetscape plan.

City Administrator – Administrator Fleming covered the budget report to date, he stated that most departments were under budget and doing well.

Mayor – Mayor Krawiecki mentioned that council election sign-ups would begin tomorrow at 8:00 am. The Mayor thanked the employees, board and council members and business owners of the city for making this tough year continue to run smooth for our city. Mayor Krawiecki closed with a Proclamation for Jesse Gahr who passed away recently and was a involved member of the community.

---

## **AGENDA ITEM: Adjourn**

With no further business to discuss, Councilman Gray made a motion to adjourn the meeting. Councilman Boulware seconded the motion. All councilmembers voted "aye". The meeting was adjourned at 9:15 pm.

---

Rick Krawiecki, Mayor

ATTEST:

---

Sarah Wheeler, City Clerk

---

Date