



City of Malden

REGULAR CITY COUNCIL SESSION

August 17, 2026- 6:00pm
607 N. Douglass Street, Malden MO 63863
Email address: t.denoyer@maldenmo.com

Mayor Denton Kooyman called the meeting to order at 6:00 p.m.

ROLL CALL:	PRESENT	ABSENT
BOARD MEMBER VACANT	☐	☐
BOARD MEMBER COOPER	☐	☒
BOARD MEMBER SANTIE	☒	☐
BOARD MEMBER WHITE	☒	☐
BOARD MEMBER JENKINS	☒	☐
BOARD MEMBER GRANT	☐	☒
BOARD MEMBER DIERKS	☒	☐
BOARD MEMBER BECKETT	☒	☐
	5 Present	2 Absent

Others in Attendance:

City Attorney Jonce Chidister, City Mayor Denton Kooyman, City Administrator/Utility Director Jeff Mitchell, Deputy DPS Director Tiffany Pflasterer and Deputy City Clerk Tracey DeNoyer, Deputy City Clerk Kayla VonRuden, Airport Director Tara Smothers

- ☐ Roll call confirmed a quorum.
- ☐ An opening prayer was given by Judge Santie.
- ☐ Minutes from the August 3, 2026 meeting were approved unanimously.

I. OPEN FORUM

A. Street Conditions and Potholes

- Trevor Parks, 605 West Main Street, addressed the Council.
- Mr. Parks stated that while walking and driving around the community with his grandmother, he had noticed significant deterioration on the street where he lives and in another nearby street.
- He expressed concern about the number and size of potholes on the streets.
- Mr. Parks stated that the condition of the streets could create:
 - A safety concern for motorists.
 - Potential vehicle damage.
 - Flat tires.
 - The possibility of an accident or injury.
- Mr. Parks asked that the Council consider having the streets repaired or repaved.

City Response

- City representatives explained that the City maintains a list of streets to be considered during the next paving cycle.
- The streets identified by Mr. Parks will be added to the list and reviewed for consideration.
- The City also noted that:
 - Some streets receive seal coating as part of the City's annual maintenance program.
 - Cold mix may also be used for certain repairs.

Action:

- The streets identified by Mr. Parks will be added to the City's list for review and consideration during future street maintenance or paving work.

B. Traffic Signal Timing

- Mr. Parks also raised concern regarding the timing of a traffic signal.
- He stated that he had recently waited approximately 10 to 15 minutes for the signal to change, whereas the wait is normally only one or two minutes.
- The discussion identified the signal as being in the area near the bank and Rhodes Gas Station.
- City representatives explained that the traffic signal is a MoDOT matter rather than a City matter.
- The City indicated that it would contact MoDOT to report the concern and ask that the signal timing be reviewed.

Action:

- City staff will contact MoDOT regarding the reported traffic signal timing issue.
- Mr. Parks thanked the Council and was excused from the meeting.

II. FINANCIAL REPORT

- The following financial information was presented:
 - General Fund: \$1,244,322.94
 - COVID Funding: \$0
 - Cemetery Fund: \$167,993.14
 - Park and Local Tax Fund: \$48,094.96
 - Frisco Park/Splash Pad: \$11,227.19
 - Department of Economic Development Fund: \$40,596.01
 - Street and Capital Project Fund: \$31,568.90
 - Solid Waste Management Fund: approximately \$4,403
 - Capital Improvement Fund: \$517,923.25
 - Total Cash and Equivalents: \$2,122,362.41
 - Total City Debt: \$1,226,414.59
- The Council was asked if there were any questions regarding the financial report.
- No questions were raised.

III. BOARD OF PUBLIC WORKS RECOMMENDATION – SALARY ADJUSTMENT

- The Council discussed a Board of Public Works recommendation regarding salary adjustment.
- The Mayor explained that he had originally placed the matter on the Council agenda because he believed the Council was responsible for voting on the adjustment.
- He clarified that he had been mistaken and that the Board of Public Works has authority over setting the applicable salaries.
- The salary adjustment has already been approved by the Board of Public Works.
- Council members were advised that information regarding the BPW action was included in their meeting packets for review.
- The discussion indicated that the adjustment related to the Public Works Superintendent position.
- No further Council action was taken on salary adjustment.

IV. BOARD OF PUBLIC WORKS RECOMMENDATION – EVERGY CAPACITY CONTRACT

A. Proposed Capa City Sale

- The Mayor explained that the contract had been discussed with Council members over the previous several months.
- The Board of Public Works has approved the contract and forwarded it to the City Council for approval.
- The agreement involves the sale of excess capacity associated with the City's generators.
- The Mayor stated that the contract is expected to generate approximately \$4.8 million over a five-year period, with the discussion also referring to the amount close to \$5 million.
- The proposed rate was discussed as averaging approximately \$9 per kilowatt.
- The Mayor explained that the City's generating equipment has excess capacity that can be sold to another party.
- The revenue would provide an additional source of funding for the City without requiring an additional charge to Malden residents.

B. Seasonal Rates and Capacity

- It was clarified that the contract contains **seasonal rates**.
- The purchaser will receive:
 - 10 megawatts for six months during the summer months.
 - 8 megawatts during the winter months.
- The approximately \$9 rate is an average rate over the contract period.
- The actual rate received by the City will vary depending upon the season.
- It was noted that the seasonal rates may result in the City's revenue appearing differently on the financial statements throughout the year.

C. Future Capacity

- A Council member asked whether the City could sell additional capacity.
- The response was that the City does not currently have additional capacity available for sale.
- However, if the City's generating system is upgraded in the future, additional capacity could potentially become available for sale.
- The discussion emphasized the potential for the City to use the additional revenue to maintain and improve its power-generation system and provide future financial benefits to the community.

D. Contract Development

- Drew was recognized for his work in developing the contract.
- The Mayor stated that Drew had conducted extensive research, made numerous phone calls, and worked on the project over an extended period.
- The Council expressed appreciation for the work involved in bringing the agreement forward.

Action

- A motion was made and seconded to approve and sign the Evergy Capacity contract.
- The Council was asked if there were any additional comments, questions, or concerns.
- No additional concerns were raised.

Vote: Motion carried by voice vote, with no audible opposition.

V. AIRPORT STATE BLOCK GRANT AND PAVING PROJECT

A. Apex Paving Bid

- The Council received a report regarding bids for the airport paving project.
- Bids were received and opened on April 30, 2026.
- Apex Paving was identified as the low bidder.
- The City's engineer, Wolpert, and MoDOT reviewed the bids and recommended awarding the project to Apex Paving.
- The request included authorization for the Mayor to execute the necessary contractor documents.

B. State Block Grant

- The Council was advised that the airport project involves a two-part process:
 1. Approval of an ordinance authorizing the City to receive the state block grant funding.
 2. Awarding the paving contract to Apex Paving.
- The proposed grant will provide up to approximately \$2.5 million in funding for the airport improvement project.
- The City's matching contribution is capped at approximately \$135,000.
- The City's matching funds will come from airport funds.
- It was emphasized that airport funds must be used for airport purposes.
 - If the funds are not used for eligible airport purposes, the state may recover the funds.
 - The project funding is not being taken from the City's general operating funds.

C. First Reading of Airport Grant Ordinance No. 3313

- The ordinance was presented as:

An ordinance authorizing execution of an agreement between the City of Malden and the Missouri Highways and Transportation Commission for the State Block Grant Project, Runway 14/32 paving project, providing airport improvements at the Malden Regional Airport.

- A motion was made and seconded to approve the first reading.
- The Council was polled individually.
- Members responding in favor included:
 - Santie – Yes
 - White – Yes
 - Jenkins – Yes
 - Dierks – Yes
 - Beckett – Yes
- First reading approved.

D. Second Reading of Airport Grant Ordinance

- The second reading of the ordinance was presented.
- A motion was made and seconded.
- The Council was polled individually.
- Members responded in favor included:
 - Santie – Yes
 - White – Yes
 - Jenkins – Yes
 - Dierks – Yes
 - Beckett – Yes
- Second reading approved.
- Motion carried.

E. Award of Apex Paving Contract

- Following approval of the ordinance, the Council considered awarding the airport paving project to Apex Paving.
- A motion was made and seconded to approve the Apex Paving bid.
- The Council was asked if there were any further comments, questions, or concerns.
- None were raised.

Vote: Motion carried by voice vote, with no audible opposition.

VI. CITY ADMINISTRATOR'S REPORT

A. Evergy Capacity Contract

- The City Administrator thanked the Council for approving the Evergy Capacity contract.
- Drew was recognized for the significant amount of work involved in researching and developing the agreement.
- The City Administrator explained that there will be a process following execution of the contract before payments begin.
- The contract will not become effective until June of 2027, when the next cycle begins.
- The City expects to receive its first monthly payment in July of the following year.
- The City Administrator noted that although the revenue will take time to begin, the process is moving forward.

B. Street Department Staffing

- The Street Department remains short-staffed.
- The City has a list of potholes and streets requiring repair.
- One part-time employee has been working as available.
- Another part-time employee is currently going through the employment process.
- The City Administrator stated that the City hopes to have the additional employee working soon.
- The City intends to address the street repairs as staffing permits.

C. Public Works Project

- An update was provided regarding a Public Works project.
- The project has begun and is currently underway.
- The City Administrator noted that the project will take some time to complete.
- The City expects progress as the work continues.

VII. COUNCIL LIAISON REPORTS

A. Cemetery Maintenance

- Mr. Beckett reported that several people had raised concerns regarding the condition of the City's cemeteries.
- Concerns included:
 - Grass and weeds.
 - Growth around headstones.
 - General cemetery maintenance.
- The City Administrator stated that this was the first report he had received regarding the matter, other than a conversation with Mary the previous day.
- The City Administrator agreed to check on the cemetery conditions.

Action:

- City Administrator will inspect the cemetery areas and follow up regarding the reported maintenance concerns.

B. Local Hotel/Business Concerns

- Ms. Jenkins reported receiving concerns regarding a local hotel/private business.
- The concerns discussed included:
 - Problems with hotel reservations.
 - Customers reportedly did not receive expected services.
 - Concerns about charges and other issues associated with stays.
- It was discussed whether the matter was a City issue because the hotel is a private business.
- The City Mayor stated that the City could investigate the matter and determine whether another agency should be contacted.
- The City Mayor noted that he has a good working relationship with the local health department and could contact the appropriate representative if necessary.

Action:

- City staff will investigate the reported concerns and determine the appropriate agency for follow-up.

C. Dangerous Buildings and Code Enforcement

- Mr. Santie raised concerns regarding vacant or deteriorated properties and buildings that may need to be torn down or otherwise addressed.
- He asked how the City handles properties that may constitute a health or safety hazard.
- The City Administrator explained that properties identified by Code Enforcement as potentially being dangerous buildings must meet specific qualifications.
- Once a property meets those qualifications:
 - The matter is brought before the Building Commissioners.
 - A hearing is scheduled.
 - The Building Commissioners determine what action should be taken.
- The Building Commissioners may authorize demolition or other appropriate action.
- The process also applies when the City needs authorization to enter dormant lots for mowing because the property presents a health or safety concern.
- The City Administrator stated that several properties are already on the City's list for possible condemnation or designation as dangerous buildings.
- One property was described as near the point where the City needs a finding of facts before demolition can proceed.
- The City Administrator stated that the City is currently able to complete approximately four demolitions per year, depending on circumstances.
- A question was raised regarding whether City employees or other individuals would be treated differently under the process.
- The City Administrator clarified that the same process applies to everyone.
- Council discussion emphasized the importance of consistent enforcement of the City's property-maintenance and dangerous-building requirements.

D. Highway/Street Improvements

- A Council member commented positively on the condition of the highway/roadway and recent improvements in the community.
- Appreciation was expressed for the work being done to improve the appearance and condition of the area.

E. Drainage Concern

- A Council member asked who was responsible for a drainage problem in the area near Walmart and the bank.
- The City Administrator explained that the City had contacted Harp's because the drain is located on Harp's side.
- Harp's was reportedly in the process of arranging for someone to clean the drain.

Action:

- Follow up with Harp's as necessary to ensure the drainage issue is addressed.

F. Downtown Appearance

- Mr. White commented positively on the appearance of the City's roads and the new sign downtown.
- He stated that the community was looking good and expressed appreciation for the improvements.

VIII. MAYOR'S REPORT

A. Ward One Vacancy

- The Mayor reported that Ward One currently has a vacancy.
- Two individuals have contacted the Mayor regarding the position.
- The Mayor has not yet met with either individual.
- He explained that he had originally believed he needed to wait until the City Clerk returned before selecting someone and having the individual sworn in.
- He has since learned that he does not have to wait.
- The Mayor plans to meet with both individuals after returning from his trip the following week.
- He anticipates bringing a candidate before the Council at next month's meeting.

Action:

- Mayor will meet with the interested individuals and work toward filling the Ward One vacancy at the next Council meeting.

B. Back-to-School Community Event

- The Mayor reported that the City's back-to-school activities will take place on Thursday, August 20.
- The event will be held between the schools.
- A portion of the roadway between the administration building and the bus area will be closed during the event.
- Students will be able to move between the participating areas.
- A fire truck will be available as part of the activities.
- The Mayor described the event as a community-involvement activity.
- In previous years, the event had been held indoors as a back-to-school carnival.
- This year, the event will be held outdoors.

C. First Day of School Welcome

- The Mayor reminded Council members and City employees that the first day of school will include a student welcome activity.
- Doors will open at approximately 7:15 a.m.
- Council members and City employees are encouraged to participate by greeting students and giving them high-fives as they enter the school.
- Several costumes are available for those who would like to participate, including:
 - Deputy Dog.
 - Fire Marshal.
 - Other additional costumes.

D. Heat and Cooling Stations

- The Mayor reminded everyone to stay cool due to the recent high temperatures.
- Cooling stations have been marked and listed as usual.

E. KFC Parking Lot

- The Mayor reported that the City has contacted KFC and an individual associated with the parking lot.
- Someone is reportedly working to correct the parking-lot issue.

Action:

- Continue to monitor the situation until the parking lot issue is resolved.

F. Community Event

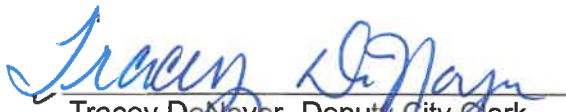
- A Council member commented positively on a recent community event, describing it as a successful and enjoyable event.
- Appreciation was expressed to those involved in organizing and participating in the event.

IX. ADJOURNMENT

- The Mayor asked if there was any other necessary business.
- With no further business brought before the Council, a motion was made to adjourn.
- The motion was seconded.

Vote: Motion to adjourn carried by voice vote.

The meeting was adjourned at approximately 6:33 PM.


Tracey DeNoyer- Deputy City Clerk


Denton Kooyman – Mayor