

**City of Odessa Board of Aldermen**  
**Odessa Community Building | 601 W. Main Street**  
**June 11, 2018 | 7:00 pm**  
**Meeting Minutes**

**CALL TO ORDER**

Mayor Adam Couch called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Mayor Adam Couch led the Pledge of Allegiance.

**ROLL CALL**

Peggy Eoff, City Clerk called the roll.

Mayor Adam Couch	Present		
Alderman Ray Harves	Present	Alderman John Carmody	Present
Alderman Steve Wright	Present	Alderman Mike Stevens	Present
Alderwoman Mickey Starr	Present	Alderman Brian Henning	Present

City Staff present: Nici Wilson-City Administrator, Dawn Jennings-Finance Director, Josh Thompson-Police Chief, Kenny Snider-Wastewater Superintendent, Darrin Lamb-Water/Street Superintendent Carson Hodge Electric Superintendent, Keith Gibson EMS Director and City Attorney-Joe Lauber

Others present: Hannah Spaar-The Odessan, Steve Cobb, Mitch Knapp, Stephen Farnsworth, Tony Easter, Steve Lockhart, Attorney Nathan Soendker, David Osborn

**WELCOME TO VISITORS**

Mayor Adam Couch welcomed visitors.

**CONSENT AGENDA**

Purchasing Card Report (April & May)

Income Statement/Balance Sheet

A/P Monthly Registers (April & May)

Approval of Minutes

- May 29, 2018 – Regular Session

City Administrator's Report (Info Only)

Police Department Report (Info Only)

Monthly EMS Summary Report (Info Only)

Code Compliance Monthly Report (Info Only)

Special Events Application-2018 Puddle Jumper Days

Submitted by: Steve Cobb

Date August 2-4, 2018

Request: Waiver of the Ordinance allowing alcohol on City property

Motion was made by Alderman Stevens, seconded by Alderman Starr to approve the consent agenda. Motion carried 6-0.

### **PUBLIC COMMENTS**

Attorney Nathan Soendker with Soendker Law LLC of Kansas City introduced himself and told the Mayor and Board of Aldermen he was representing a small number of land owners that are within the proposed area being presented for rezoning. Mr. Soendker stated his clients have a number of concerns that are summarized:

- Size of rezoning constitutes a substantial rezoning and under current statute it must be made in accordance with a comprehensive plan. The current comprehensive plan dated in 2002.
- According to Mr. Soendker, state statute requires any zoning of this magnitude be conducted in accordance the comprehensive plan
  - Clients are concerned with the comprehensive plan is too dated to be considering this rezoning.
- Planning and Zoning is recommending that two city blocks are changing from R-2 and R-3 to R-1
  - Mr. Soendker stated that in developing a comprehensive plan there must be a careful and substantial survey of current condition of the area and that it is unlikely that the plan would be the same as it was in 2002
  - In addition, to the best of his knowledge there has not been a study of traffic in the area, density, the number on individuals living at a property for the zones which are in question and no plans are being done to conduct that survey.
- A concern was shared in the manner of the response to a request of the final report
  - According to Mr. Soendker, the Board of Aldermen cannot bring this matter to a public hearing and vote without this report,
  - They are requesting to see this final report, if in existence, before the matter is taken up before the Board of Alderman for a vote.
  - There was some confusion as to what this final report was they were referring to
- The area that Planning and Zoning made their recommendation to the Board was amended from the original area that was provided for in the public notices
  - It was noted that the footprint was actually reduced in size, not enlarged
- According to Mr. Soendker if the Board of Alderman vote to approve the rezoning the results to his client and other landowners would create a substantial economic hardship, noting it is a fact that certain zoning classifications have economic value that differ from other zoning districts.
- Mr. Soendker stated that he is asking the matter be removed from the board and taken back up with the planning and zoning board and not proceeded upon until there is an updated comprehensive plan in which to in-act any possible zoning redistricting issues

## **MAYOR'S REPORT**

- Mayor Couch stated that he had an opportunity to take Alderwoman Starr around to show her the city facilities he thanked her for taking the time to go

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## **ALDERMEN REPORTS**

- Alderman Harves – commented that he had the opportunity to attend the MML Elected Officials Training in Columbia, adding he learned a lot and received ideas that he would like to present to the Board at a later time
- Alderwoman Starr – thanked the Mayor to taking her to the city facilities

## **OLD BUSINESS**

There was no old business to come before the Board of Aldermen.

## **NEW BUSINESS**

### *Presentation of the Park Board Annual Report*

Steven Cobb - Park Board President presented the annual report

- Pool numbers are up and he is confident that they will meet the projected numbers
- Pool concessions are also higher than projected, which includes new menu items
- Ballfield concessions are down. Collaboration is ongoing to try and improve this
- Iron Dog Challenge did not do as well as anticipated likely due to the forecasted weather
- Continue efforts with Partners for Parks has helped make large strides in park improvements. The first annual reversal raffle was a success
- An outdoor speaker system was donated to the pool by the Puddle Jumper Committee. Not only does it provide entertainment, but provides a safety resource in making public announcements in the event of bad weather
- In a little over two and a half (2 ½) months we will be half way done with the pool payments
- It's the desire of the Park Board that the Aldermen consider to begin the conversations as to the long range plans of the 1912 Building and the City Lake, noting he realizes that neither belong to the parks department, but would hope that the aldermen would consider that these spaces could be utilized for recreational activities

### *Appointment to the Emergency Services Consolidation Advisory Committee*

In a memo to the Board, Mayor Couch recommended that Alderman Steve Wright and Keith Gibson EMS Director be appointed to the emergency services consolidation advisory committee.

Motion was made by Alderman Stevens, seconded by Alderman Henning to approve the appointment of Alderman Steve Wright and Keith Gibson, EMS Director to the emergency services consolidation advisory committee. Motion carried 5-0. Alderman Wright abstained.

Bill No. 2018-11 (1<sup>st</sup> reading) – Establishing additional stop signs (Johnson Drive/Chestnut)

Mayor Couch read bill no. 2018-11, the proposed ordinance establishing additional stop signs at the south intersection of Johnson Drive and Chestnut.

Motion was made by Alderman Henning, seconded by Alderman Stevens. Motion carried 6-0.

Bill No. 2018-11 (2<sup>nd</sup> reading)

Mayor Couch asked if the second reading of bill no. 2018-11 could be postponed to allow the aldermen to visit with their constituents in the area and for the information to be in the paper before the final vote of the bill.

Motion was made by Alderman Harves, seconded by Alderwoman Starr to postpone the second reading of bill no. 2018- 11 to the June 25<sup>th</sup> meeting. Motion carried 6-0.

Bill No 2018-12 (1<sup>st</sup> reading) Amending Chapter 2 Police Code for disposal of unclaimed personal property

Mayor Couch read bill no 2018-12, the proposed ordinance amending Chapter 2 of the Odessa Code of Ordinances for the disposal of unclaimed personal property. Motion was made by Alderman Harves, seconded by Alderman Henning to approve bill no. 2018-12, first reading. Motion carried 6-0.

Bill No 2018-12 (2<sup>nd</sup> reading) Amending Chapter 2 Police Code for disposal of unclaimed personal property

Motion was made by Alderman Wright, seconded by Alderman Stevens to approve bill No. 2018-12, second reading. Vote as follows: Alderman Harves aye Alderman Wright aye Alderwoman Starr aye Alderman Carmody aye Alderman Stevens aye Alderman Henning aye. Motion carried 6-0.

Bill No 2018-13 (1<sup>st</sup> reading) Budget Amendment - VFD repairs

Mayor Couch read bill no 2018-13, the proposed ordinance amending ordinance no. 2962 to acknowledge receipt of settlement proceed income received and to increase the equipment repair and maintenance expenditure budget of the waste water fund to appropriate the funds for payment of the expenses associated with the VFD repairs.

Motion was made by Alderman Stevens, seconded by Alderman Harves to approve bill no. 2018-13, first reading. Motion carried 6-0.

Bill No 2018-13 (2<sup>nd</sup> reading) Budget Amendment - VFD repairs

Mayor Couch read bill no 2018-13, the proposed ordinance amending ordinance no. 2962 to acknowledge receipt of settlement proceed income received and to increase the equipment repair and maintenance expenditure budget of the waste water fund to appropriate the funds for payment of the expenses associated with the VFD repairs.

Motion was made by Alderman Stevens, seconded by Alderman Henning to approve bill no. 2018-13, second reading. Vote as follows: Alderman Harves aye Alderman Wright aye Alderwoman Starr aye Alderman Carmody aye Alderman Stevens aye Alderman Henning aye. Motion carried 6-0.

Bill No 2018-14 (1st reading) Proposed rezoning ordinance

Mayor Couch read bill no 2018-14, the proposed ordinance to amend section 8.104 of the zoning ordinances of the City of Odessa, Missouri by changing that part of the area described herein from R-3 (multi-family dwelling district) and R-2 (two family dwelling district) and C-2 (general commercial district) to R-1 (single family dwelling district) and to change the official zoning map accordingly. Attorney Joe Lauber told the Mayor and Board of Aldermen that before the Board takes action that he would like the opportunity to review the concerns that Mr. Soendker spoke of, asking Mr. Soendker to present the concerns to him in writing by the end of business on Wednesday June 13, 2018. Motion was made by Alderman Wright, seconded by Alderman Carmody to postpone for consideration of bill no. 2018-14 pending legal review. Motion carried 6-0.

Closed Session

There being no further business to come before the Board of Aldermen in open session, motion was made by Alderman Harves, seconded by Alderman Henning to move the meeting into closed session pursuant to RSMo 610.021 (12) for contract negotiations at 7:28 p.m. Vote as follows: Alderman Harves aye Alderman Wright aye Alderwoman Starr aye Alderman Carmody aye Alderman Stevens aye Alderman Henning aye. Motion carried 6-0.

Closed session began at 7:36 p.m. The Mayor, Alderman Wright, Alderman Stevens Alderman Henning, Alderman Harves, Alderwoman Starr, Alderman Carmody, Attorney Joe Lauber, Nici Wilson and Peggy Eoff were present during the closed session. No action was voted upon.

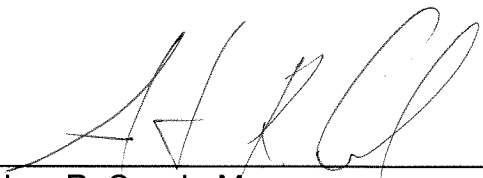
Motion was made by Alderman Henning, seconded by Alderwoman Starr to return to open session at 7:45 p.m. Vote as follows: Alderman Harves aye Alderman Wright aye Alderwoman Starr aye Alderman Carmody aye Alderman Stevens aye Alderman Henning aye. Motion carried 6-0.

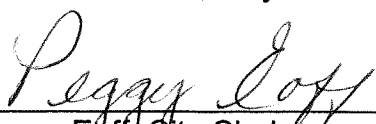
Adjourn

There being no further business to come before the Board of Alderman, motion was made by Alderman Wright, seconded by Alderman Stevens to adjourn the meeting at 7:45 pm. Motion carried 6-0.

Approved:

June 25, 2018

  
Adam R. Couch, Mayor

  
Peggy Eoff, City Clerk