

OCTOBER 5, 2026
CITY COUNCIL MEETING
PACKET



City of Malden

REGULAR CITY COUNCIL SESSION

607 N DOUGLAS STREET, MALDEN MO 63863

Phone: 573-276-4502 Fax: 573-276-4109

Email: Kayla@maldenmo.com

September 21, 2026- 6:00 p.m.

Mayor Denton Kooyman called the meeting to order at 6:03 p.m.

Roll Call	PRESENT	ABSENT
BOARD MEMBER VACANT	<u>X</u>	_____
BOARD MEMBER COOPER	<u>X</u>	_____
BOARD MEMBER SANTIE	<u>X</u>	_____
BOARD MEMBER WHITE	_____	<u>X</u>
BOARD MEMBER JENKINS	<u>X</u>	_____
BOARD MEMBER GRANT	<u>X</u>	_____
BOARD MEMBER DIERKS	<u>X</u>	_____
BOARD MEMBER BECKETT	<u>X</u>	_____

Members Present: 6

Others in Attendance: City Administrator/ Utility Director Jeff Mitchell, City Attorney Jonce Chidister, Deputy DPS Director Tiffany Pflasterer, Mayor Denton Kooyman and Deputy City Clerk Kayla VonRuden

1. Invocation

Board Member Cooper led the invocation

2. Open Forum

None

3. Approval of Minutes

Motion: By Board Member Santie to approve the Regular City Council Session minutes of August 17, 2026

Second: By Board Member Jenkins

Motion Passed: 6/0

Motion: By Board Member Santie to approve the Special Called City Council Session minutes of September 2, 2026

Second: By Board Member Dierks

Motion Passed: 6/0

Motion: By Board Member Jenkins to approve the Special Called City Council Session minutes of September 10, 2026

Second: By Board Member Beckett

Motion Passed: 6/0



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4. **Financial Report**

The Council reviewed the City's financial information. Reported balances included:

- General Fund: approximately \$1,224,093.71
- COVID Fund: \$0.00
- Cemetery Fund: \$166,276.19
- Park Local Tax Fund: \$53,460.27
- Frisco Park/Splash Pad Fund: \$43,615.16
- Malden Department of Economic Development Fund: \$44,246.68
- Street Capital Projects Fund: \$17,918.27
- Solid Waste Management Fund: approximately \$4,403.00
- Capital Improvement Fund: \$534,232.03
- Total cash and equivalents: approximately \$2,151,663.00
- Total city debt: \$1,189,307.00

Discussion was held regarding funding for the Parks Department and repayment obligations to the Board of Public Works (BPW). The Parks Department receives revenue from the local parks tax, with annual collections discussed as approximately \$160,000. The Council also discussed anticipated budgeting for repayment to BPW.

5. **Mayor Pro Tem**

The Mayor reported that Council Member Beckett requested to step down from the Mayor Pro Tem position due to work obligations.

Motion: By Council Member Dierks to nominate Phil Santie to step in as Mayor Pro Tem

Second: By Council Member Beckett

Motion Passed: 6/0

Council approved the appointment of Council Member Santie as Mayor Pro Tem.

4. **Appointment of City Clerk**

The Mayor reported that interviews had been conducted for the City Clerk position and recommended Kayla for the position.

Motion: By Council Member Santie to appoint Kayla VonRuden as City Clerk.

Second: By Council Member Beckett

Motion Passed: 6/0

5. **Airport-**

a. Runway 14/32 Construction Management Contract

Motion: A motion was made by Board Member Dierks to authorize the Mayor to execute the contract with Woolpert for the construction management project for runway 14-32

Second: By Council Member Jenkins

Motion Passed 6/0



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b. Mower Purchase

The airport representative presented four quotes for a new mower. After reviewing the quotes, the representative recommended the Exmark mower offered by Kooyman Small Engine citing the purchase price and warranty terms.

Motion: By Council Member Beckett to approve the purchase of a mower from Kooyman Small Engine

Second: By Council Member Jenkins

Motion Passed: 6/0

6. Coffman and Co.

The Council discussed an engagement letter with Coffman & Company, a CPA firm recommended as a resource for the City and BPW.

Under the proposed arrangement, there would be no monthly fee. The firm would provide accounting assistance and answer questions on an hourly basis when requested.

Motion: By Council Member Jenkins to approve the engagement letter with Coffman and Company

Second: By Council Member Santie

Motion Passed: 6/0

7. Halloween Parade

The Mayor reported that the Park Board has agreed to take over responsibility for the Halloween Parade.

The Park Board decided to hold the parade on Halloween, Saturday, rather than moving it to Friday. The Mayor provided the update so that the Council and community could plan accordingly.

Discussion also included the former Chamber of Commerce and its historical involvement with community events and management of the city building.

10. City Administrators Report

The City Administrator presented information requested by the Council regarding the City's dangerous building and condemnation process.

The City currently has approximately 75 properties identified as potentially dangerous. Properties are evaluated and assigned a severity ranking, with the most serious properties receiving priority.

The City Administrator explained that available funding generally permits approximately four to five demolitions per year, depending upon the size and cost of each structure. Typical demolition costs were estimated at approximately \$3,500 to \$5,000 for a reasonably sized house.

The Council discussed the concentration of dangerous properties in Wards 1 and 2. The Administrator clarified that properties are prioritized based upon the severity of the condition rather than by ward.



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The City Attorney reviewed the general condemnation process, which may include:

1. Inspection and documentation of the property.
2. Photographs and documentation of the structure's condition.
3. Notice to the property owner.
4. Obtaining ownership and utility information.
5. Scheduling a condemnation hearing.
6. Coordination with the City Attorney, Building Commissioner, and appropriate City personnel.
7. Issuance of findings following the hearing.
8. Additional notice and an opportunity for the owner to correct or remove the violation.
9. Demolition by the City if required, with costs potentially assessed against the property.
10. Utility disconnection and notification to appropriate utility services before demolition.
11. Completion and inspection of the demolition.

The Council discussed the City's efforts to work with property owners to rehabilitate structures whenever possible. Condemnation was described as a last resort, except in situations presenting an immediate and serious safety concern.

The Council also discussed vacant properties, overgrown grass, debris, nuisance abatements, and the circumstances under which the City may mow or otherwise abate a nuisance and assess the cost against the property.

12. City Wide Cleanup

The City Administrator reported that the citywide cleanup remains ongoing but is progressing more slowly than anticipated because several pieces of equipment experienced failures, including rented equipment.

The cleanup will continue as equipment becomes available.

Council members discussed whether portions of the cleanup involving illegally dumped materials or debris located away from residences should also be addressed. Staff will inspect the area discussed and determine whether the material qualifies for pickup under the City's cleanup program.

13. Frisco Park Splash Pad

The Splash Pad was reported closed for the season.

The Council discussed lessons learned from the first season of operation, including cleaning requirements and algae-related issues. Staff will address those issues during the off-season and make improvements for the following year.

The Council also discussed possible future improvements to drainage and the surface around the Splash Pad.



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14. Federal Law Enforcement Partnership

The City Administrator reported that the City's previously approved Federal Law Enforcement Partnership had received approval and would be moving forward.

15. City Council Liaison Reports

Council Member Beckett: No report.

Council Member Dirks: No report.

Council Member Grant: No report.

Council Member Jenkins: Reported receiving information from Southeast Missouri EDC regarding an economic-development survey for city council members.

Council Member Cooper: Discussed potential future improvements to the Splash Pad and possible ways to address drainage and algae concerns. Council members also discussed potential future sponsorship opportunities associated with the Splash Pad.

17. Mayor's Report

The Mayor reported that the Parks Board had planned to hold Autumn Fest but decided to cancel the event due to a lack of vendor participation.

The Mayor also reported that interviews for the vacant Ward 1 Council position had not yet been completed. The Mayor stated that the interviews would still be conducted and a recommendation would be brought before the Council.

18. Other Business Deemed Necessary

None

Adjournment

Motion: By Council Member Beckett to Adjourn

Second: By Council Member Jenkins

The Council Meeting was adjourned at 7:02 p.m.

City Clerk- Kayla VonRuden

Mayor- Denton Kooyman



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City Administrator
Jeff Michell
607 N. Douglas St.,
Malden, MO 63863

October 2, 2026

Mayor Kooyman and Members of the City Council
City of Malden
607 N. Douglas St.,
Malden, MO 63863

Subject: Amend the Early Retirement Policy

Dear Mayor Kooyman and Members of the City Council:

Union Representative Ricky Buchheit submitted the proposal detailed below to City Attorney Chidister and me. Please review for Monday night's meeting.

"It has recently been brought to my attention that the City has recently denied employees the opportunity to utilize the early retirement incentive outside the parameters of the City policy and what is in the CBA. It has also been brought to my attention that in the past, the City has allowed individuals to receive reimbursement for insurance premiums (for up to 18 months) 4 and 5 years prior to their eligible retirement age through MO LAGERS. It has also been brought to my attention that as recently as a few years ago, the City has allowed an individual to receive reimbursement for insurance premiums (for up to 18 months) AFTER someone has retired at their eligible retirement date.

In light of this, the Union is proposing to amend the Policy/applicable language in all CBA's to allow an employee, who has put in 25 years of service with the City, to be allowed to be reimbursed for 18 months of insurance premiums after any early eligible retirement date, but only if the employee has put 25 years of service in with the City. Currently, this is the 5-year period BEFORE their current eligible date for full retirement benefits. This could be used as an attraction/retention tool for the City, but still with guard rails to prevent abuse of the system and would reward employees for their long-standing years of service. At the end



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of the day, Employers understand that having long-term employees is extremely beneficial to the City and should endeavor to approach all reasonable means to retain their employees. This would incentive younger employees to stay with the City, instead of the City training new employees just to go looking for better employment opportunities.

Here is what I was thinking for some example language (changes highlighted in red):
Any employee who:

- a. Through a combination of age and years of service has an eligible retirement date within the next eighteen (18) months; and
- b. Has a minimum of 20 years of service;
- c. hose average rate of salary for the immediate three years previous has exceeded \$45,000; and
- d. Within 90 days of requested early retirement date, applies in writing to his / her supervisor and designates an early retirement date prior to his or her eligible retirement date.

OR:

- a. Through a combination of age and years of service has an eligible early retirement date (up to the maximum early retirement date as defined by Missouri LAGERS); and
- b. Elects to retire early; and
- c. Has a minimum of 25 years of service;
- d. Whose average rate of salary for the immediate three years previous has exceeded \$45,000; and
- e. Within 90 days of requested early retirement date, applies in writing to his / her supervisor and designates an early retirement date prior to his or her eligible retirement date.



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Shall be designated an "Early Retired Employee" and shall cease to be employed by the City upon their early retirement date. At their option an "Early Retired Employee" shall be eligible to remain on the City's group health insurance plan at the employee's expense (not to exceed eighteen (18) months) until the date the employee would have otherwise been eligible to retire.

Any "Early Retired Employee" electing to remain on the City's group health insurance plan shall receive, from the City, payment of a monthly sum equivalent to the monthly premium paid by the City on behalf of the employee during his or her last full month of employment prior to his or her early retirement date. Said payments shall cease upon the eligible retirement of the employee notwithstanding early retirement.

It is further agreed that these, as well as any and all other, benefit plans in existence before the execution of this Agreement, shall not have their benefit levels reduced or altered in any way to be less of a benefit, and shall remain in place for the life of this Agreement, at the same level as they existed prior to the execution of this Agreement. In the event of a discrepancy between any benefit described in this Agreement and any Plan description, the terms of the benefit plan shall govern.

For example, an employee that is eligible for full retirement at the age of 60 can currently retire early at no younger than 55 years old (by LAGERS current plan design). If this employee has a minimum of 25 years of service, elects to retire within the early retirement window (as defined by LAGERS), has an average rate of salary for the immediate three years previous that has exceeded \$45,000, AND requests within 90 days of early retirement date by applying in writing to his/her immediate supervisor and designates an early retirement date, they shall be eligible to remain on the City's health insurance policy and be reimbursed for 18 months' worth of premiums."

Respectfully,

Jeff Mitchell
City Administrator