



P.O Box 370
Kimberling City, Missouri 65686
417-739-4903, Fax 417-739-2752
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MINUTES

The regular meeting of the
Board of Aldermen
City of Kimberling City, Missouri
March 2, 2021
Called to order 6:00 pm by Mayor Robert E. Fritz

Acknowledgement of quorum:

Alderman Virgil Moore: Present- Present
Alderswoman Michele Stump: Present
Alderman Christian Martin: Present
Alderman Dan Jacobs: Present

Also Present:

Jerry Harman (City Administrator), Laura Cather (City Clerk), Dan McCarthy (Alliance Water Resources), Larry Brown (City Treasurer), and 4 citizens

Pledge of Allegiance

Public Comments and Presentations:

None

Approval of Minutes:

Mayor Fritz asked for a motion to approve the minutes from the Regular Meeting held February 2, 2021, and the Work Session held on February 25, 2021.

Alderman Moore made a motion to approve the minutes from the Regular Meeting held February 2, 2021, and the Work Session held on February 25, 2021.

Motion was seconded by Alderswoman Stump. Discussion followed (none).

Voting Aye: Alderman Moore, Alderswoman Stump, Alderman Martin, Alderman Jacobs

Voting Nay: None

Motion Carried

Presentation of Financial Reports:

Mayor Fritz asked for a motion to approve the paid disbursements of \$42,938.66 from February 1, 2021 through February 21, 2021 and the scheduled payments of \$31,932.89 from February 22, 2021 through February 28, 2021 totaling \$74,871.55.



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Alderman Martin made a motion to motion to approve the paid disbursements of \$42,938.66 from February 1, 2021 through February 21, 2021 and the scheduled payments of \$31,932.89 from February 22, 2021 through February 28, 2021 totaling \$74,871.55.

Motion was seconded by Alderman Jacobs. Discussion followed (none)
Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None
Motion Carried

City Treasurer Larry Brown presented the January 2021 Financial Report. The City is up \$43,000 dollars over taxes in 2020. Disbursements were up \$11,000 over the prior year due to paying dues and subscription for the year and property and casualty insurance.

City Treasurer Larry Brown presented bond refinancing options to the Board of Alderman. After LJ Hart presented a bond refinancing options at the last Board Meeting, Mr. Brown approached Piper Sandler to get a second opinion for bond refinancing. After receiving options from Piper Sandler Mr. Brown is recommending that the Board choose to refinance with LJ Hart.

The Board would like Mr. Brown to contact LJ hart and have them write up an official proposal to be reviewed and approved at the April Board of Aldermen meeting.

Reading of Bills / Ordinances:

Mayor Fritz asked for a motion to approve the first reading of Ordinance 502 Park Board Created amending chapter 140 Boards, Commissions and Committees making changes to section 140.010 regarding Park Board members. This is a first reading, two are required.

Alderwoman Stump made a motion to approve the first reading of Ordinance 502 Park Board Created amending chapter 140 Boards, Commissions and Committees making changes to section 140.010 regarding Park Board members. This is a first reading, two are required.

Motion was seconded by Alderman Moore. Discussion followed. Alderman Moore asked if the Board wanted to leave the school members in the ordinance and have them be voting members. City Clerk Cather commented that the ordinance left the school members in because if a student is going to commit to the Park Board, they should have the responsibility to be a full member. City Administrator Harman also commented that each Board has an ordinance in place about absences so if a student is on the Park Board and does not attend the meeting they would not stay on the Board.

Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None
Motion Carried



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Unfinished Business:

New Business:

R. Vanhorn Lot Combination Request:

City Clerk Cather presented the R. Vanhorn lot combination to the Board of Aldermen. The lot combination will combine 13 Sun Perch, and parcel 14-2.0-04-001-002-004.000 lot 20. Planning and Zoning approved the lot combination at the February 22, 2021 meeting.

Alderwoman Stump made a motion to approve the lot combination for R. Vanhorn combining 13 Sun Perch, and parcel 14-2.0-04-001-002-004.000 lot 20.

Motion was seconded by Alderman Martin. Discussion followed (none).

Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None

Motion Carried

R. Vanhorn Setback Variance Request:

City Clerk Cather presented the R. Vanhorn setback variance request to the Board of Aldermen. Mr. Vanhorn is asking for a variance request to move the front setbacks on his property at 13 Sun Perch from 25 feet to 15 feet so that placement of his home does not have an impact on the sewer lines in place on the property. Planning and Zoning discussed the issue at the February 22, 2021 meeting. After seeing the placement of the sewer lines, detailed by Public Works Manager Randy Reed, they determined that if Mr. Vanhorn had an easement on file, and the home placement was approved by Public Works the variance requested would be approved to be heard by the Board of Aldermen. Mr. Vanhorn was able to supply the City with an easement that is already recorded on the property and Mr. Reed has approved placement of the home noting that there should not be an impact on the lines.

Alderwoman Stump Made a motion to approve the setback variance for R. Vanhorn moving the front set back on 13 Sun Perch from 25 feet to 15 feet.

Motion was seconded by Alderman Moore. Discussion followed (none).

Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None

Motion Carried

Laketime Bistro Kimberling LLC Liquor License:

City Clerk Cather present the Laketime Bistro Kimberling LLC liquor license request to the Board of Aldermen. The Bistro will be opening in Suite C & D in the Buttonwood Center. The business is requesting a 6 day by the drink with Sunday liquor license.



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Made a motion Alderman Martin to approve a 6 day by the drink liquor license including a Sunday license to Laketime Bistro Kimberling LLC located in the Buttonwood Center. Motion was seconded by Alderman Jacobs. Discussion followed (none).
Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None
Motion Carried

19 Crestview Drive Sewer Adjustment Request:

City Clerk Cather presented the 19 Crestview leak adjustment request to the Board of Aldermen. Mr. Henbest is requesting a sewer leak adjustment on his sewer account at 19 Crestview Drive in Kimberling City. Mr. Henbest received a leak adjustment that followed city code for his December bill. After receiving the credit, the line that was repaired started leaking again and had to be re-repaired causing using of 80,600 gallons. Mr. Henbest is requesting a second sewer leak adjustment on his account for the second month of high usage. His account is back to regular usage. Using the 50% adjustment detailed in City code, he would be awarded 36,908 gallons of usage totaling \$316.67.

Alderman Martin made a motion to approve a second leak adjustment for Mr. Henbest at 19 Crestview Drive totaling 36,908 gallons.
Motion was seconded by Alderman Moore. Discussion followed (none).
Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None
Motion Carried

Corps of Engineers 2021 Lease:

City Clerk Cather presented the Corpse of Engineers 2021 lease to the Board of Aldermen. This lease is usually received in the office in August each year, but this year the lease was not received until February. The lease itself has not changed but pricing has gone up to \$7,010.00 from \$5,925.00. Administrative fees were added this year that were not in the contract in years past. The Board needs to remember that this lease will come up again in August for 2022 so a budget amendment will need to be completed before the end of the year.

Alderwoman Stump made a motion to approve the Corps of Engineers 2021 lease. Motion was seconded by Alderman Martin. Discussion followed (none).
Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs
Voting Nay: None
Motion Carried



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1991 Vermeer Chipper Sealed Bid Results:

City Clerk Laura Cather presented the Public Works sealed bid results to the Board of Aldermen. Public Works Manager Randy Reed opened sealed bids March 2, 2021 at 12:00pm for the sale of a 1991 Vermeer Chipper that is currently not in use but being stored at the Public Works building. One bid was received from Ozark Mountain Tree Works: Ben Fitzwater in the amount of \$501.00. Mr. Reed feels that this bid is low for the property being sold. He would like approval from the Board of Aldermen to reject the bid and go out for bid again.

Alderwoman Stump made a motion to reject the bid opened at the March 3rd bid opening and send the sale of property to bid again.

Motion was seconded by Alderman Martin. Discussion followed (none).

Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs

Voting Nay: None

Motion Carried

Senior Housing Reduction of Impact Fee Requests:

Jake Mooney with Senior Housing Partners LLP spoke to the Board of Aldermen about the Senior Housing Project being built behind Harter House in Kimberling City. The sewer impact fee is \$68,900.00 for the project. Mr. Mooney is requesting a reduction in that impact fee. The sewer lines that will be ran for this project are being ran by the development company. Additional cost will be incurred to run extra line to cover sewer lines are not standard enough to cover the project. Mr. Mooney is requesting to only pay \$10,000.00 to cover the install of the extra sewer lines.

City Administrator Harman stated that after researching impact fees from other cities, he found that a lot of cities calculate the impact by size of the line. Looking at the size for this project, the estimated impact would be between \$18,000.00- \$28,000.00.

Mayor Fritz suggested that the Board of Aldermen approve reducing the impact fee to \$20,000 plus the cost of building and sewer deposits, and connection costs.

Alderwoman Stump made a motion to approve reducing the impact fees for the senior housing project from \$68,000.00 to \$20,00.00 plus all other project costs (\$2775.00 sewer deposit, \$9968.22 building costs, and \$375.00 sewer connection).

Motion was seconded by Alderman Martin. Discussion followed (none).

Voting Aye: Alderman Moore, Alderwoman Stump, Alderman Martin, Alderman Jacobs

Voting Nay: None

Motion Carried



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Prep the Page City Vision Plan:

City Administrator Harman presented the draft of the City Vision and Value statements to the Board of Aldermen. Prep the Page was at City Hall last week to lead the City Vision meetings and to set up the City Vision Plan. After the meetings were conducted at City Hall with the staff, community stakeholders, and the mayor and board of aldermen, Prep the Page submitted this draft of a city vision statement:

Kimberling City is the premiere family-friendly, residential and recreational lakeside community in the Midwest dedicated to preserving a high-quality, relaxed, safe, and natural environment for all to enjoy.

The draft of the city value statement is:

The City of Kimberling City pledges to provide high-quality customer service to residents, guests, and businesses while maintaining a safe, family-friendly, vibrant community that celebrates its heritage and opens new opportunities.

Mr. Harman is requesting the Board review the statements and plan and respond to him with any comments, changes or suggestions before the April board meeting. This packet will also be presented to the Boards and Commissions at their respective meetings in March for their comments.

Report of Officers, Boards, and Committees

Economic Development: Did not meet in February.

Police Committee: Did not meet in February.

Planning & Zoning: Planning & Zoning approved the R. Vanhorn lot information that was approved at this meeting. Also covered were the Anchors Point parking and the S. Roach access road vacate both items have been put on hold to get more attorney impute.

Park Board: Did not meet in February.

City Administrator: SMOG will finalize the drafts of the zoning map, and ordinances once City Administration and the City Attorney look over the drafts. Planning & Zoning will need to approve the maps and ordinance changes. After Planning & Zoning, the Board of Aldermen will hold a public hearing and vote to approve the changes. The City



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is hoping to bring this to the Board in May. Missouri Rural updated the Casualty insurance rates which came in higher than budgeted. There will need to be a budget amendment done to cover this cost. The A/V pricing came in under the \$8,000 budget. If possible, City Administration would like to use the remainder of the funds to continue update to the Community Center.

City Clerk: City Clerk Cather asked the Board if they would like the Easter event to start again in 2021 or wait until 2022. KPM will begin the 2020 audit starting March 8th. The preliminary audit was completed mid-February. Mrs. Cather will also be attending City Clerks association Spring Institute (virtual) March 6th – March 11th. Mrs. Cather is hopeful that her accreditation will be completed by the end of 2021.

Mayor: Mayor Fritz showed his appreciation to city staff for everything that has already been done this year.

Meeting Adjourned: 6:59pm

Attest:

Approved:

Laura Cather, City Clerk

Robert Fritz, Mayor