



CITY OF GERALD

PUBLIC HEARING MINUTES



June 05, 2024

6:00 PM

CALL TO ORDER

The City Council convened on June 05, 2024 at 6:00 p.m. at Gerald Lions Club, 229 N. Bernhardt Ave., Gerald, Missouri. The Pledge of Allegiance was led by Mayor Koepke.

Upon roll call, Council members present:

- Mayor Angela Koepke
- Ward II Alderman Corey Novotney, Board Pres.
- Ward I Alderman Rudy Via
- Ward II Alderman Cary Parker

Also present :

- Shelley Smythe – City Clerk
- Nick Grube – City Administrator
- Davey DeFrenne – Public Works Director
- Kevin Richardson – City Attorney
- Terris Cates – City Engineer

Absent: Ward I Alderman Kyle Guerrant

Public hearing opened at 6:00 p.m. for public input regarding proposed Annexation.

Mayor Koepke stated that she was advised to notify those that do not have property within the existing Gerald city limits, or property adjoining the proposed annexation, would be asked to hold their comments until the end.

Mayor Koepke then welcomed Planning & Zoning Representative, Linda Trest to speak. She stated that since 2020 there has been a lack of real estate, especially for businesses. She stated Planning and Zoning made a recommendation to the Board of Aldermen to annex. She explained the reasons for the recommendation. She discussed that it has been more than 50 years since there has been land growth for the City of Gerald.

Mayor Koepke then welcomed City Engineer, Terris Cates to speak. He clarified that MODOT is not for nor against the annexation, and he did not intend for the statement in the Public Hearing Notification letter to be interpreted that way. He discussed the proposed annexation limits and stated the proposed annexation stretches north 0.79 miles on Highway Y to Wheeler Road, east 1.05 miles on Highway 50 to Klemme Road, south 1.2 miles on Highway H to Antioch Road, and west .67 miles on Highway 50 to County Line Road. He stated that no property owners will be forced to annex into the Gerald city limits. He also expressed that there are no current business contacts looking for land. City Engineer Cates welcomed Kelley Angell with Koehn Realtors to elaborate on the effect of the annexation for properties on the market. Angell stated that options to annex are always a plus and has no effect on the property's value.



CITY OF GERALD

PUBLIC HEARING MINUTES



June 05, 2024

6:00 PM

Mayor Koepke then called attendees to speak in the order in which the Request to Address the Board of Aldermen form was submitted.

Diana Binkhoelter-Smith – Expressed her concerns with agriculture and wildlife, the future plans for the City, and a future forced annexation. She stated there was no solution to change her view on this matter.

Robert Flottmann – Expressed his concern with existing buildings within the city and other areas within the city that could benefit from adjusted budget appropriation. Expressed his concern with the City's existing sewer system and its ability to add new lines assuming new development along proposed annexation limits. He stated there was no solution to change his view on this matter.

Clyde Zelch – Expressed his concern with the police coverage and business retention in town. Stated a possible solution to change his views on this matter would be to limit the proposed annexation to Diekroger Road on the west and the Knights of Columbus Hall on the east.

Jim Hackstedt – Expressed that the proposed annexation could be practical and within reach at some point in the future, but not at this time. Expressed his concerns with right-of-way maintenance. Discussed the sale of property and industrial property that is currently for sale.

Chad Finley – Stated he was speaking on behalf of the Mesger Family Farm. Expressed their concern with the distance the City has proposed to annex. Expressed their concern with future annexation plans including property. Stated a possible solution to change their views on this matter would be to annex in smaller distances.

Brian Herbert – Stated he had no comments. Stated all concerns were expressed by others and all questions were answered.

Jim Flannery – Expressed that there would be no affect to wildlife. Stated a possible solution to change his view on the matter would be to limit the proposed annexation to West Springfield on the west and the Knights of Columbus Hall on the east. Stated no distance on Highways H to the south and Y to the north should be annexed. Stated there should be no reduction in speed limit.

Bradley Landwehr – Expressed similar concerns to attendees that spoke before him. Stated a possible solution to change his views on this matter would be to limit the annexation to the Knights of Columbus Hall on the east and Diekroger Road, possibly West Springfield Road, on the West.



CITY OF GERALD

PUBLIC HEARING MINUTES



June 05, 2024

6:00 PM

Mayor Koepke then opened the discussion to the public. Attendees that did not have property inside the existing Gerald city limits, or adjoining the proposed annexation, as well as those that were from surrounding cities could now voice their comments.

At this time, attendees expressed their concerns. All attendees remain unnamed due to not requiring the Request to Address the Board of Aldermen form to be submitted for those that did not have property inside the existing Gerald city limits, or adjoining the proposed annexation, as well as those that were from surrounding cities. Attendees expressed concerns about the process of the annexation and MODOT's conclusion. Attendees questioned the City's ability to add new water and sewer lines assuming new development. Attendees questioned whether this would affect the outcome of grants for the Rock Island Trail; Alderman Parker addressed this concern and assured that it has no affect whatsoever on the Rock Island Trail. Attendees expressed concern with police coverage and safety of traffic stops. Attendees expressed concerns with getting Board of Aldermen approval for voluntary annexation in the future. Attendees expressed concerns with existing buildings in town and expressed that there is plenty of room inside the existing city limits.

City Attorney Kevin Richardson addressed concerns about voluntary versus involuntary annexation. He explained that for an involuntary property annexation, there is a process that includes an election, and it is ultimately up to voters. For a voluntary annexation, the Board of Aldermen make the decision to or to not annex a property into the Gerald city limits and make an agreement with the property owner.

ADJOURNMENT

With no further business to discuss Alderman Parker motioned to close public hearing for proposed annexation. Alderman Novotney seconded the motion. All Aldermen voted aye.

Hearing adjourned 7:17 p.m.

ATTEST:



 City Clerk Shelley Smythe



 Mayor Angela Koepke



 Date