



Board of Aldermen - Regular Meeting

Minutes

Monday, December 16, 2024 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. CALL TO ORDER

Minutes:

Mayor Cox called the meeting to order at 6:30 pm.

2. ROLL CALL

Minutes:

Aldermen answering roll call were Jessica Orsini, Robert Hudson, David Wilkins, Harold Deckerd, Don Rodgers, and Landon Magley. Others present: City Administrator Tara Strain, City Attorney Cydney Mayfield, City Clerk Marilyn Dick, Police Officer James Alley. Citizens present: James Smith with the Centralia Fireside Guard, Linda Bormann, Don Bormann, Jess Totten, Keenan Simon, Adair Hathaway, Dale Evans, Kimberly Evans.

3. PLEDGE OF ALLEGIANCE

Minutes:

Mayor Cox led everyone in reciting the Pledge of Allegiance.

4. PUBLIC HEARING

Minutes:

Mayor Cox opened the public hearing for rezoning Adair Hathaway North Jefferson property from R-1 and M-1 to R-3 at 6:30 pm. Keenan Simon stated he is the civil engineer representing Adair Hathaway, and they are requesting rezoning to R-3. Simon advised they intend to construct multi-family dwellings on the property. Hearing no further comments Mayor Cox closed the public hearing at 6:31 pm.

a. REZONING ADAIR HATHAWAY N. JEFFERSON PROPERTY FROM R-1 & M-1 TO R-3

5. COMMENTS FROM CITIZENS

Minutes:

Mayor Cox opened the floor for Comments from Citizens at 6:31 pm. Linda Bormann stated she agreed with a recent suggestion from Alderman Orsini that our utility crews could do stump grinding over the winter months, saving the City money. Jess Totten suggested that the City offer a sponsorship or memorial program for tree replanting, rather than leave areas barren while awaiting

funds for new trees. City Administrator Strain advised the park department does have a memorial program for trees on their premises, and she is working with the tree board to try to secure free or reduced trees.

Don Bormann provided the Board with a printout of some lots in the older part of town that have been revised. The original properties were 2 corner lots sized 50x120 sq feet; their orientation was later changed to 60x100 sq ft lots. Bormann stated the recent P&Z proposal to amend the minimum lot size to 7000 sq feet was intended for new developments, not older existing properties, which would be grandfathered in. City Attorney Mayfield advised a new zone could be drafted, such as R-1 Old to accommodate these properties, or the entire zoning plan could be addressed while updating the Centralia Comprehensive Plan in 2025. Alderman Decker asked if a variance was appropriate; Attorney Mayfield replied that a variance is very narrowly construed and seldom used, and is not an option in this situation. Hearing no further comments, Mayor Cox closed the Comments from Citizens section at 6:43 pm.

6. CONSENT AGENDA

Approved as a group unless separated by request of one or more Aldermen. (Motion)

Minutes:

Alderman Orsini made a motion to approve the consent agenda as published. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously. Vote results: Aye: 6; Nay: 0; Absent: 0.

- a. Board of Aldermen Meeting Minutes**
- b. Public Works & Utilities Committee Meeting Minutes**
- c. General Government & Public Safety Committee Meeting Minutes**
- d. Planning & Zoning Minutes**
- e. Collector's Report**
- f. Activity Reports**

7. ACCOUNTS PAYABLE OVER \$1,250

Minutes:

Alderman Orsini made a motion to approve the accounts payable over \$1250, for a total of \$974,919.99. Alderman Hudson seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously. Vote results: Aye: 6; Nay: 0; Absent: 0.

ACTION AGENDA

8. LEGAL

- a. Motion to Allow City Attorney to Draft an Ordinance to Change the Size Requirements for R-2 & R-3 to match R-1**

(MOTION)

Minutes:

Discussion ensued among several Board members regarding amending the lot size requirements for R-2 and R-3 zones. Due to prior debate about the amended lot sizes for older existing properties, vs new developments, the Board agreed that the topic should be returned to the Planning & Zoning Commission to provide more concise language to address all properties; the zonings will then be addressed during the upcoming

Comprehensive Plan in 2025. Alderman Wilkins made a motion to return the lot size requirements proposal back to P&Z for further consideration and recommendation to the Board. Alderman Magley seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously. Vote results: Aye: 6; Nay:0; Absent: 0.

b. Legal - Rezoning Two Parcels of land at N Jefferson - ORD

Bill No. 2557 Ordinance No. 3198

Minutes:

Administrator Strain presented a bill marked and designated as bill no. 2557 to create an ordinance entitled "AN ORDINANCE CHANGING THE ZONING OF CERTAIN LAND IN THE CITY OF CENTRALIA, MISSOURI FROM ZONE DISTRICT R-1 & M-1 TO ZONE DISTRICT R-3 AND AMENDING THE ZONING DISTRICT MAP ACCORDINGLY."

Alderman Hudson moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Hudson moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Hudson moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Orsini, Magley, Deckerd, Rodgers, and Wilkins. Voting AGAINST: none, Absent: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 3198.

c. Discussion - Recommendation to Remove 2 Alderman from Planning & Zoning Commission & Replace with Citizens

(MOTION)

Minutes:

Planning & Zoning Commission recently recommended the Board draft a new ordinance to remove two Aldermen from the P&Z board, and replace them with two voting citizens. Mayor Cox opined that the City affiliates should be present in an advisory role only, to avoid any conflict of interest when a recommendation is sent to the Board of Aldermen for approval. Mayor Cox stated they should remove themselves from the P&Z discussions. Alderman Hudson made a motion to authorize the City Attorney to draft an ordinance to present to the Planning & Zoning Commission, to remove two Aldermen from the P&Z Commission and replace them with two voting citizens. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously. Vote results: Aye: 6; Nay: 0; Absent: 0.

d. Legal - Calling for 2025 City Election - ORD

Bill No. 2558 Ordinance No. 3199

Minutes:

Administrator Strain presented a bill marked and designated as bill no. 2558 to create an

ordinance entitled “AN ORDINANCE CALLING FOR A GENERAL CITY ELECTION TO BE HELD ON TUESDAY, APRIL 8, 2025, THE MUNICIPAL ELECTION DAY, TO ELECT THREE ALDERMEN FOR A TWO-YEAR TERM, AND TO ELECT THE CITY COLLECTOR FOR A TWO-YEAR TERM. ” Alderman Orsini moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Orsini moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Orsini moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Orsini, Magley, Deckerd, Rodgers, and Wilkins. Voting AGAINST: none, Absent: None The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 3199.

e. Motion to Allow Attorney to Update Ordinance from Code 18-7.1B to Align with State Law

(MOTION)

Minutes:

City Attorney Mayfield reported that the State of MO does not require protective headgear to be worn while riding a motorcycle; however, the Centralia City Code continues to require it be worn. Mayor Cox proposed that the City code be amended to align with State codes. Alderman Orsini expressed opposition to the change, and spoke in favor of retaining the City's requirement for helmets. Alderman Hudson made a motion to allow the City Attorney to amend the ordinance from code 18.7-1B to align with State Law. Alderman Wilkins seconded the motion. On a call by the Mayor the motion carried with the following vote: Voting FOR: Hudson, Wilkins, Deckerd, Rodgers, Magley. Voting AGAINST: Orsini. Absent: none. Vote results: Aye: 5; Nay: 1; Absent: 0.

f. Motion to Accept Tree Removal Bid from Braik's Tree Care to Remove 3 Ash Trees in Centralia City Cemetery

(MOTION)

Minutes:

Alderman Hudson made a motion to accept the tree removal bid from Braik's Tree Care to remove three ash trees in the Centralia City Cemetery, in the amount of \$8675. Alderman Deckerd seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously. Vote results: Aye: 6; Nay:0; Absent: 0.

OLD BUSINESS

NEW BUSINESS

9. MAYOR

Minutes:

Mayor Cox suggested City Administrator Strain contact outside agencies, such as Regional Planning Commission, for assistance with the City's upcoming Comprehensive Plan in 2025.

10. CITY ADMINISTRATOR

a. Monthly Report

11. CITY ATTORNEY

Minutes:

City Attorney Mayfield reported she has begun working with City Hall Staff to draft a master contract for use with ARPA funds. She is also developing a description for the new police clerk position.

12. CITY CLERK

Minutes:

City Clerk Marilyn Dick reminded the Board that election candidacy filing dates are now open, and will close on December 31, 2024, at 5:00pm. Three Alderman seats and the City Collector position are open for filings.

13. AS MAY ARISE

14. ADJOURN

Minutes:

Alderman Orsini made a motion to adjourn the meeting. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously. The meeting was adjourned at 7:10 pm Vote results: Aye: 6; Nay: 0; Absent: 0.

Contact: Tara Strain, City Administrator (tara@centraliamo.org 573-682-2139) | Minutes published on 12/17/2024, adopted on 01/20/2025