

**Minutes of City of Charlack Board Meeting
Tuesday, March 13, 2018 at 7:00pm
Charlack City Hall**

Call to Order

Mayor Mark Chamberlain called the meeting to order at 7:01pm

Roll Call

Alderman Terry	Present
Alderman Klema	Present
Alderman Bonzo	Present
Alderman Elwood	Absent
Mayor Mark Chamberlain	Present
City Attorney Edward Sluys	Present (In the absence of the City Clerk (excused) the City Attorney took the minutes)

Approval of Agenda

Motion to amend the agenda by the addition of a closed session meeting to discuss litigation pursuant to Section 610.021(1) RSMo was made by Alderman Klema and seconded by Alderman Terry. Motion passed with no dissensions.

Motion to amend the agenda by the addition of Police Services Request for Proposals to “New Business” was made by Alderman Klema and seconded by Alderman Elwood. Motion passed with no dissensions.

Motion to approve the agenda, as amended, was made by Alderman Elwood, seconded by Alderman Terry. Motion passed with no dissensions.

Approval of the Minutes from the Board Meeting on February 13, 2018

Motion to approve the minutes from the Board Meeting on February 13, 2018 was made by Alderman Bonzo, seconded by Alderman Klema. Motion passed with no dissensions.

Approval of the Minutes from the Town Hall Meeting on December 12, 2017

Motion to approve the minutes from the Town Hall Meeting on December 12, 2017 was made by Alderman Klema, seconded by Alderman Terry. Motion passed with no dissensions.

New Business

- City Prosecutor Wesley Bell addressed the Board and public. Mr. Bell asked residents to let him know if there are problem properties and issues. Mr. Bell explained previous issues with the forms that were used, and how that has been corrected. Mayor Chamberlain stated he had heard positive things with the Judge and that the Court had been working with people. Mr. Bell explained the consolidated courts. Resident Doris

Finnegan, 8635 Olden asked what happens if there is not compliance from property owners in housing cases. The City Attorney explained the limitations on enforcement procedures that can be used in housing cases under state law. Mr. Bell explained how long the housing violation complaint and court process takes. The City Attorney was asked to review whether the City can adopt a vacant property registry and registry for landlords to help with code enforcement. A discussion also occurred on whether short term rental properties in residential areas were permitted.

- Ryan Harris, 8669 Burton who stated he was operating an Airbnb property in the City explained that he thought he was providing value to the community and that he wants to do it the right way and make people happy. Don Dickey, the City's Code Enforcer, explained that inspections and permits were a necessary part of doing things correctly. The Mayor asked for Mr. Harris and Mr. Dickey to get together to discuss enforcement issues. The Mayor and Board expressed concerns about public safety related to the use of the basement for guests due to lack of fire egress.
- Chris Brun, 2448 Ackerman, asked for an update with respect to the properties located at 2464 Ackerman and 2414 and 2418 Gilrose. Don Dickey said the properties are in the code enforcement system.
- Doris Finnegan asked whether a weed can become a tree. Ms. Finnegan also stated that we need to start something to help improve the town, help those that cannot help themselves. Alderman Terry stated that the City had tried previously to work with organizations such as rebuilding Together.
- Mayor Chamberlain discussed the use of vehicles stickers. The consensus was to not charge for vehicle stickers. The City Attorney was directed to review current ordinances to see whether those in effect already allow for vehicle stickers, and if not to prepare a Bill.
- The Board discussed getting more bids for the re-carpeting of the Board Chambers, as only one bid had been received.

Motion to continue the discussion of re-carpeting the Board Room to the next meeting of the Board of Aldermen was made by Alderman Elwood, seconded by Alderman Klema. Motion passed with no dissensions.

- Mayor Chamberlain discussed bridge repair and his plan to get with the City Engineer regarding the same
- The Board discussed preparing a Request for Proposals for police services.

Motion to authorize the Mayor and City Attorney to prepare a Request for Proposals for police services was made by Alderman Klema, seconded by Alderman Terry. Motion passed with no dissensions.

City Hall Report

- Due to the excused absence of the City Clerk, no financial report was given.

Comments from the Aldermen

Ward 1

- Alderman Bonzo complimented the work that was done repainting the Board Chambers by Peter Daub.
- Alderman Elwood gave his professional background including his experience in the construction industry, and stated that the condition of the back porch at City Hall had deteriorated badly and was hazardous. Alderman Elwood stated that the replacement was necessary and approved by the Board. Alderman Elwood stated that if the City is going to issue citations to property owners, that the City not be hypocritical.

Ward 2

- Alderman Terry discussed issues with street signs being down, and stated that he gave Peter Daub a list, and that Peter Daub and Perry are going around the City reviewing signs. Alderman Terry stated that the City may have to buy more signs. Alderman Terry also indicated that some fire hydrants are rusting and may need replacing.
- Alderman Klema reminded those in attendance that the Easter egg hunt is scheduled for March 24th, and that people should bring kids and grandkids.

Mayor's Report

- The Mayor complimented Peter Daub's work in the Board Chambers, and also thanked Alderman Klema for helping. The renovations did not cost a lot.
- The Mayor commented that the porch work is underway.
- The Mayor stated he spoke with the City Engineer with respect to the Public Works building, and the City Engineer had made suggestions about how to reduce costs with removing the house.

City Attorney's Report

- The City Attorney had no report

Old Business

- Mayor Chamberlain stated that the stairs down to the side door by the porch also had to be fixed, which cost \$500.

Bills, Ordinances and Resolutions

- Alderman Klema made a Motion for the first reading of Bill 18-1, seconded by Alderman Elwood. Motion passed with no dissensions.
- Alderman Elwood made a Motion for the second reading of Bill 18-1, seconded by Alderman Klema. Motion passed with no dissensions.
- Alderman Klema made a Motion to approve and adopt Bill 18-1 as Ordinance 18-1, seconded by Alderman Elwood. The City Attorney called the Roll, and the votes were cast as follows:
 - Alderman Terry – Aye
 - Alderman Klema – Aye
 - Alderman Bonzo – Aye
 - Alderman Elwood – Aye.

- Alderman Terry made a Motion for the first reading of Bill 18-2, seconded by Alderman Elwood. Motion passed with no dissensions.
- Alderman Terry made a Motion for the second reading of Bill 18-2, seconded by Alderman Elwood. Motion passed with no dissensions.
- Alderman Klema made a Motion to approve and adopt Bill 18-2 as Ordinance 18-2, seconded by Alderman Elwood. The City Attorney called the Roll, and the votes were cast as follows:
 - Alderman Terry – Aye
 - Alderman Klema – Aye
 - Alderman Bonzo – Aye
 - Alderman Elwood – Aye.

Public Participation

- Frank Mattingly, 8733 Olden said he appreciated the work in getting the porch fixed, but noted that it was an expensive project. Mr. Mattingly commented that his recollection is that the City Engineer had indicated that he could not get many bids on the project. Mr. Mattingly stated he appreciated the work the City Engineer does for the City. Mr. Mattingly stated that as Mayor he got multiple bids on projects, and noted that the City is already over budget with respect to the money paid to the City Engineer. He stated that if the elected officials took initiative they could save the City money. The Mayor commented that the City has had to do 3 major projects recently which is why the City has paid the City Engineer more money.
- Doris Finnegan, 8635 Olden asked whether the Proposition P funds will be separately accounted for. The Mayor stated that they would be. Ms. Finnegan asked about the double fine zone on Walton Road. The Mayor stated that it was established by ordinance. Ms. Finnegan asked whether there would be a “meet the candidates” for the contested Aldermanic seat. Both candidates were present, and both indicated that they did not need to have a “meet the candidates.”
- Tim Boeddeker, 8427 Midland Blvd stated he appreciated Alderman Elwood’s comments about the City maintaining its own buildings. Mr. Boeddeker asked about the status of the Resolution amending the budget which the City Attorney had indicated would be prepared previously. The City Attorney stated he would work with the City Clerk when she is back from the conference before the next meeting.
- Chris Brun, 2448 Ackerman, stated that Peter Daub had done a good job in the Board Chambers, and that he appreciated the clarification about the porch project. Mr. Brun expressed his concern about the dangerous condition of sidewalks and broken curbs within the City. Alderman Terry stated he would talk to Peter Daub about the issues. Mr. Mattingly asked whether the City could get bids to replace the curbs. The Mayor stated the City could look at contracting with St. Johns. Mr. Brun also stated that there were still a few potholes on Lackland that need to be addressed, and that gravel at 8431 Midland needs to be swept. Mr. Brun complemented Peter and Perry for their work.
- Angie Glover, 8665 Burton, expressed her concerns with the Airbnb property.

Closed Session for Legal (610.021.1)

Motion to enter closed session to discuss litigation citing Section 610.021.1 of the Revised Statutes of Missouri was made by Alderman Klema, seconded by Alderman Terry. Roll Call

Vote: Alderman Elwood, Aye; Alderman Bonzo, Aye; Alderman Terry, Aye; Alderman Klema, Aye. Motion passed. The City Attorney called the Roll, and the votes were cast as follows:

- Alderman Terry – Aye
- Alderman Klema – Aye
- Alderman Bonzo – Aye
- Alderman Elwood – Aye.

After a brief recess the closed session commenced at 8.45 p.m.

Adjourn

Following the adjournment of the Closed Session, a motion to adjourn was made by Alderman Terry, seconded by Alderman Elwood. Motion passed with no dissensions.

Meeting ended at 8:59pm.