

**City of Odessa Board of Aldermen
Odessa Community Building | 601 W. Main Street
August 27, 2018 | 7:00 pm
Meeting Minutes**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Adam Couch led the Pledge of Allegiance.

ROLL CALL

City Clerk, Peggy Eoff called the roll.

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

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

Others present: Hannah Sparr-The Odessan, Steve Lockhart, Pat Harves, Jamie Wimberly, Alicia Gust, Connie Hughes

WELCOME

Mayor Adam Couch welcomed visitors.

APPROVAL OF CONSENT AGENDA

Approval of Minutes

- August 13, 2018 – Regular Session

Planning & Zoning Action Report

Special Event Application: Odessa Cruise Night

Submitted by: Alicia Gust

Date: October 6, 2018 from 4:00 pm to 8:00 pm

Request: 2nd Street from Dryden Street to West Main be closed off entirely as well as Mason Street, from alley to alley

Special Event Application: Homecoming Parade

Submitted by: OHS Student Council Advisor

Date: Friday October 5, 2018 at 1:00 pm

Request: Police and fire escort and street closures of where parade begins at College & 2nd Street, North on 2nd Street, West on SE Railroad (Police Station) to 3rd Street, South on 3rd Street and 3rd and College Street

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

PUBLIC COMMENTS

Let the record show there were no public comments.

MAYOR'S REPORT

Mayor Couch reminded the Board and those present that City offices will be closed on Monday, September 3, 2018 for Labor Day.

ALDERMEN REPORTS

- Alderman Harves thanked the Police Department for their work in regards to traffic control over the weekend during the Little League Football Jamboree and the Bikers for Boomers.

OLD BUSINESS

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

NEW BUSINESS

Introduction – New City Employees

City Administrator Nici Wilson introduced and welcomed the City's newest employees to join our organization: Melissa Hundley-City Hall, Derrick Carter-EMS Department, Kevin Worts-Wastewater Department, David Ryan-Street Department, Matt Jones, EMS Department.

Stop Sign Request - Intersection of East Benning and Wells Street

City Administrator Nici Wilson indicated following the previous meeting she, Chief Thompson, and Darrin Lamb have evaluated the intersection noting there are a couple of options before the Board for their consideration and decision. The following options were highlighted:

- Remove the stop sign eastbound on Benning and install a stop sign northbound On Wells. This option makes Benning a through street.
- Add a stop sign westbound on Benning and a stop sign on northbound Wells to create a three (3) way stop at the intersection.

A motion was made by Alderwoman Starr, seconded by Alderman Carmody to direct the staff to draft an ordinance to establish a three (3) way stop at the intersection of Benning and Wells. Discussion included comments from Alderman Harves with his concern of the continued requests of stop sign placements throughout town. Alderman Harves further indicated he felt it might be a bit overkill to have a three (3) way stop at this intersection, when it would appear to make sense for Benning to be a through street. Alderman Carmody indicated speed is a concern in this area.

Motion carried 6-0.

Bill No. 2018-21 – Landlord Responsibility for delinquent utility accounts

Mayor Couch read bill no. 2018-21 an ordinance regulating utility billings on rental properties, landlord responsibilities for utility bills on rental properties, and handling of delinquent utility accounts for rental properties in the City of Odessa, Missouri. Motion was made by Alderman Henning, seconded by Alderman Starr to approve bill no. 2018-21, first reading. Mayor Couch noted that this item for discussion had been previously

addressed, but no action was voted upon. It was further noted the ordinance currently being presented has been review by our city attorney. In addition, for the Board's review, Dawn Jennings provided a summary of the inactive utility accounts that remain in arrears with the City. In her summary it indicates there is \$217,151 in inactive account balances. Of that amount eight-six (86) percent is on accounts that were in the name of a tenant while the remaining fourteen (14) percent are from owner occupied residents. Alderman Stevens inquired what other cities around have a similar ordinance on file. Wilson noted a few cities but would provide a more complete list to the Aldermen with follow up correspondence after the meeting. Mayor Couch inquired on what mechanisms we currently have to collect unpaid utilities. Wilson noted through the use of a collection agency. Jennings added that in many cases tenants leave with no forwarding information therefore the return from the collection agency is only around one (1) percent. Further discussion was held:

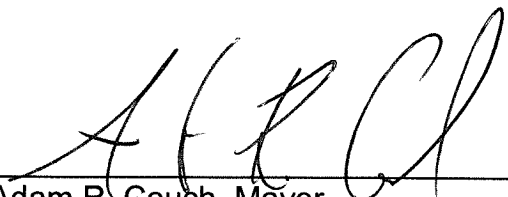
- Alderwoman Starr - can we require the landlords to keep the water in their name and they collect their utilities in the rent
- Joe Lauber - not all landlords have leases set up to do so, but with this ordinance in place which state law allows us to hold the property owner jointly responsible for the utility usage at the property in which they own
- Can deposits be increased for just tenants
 - The legality of a separate deposit amount would have to be researched
- Mayor Couch - noted this is an issue that is not going away. Unless another option is available to administrative staff, the rate payers that remain current with their utilities will continue to subsidize these delinquent accounts
- Alderman Henning - if this ordinance were to pass would it be on accounts that become delinquent moving forward or would we be able to go back on old accounts
 - Wilson noted it would be on accounts moving forward, adding the Ordinance would go into effect on January 1, 2019 to allow for adequate notification
- The Aldermen requested a breakdown of the summary of delinquent inactive accounts by year
 - Jennings will provide that information in a follow up email to the Board

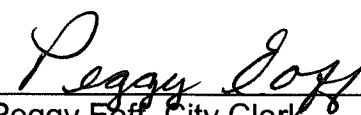
Adjourn

There being no further business to come before the Board of Alderman, motion was made by Alderman Henning, seconded by Alderman Stevens to adjourn the meeting at 7:26 pm. Motion carried 6-0.

Approved:

September 10, 2018


Adam R. Couch, Mayor


Peggy Eoff, City Clerk