

**MINUTES**  
**HOUSTON CITY COUNCIL**  
**REGULAR MEETING**  
**TUESDAY, NOVEMBER 12<sup>TH</sup>, 2024**

The Houston City Council met in regular session at 6:30 P.M. on Tuesday, November 12<sup>th</sup>, 2024, at Houston City Hall Council Chambers, 601 S. Grand Avenue with the following members present: Mayor Viki Narancich, Alderman Tim Ceplina, Alderwoman Angie Gettys, Alderman Don Romines, Alderman Fred Stottlemire, City Administrator Lloyd Wells, City Attorney Sean Smith, City Clerk Barbara Rodgers, Deputy City Clerk Sarah Moore, Economic Developer Kevin Buck and Waste Water Treatment Plant Supervisor Jerry Jackson. Alderman Sam Kelley and Alderwoman Sheila Walker were absent.

Mayor Narancich called the meeting to order at 6:30 P.M.  
Mayor Narancich led the council in the pledge of allegiance.  
City Clerk Rodgers called roll call.  
Mayor Narancich established a quorum.

The motion was made by Alderman Stottlemire and seconded by Alderman Ceplina to approve the minutes for October 21<sup>st</sup>, 2024, regular meeting. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemire	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

The motion was made by Alderman Romines and seconded by Alderwoman Gettys to approve the minutes for October 21<sup>st</sup>, 2024, closed session. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

The motion was made by Alderman Ceplina and seconded by Alderman Stottlemyre to approve payroll dated for 10-21-24 through 11-3-24. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

The motion was made by Alderman Romines and seconded by Alderman Ceplina to approve payment of invoices for November 1<sup>st</sup> & 12<sup>th</sup>, 2024, (\$225,244.80) as presented. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

Guests:

Isabella Tibbets with TREKK Design Group presented results from the 2024 sewer inspections that took place throughout the city. The results were composed from evaluations in flow meter monitoring and smoke testing that were completed in spring and fall of this year. Individual reports were provided for both, in addition to overall recommendations for improvement. The total cost associated with improvements total more than a million dollars, but grants and funding options are available, depending on what improvements the city decides to pursue.

Morgan Patterson with the Chamber of Commerce discussed the upcoming 2024 Christmas Parade. The parade will run a designated route- starting and ending at the Houston High School parking lot but including Pine St, 1<sup>st</sup> St, Grand Ave and Walnut St. Mr. Patterson reports they will request all vendors/ food trucks contact City Hall for a permit. Council Members suggesting the vendors be setup at Lonestar Plaza. The parade is scheduled for December 14<sup>th</sup>, 2024 at 6:00 P.M.

The motion was made by Alderman Ceplina and seconded by Alderwoman Gettys for the Police Dept / Public Grounds Dept setup barricades and shut down the affected streets for the Christmas Parade on December 14<sup>th</sup>, 2024. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemire	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

Doug Gaston addressed members of council about City of Houston Ordinances pertaining to barriers and buffers between commercial and residential properties. Mr. Gaston reports his family has been under attack even though they have not violated any Ordinance. He stated they would be planting trees and shrubs at their own expense, not because it is required, but to make the town more beautiful. He also offered to volunteer his time to assist in amending the Ordinances that are unclear.

Public Comments:

None

Ordinance Amending Article II, Section 11-16 (Definitions) Bill 114:

Council members discussed postponing this bill until all members of council are present to discuss details.

The motion was made by Alderman Romines and seconded by Alderman Ceplina to postpone the reading of Ordinance Amending Article II, Section 11-16 (Definitions) Bill 114 to the next scheduled council meeting on November 18<sup>th</sup>, 2024. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

Ordinance Amending Article II, Section 11-17 (Declaration of nuisance, maintenance thereof, penalties) Bill 115:

Similar to Bill 114, Council members discussed postponing this bill until all members of council are present to discuss details.

The motion was made by Alderman Romines and seconded by Alderman Stottlemyre to postpone the reading of Ordinance Amending Article II, Section 11-17 (Declaration of nuisance, maintenance thereof, penalties) Bill 115 to the next scheduled council meeting on November 18<sup>th</sup>, 2024. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

— Planning and Zoning Update- C.W. Harry and Cleveland Rd:

Alderman Romines stated there were several considerations that needed to be investigated regarding the rezoning of the C.W. Harry and Cleveland Rd property. He voiced concern about the property being rezoned as a C1 or C2, setbacks, parking regulations, and several items he felt would need reviewed.

The motion was made by Alderman Ceplina and seconded by Alderwoman Gettys to rezone the property located at C.W. Harry and Cleveland Rd from agriculture to a C1. Motion carried 3-0-1, with three yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines			x	
Alderwoman Gettys	x			

— MU Extension Appointment:

Mayor Narancich discussed appointing Ross Richardson to the MU Extension Board.

The motion was made by Alderman Stottlemyre and seconded by Alderman Romines to appoint Ross Richardson to the MU Extension Board. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

Archer Elgin Engineering:

City Administrator Wells stated he was still waiting on further information.

2025 Utility Rates:

Alderman Romines mentioned potentially increasing the 2025 utility rates by 2.5%. This discussion will be postponed until the November 18<sup>th</sup>, 2024 council meeting when additional council members will be in attendance.

Building Permit Fee Schedule:

Mayor Narancich discussed possibly changing the building permit fee to a set amount per zone vs square footage of the building. City Administrator Wells will look into neighboring towns and report back for the council meeting on December 2<sup>nd</sup>, 2024.

Purchasing IP Addresses:

City Administrator Wells reported the fiber dept is running low on available IP addresses. A quote was presented for 256 IP addresses, totaling \$8,192.00.

The motion was made by Alderman Romines and seconded by Alderman Ceplina to purchase 256 additional IP addresses for a total cost of \$8,192.00. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemire	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

RFQ Quadplex Project Management:

City Administrator Wells reports one RFQ has been received from Midstate Pipeline. Packets were provided to members of council to review.

Developer Building Incentives:

Mayor Narancich mentioned offering contractors incentives for new units built within the city. The conversation will be transitioned to the Utility Committee for further discussion.

Missouri Highways and Transportation Commission Public Transit Operating Assistance Grant Agreement:

Mayor Narancich has received annual paperwork for the city bus grant in the amount of \$12,445.01 to aid in operating costs.

The motion was made by Alderwoman Gettys and seconded by Alderman Ceplina granting authorization for Mayor Narancich to sign the agreement through Missouri Highways and Transportation Commission. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			



City Administrator Update:

City Administrator Wells updated the council members on the status of the West Lift Station. He states the pump is no longer operational and would need rebuilt. Currently, a backup pump is in use. The quote received for rebuild is \$7,983.57.

The motion was made by Alderman Romines and seconded by Alderman Ceplina authorizing \$7,983.57 be spent to rebuild the pump for the West Lift Station. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

Miscellaneous:

None

Comments from Mayor and Board of Alderman:

Alderman Stottlemyre requested an update on the bus barn. Administrator Wells stated the material is here and the contractor should be starting on the project next week.

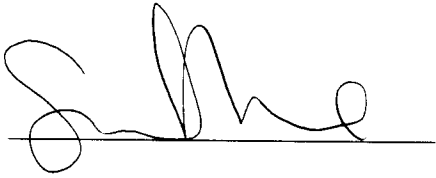
Alderman Stottlemyre also asked for an update on the golf course. Administrator Wells reported Parks and Recreation Supervisor Robbie Mortensen is on vacation this week, but he will follow up with him when he returns. Currently, Wells is not aware of any issue.

The motion was made by Alderman Ceplina and seconded by Alderman Romines to close the regular session of the meeting at 7:41 P.M. and move to executive closed session in pursuant to Section 610.021 subsection (1) contracts. Section 610.021 Subsection (3) discipling. Motion carried with four yes votes.

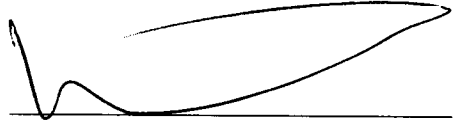
	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

The motion was made by Alderman Ceplina and seconded by Alderwoman Gettys to adjourn at 8:07 P.M. Motion carried with four yes votes.

	<u>Aye</u>	<u>Nay</u>	<u>Abstaining</u>	<u>Not Present</u>
Alderman Kelley				x
Alderman Stottlemyre	x			
Alderman Ceplina	x			
Alderwoman Walker				x
Alderman Romines	x			
Alderwoman Gettys	x			

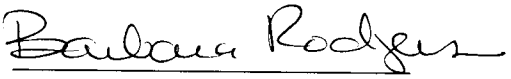


Minutes Taken By:



Mayor

Attest:



City Clerk