

**CITY OF KNOB NOSTER**  
**Board of Aldermen Session**  
**Meeting Minutes—September 2, 2025**

1. The Pledge of Allegiance was recited by all in attendance. Invocation.
2. MAYOR BYERLY called the meeting to order at 6:00 pm. All present included: ALDERMEN THERING, CHARRETTE, STAUFFER-BAUM, PALMER and SMITH appeared in person. A quorum was verified.
3. MAYOR BYERLY nominated Terry Kleoppel to fill the empty Ward I position until the next municipal election. ALDERMAN CHARRETTE made motion to approve Terry Kleoppel to fill the Ward I position with a second by ALDERMAN THERING. Motion carried 5 ayes to 0 nays.
4. The City Clerk administered the Oath of Office to ALDERMAN KLEOPPEL and MAYOR BYERLY.
5. ALDERMAN CHARRETTE motioned to for ALDERMAN STAUFFER-BAUM be approved as Acting President of the Board with a second by ALDERMAN THERING. Motion carried 5 ayes to 0 nays to 1 abstention (Stauffer-Baum).
6. ALDERMAN THERING made motion to approve the Agenda with a second by ALDERMAN SMITH. Motion carried 6 ayes to 0 nays.
7. ALDERMAN STAUFFER-BAUM to approve the consent agenda consisting of a motion:
  - a. Approving minutes of the August 19, 2025, Board of Aldermen meeting.
  - b. Approving minutes of the August 20, 2025, Emergency Meeting with correction of no second by ALDERMAN STAUFFER-BAUM on the adjournment.
  - c. Approving appointment of Cassi Kinnison to the Knob Noster Park Board.ALDERMAN CHARRETTE seconded the motion. Motion carried 6 ayes to 0 nays.
8. The Board of Aldermen reviewed the bill list.
9. ALDERMAN THERING mention potholes on Allen Street in front of and beside Tequila Jalisco Mexican Restaurant. He also said that there were a bunch of chips (from chip seal) in Whispering Hills that needed to be cleaned up. ALDERMAN PALMER said that the corner lot wall has been completed, and benches placed. She thanked Public Works. ALDERMAN CHARRETTE thinks that a committee should be appointed to finish the work on the rest of the corner lot. This committee would work closely with the Park Board to consider ideas for the park to bring to the Board of Aldermen for approval. ALDERMAN STAUFFER-BAUM said that there was a decrepit Jeep parked on the road at the intersection of McKissock and Monroe. He relayed that downtown business owners would like more businesses downtown, but numerous buildings were vacant or used for storage. He asked if there was anything that the City could do about this situation. He inquired where the City was regarding condemned residences/buildings and the process to condemn. He feels that this process has stalled. Alderman Palmer relayed that the Park Board will be holding Movie Night on September 27, 2025, at 6:30pm to watch The Sandlot. Chief Van Vickle inquired about whether large trucks for new construction would be liable for the City road destruction. He said that the 12<sup>th</sup> Street cul-de-sac has a large swell in the middle.
10. The City Administrator presented his report.
11. There was no virtual nor in person public participation.
12. Tammy Creason made another presentation regarding the proposed affordable housing program projected to happen in Knob Noster. They are looking to create approximately 40 to 48 new housing units that will include mixed income housing opportunities. She stated that applications were due September 17, 2025, with award being in December 2025.
13. Motion was made by ALDERMAN CHARRETTE with a second by ALDERMAN THERING for the City Clerk to read Resolution 431: A Resolution of Support for the Development of Affordable Housing by Creason Development, LLC Located on South State Street, Knob Noster, Missouri with a Roll Call vote.

Roll Call Vote

Alderman Smith	Nay
Alderman Palmer	Aye
Alderman Thering	Aye
Alderman Stauffer-Baum	Aye
Alderman Charrette	Aye
Alderman Kleoppel	Aye

The City Clerk read Resolution 431 in its entirety.

14. Discussion was held regarding two lagoon pumps and the need for their replacement. A quote was received from JCI Industrial Technologies Company for the pumps to be repaired or replaced. To repair both pumps is \$25,591.00. and to replace both pumps is \$20,759.00. The Aldermen would like to see some type of service agreement put in place so that the pumps can be maintained throughout the year. Motion was made by ALDERMAN CHARRETTE to purchase 2 lagoon pumps for \$20,759.00 with a service agreement with a second by ALDERMAN PALMER. Motion carried 6 ayes to 0 nays.
15. Discussion was held regarding the replacement of a stretch of sidewalk on Washington Street. The Public Works department wants to be given a chance to lay sidewalk and wants to do this 200-foot stretch in 3 phases, 70-foot sections. Once the first phase gets complete, if the Board of Aldermen will decide if Public Works is capable to complete the remaining phases. The City Administrator has run the numbers and thinks the entire sidewalk can be laid for approximately \$32,000.00 plus gravel. Motion was made for Public Works to begin Phase 1 Sidewalks on Washington Street by ALDERMAN STAUFFER-BAUM with a second by ALDERMAN PALMER. Motion carried 6 ayes to 0 nays.
16. Discussion was held regarding the Water Connection Policy. Through this discussion, it was determined that the current policy allows the City Administrator to make the decisions regarding water connection. ALDERMAN THERING says the City's only profit comes from the sale of our water and more houses on the City's water means more money for repairs to the system. ALDERMAN CHARRETTE said that there needs to be a new policy worked up. MAYOR BYERLY created a Water Connection Policy committee comprised of ALDERMAN CHARRETTE and THERING to work through the process of creating a new water connection policy. Motion was made by ALDERMAN CHARRETTE to set aside this item with a second by ALDERMAN STAUFFER-BAUM. Motion carried 6 ayes to 0 nays.
17. Discussion was held regarding Smico's report of the City's sewer infrastructure. Smico had relayed the most needed sewer infrastructure was in the eastern quadrant of the City. ALDERMAN STAUFFER-BAUM said that Hillcrest has had numerous issues with their sewer lines. ALDERMAN CHARRETTE was most concerned with the stretch of sewer under Highway 50. The City Administrator relayed that relining the suggested manholes will help with inflow and infiltration and prevent future damage to the sewerage system. Motion was made to begin manhole lining of the Smico suggested stretches with any residual funds to repair the Hillcrest sewer and verify the Highway 50 line is good was made by ALDERMAN CHARRETTE with a second by ALDERMAN SMITH. Motion carried 6 ayes to 0 nays.
18. The City Administrator relayed the updated P&Z zoning proposal regarding R-1 and R-2 zones. ALDERMAN THERING fully supports these amendments to the City's code because it will be a great guideline for all future builds so that the town has continuity. MAYOR BYERLY believes these changes will enhance the City's future planning of subdivisions and housing developments.
19. Motion was made at 7:19pm by ALDERMAN CHARRETTE to go into Closed Session Pursuant to Section 610.021 RSMo, Paragraph 3, Personnel with a second by ALDERMAN PALMER.

Roll Call Vote

Alderman Smith	Aye
Alderman Palmer	Aye
Alderman Thering	Aye
Alderman Stauffer-Baum	Aye
Alderman Charrette	Aye
Alderman Kleoppel	Aye

20. Motion was made to adjourn at 8:46 pm by ALDERMAN SMITH and was seconded by ALDERMAN STAUFFER-BAUM. Motion carried 6 ayes to 0 nays.

Respectfully submitted by,

Amy M. Schouten  
Knob Noster City Clerk