



City Council Meeting Agenda

July 15, 2025 at 5:30 PM

St. James City Hall – Council Chambers

1. CALL TO ORDER

2. ROLL CALL: Mayor Christopher Whitehead, Councilpersons: Susan Craig, Kathleen Hanson, Paul Harris, Stephen Lindee, Hannah Rushing

3. DETERMINATION OF QUORUM

4. APPROVAL OF MINUTES

A. Consideration to Approve Minutes – 07.01.2025 Council Meeting

5. CONSENT ITEMS

A. Payment of Claims and ACH Payments

6. SCHEDULED BID LETTING

7. SCHEDULED PUBLIC HEARINGS

8. ADMINISTRATIVE APPEALS

9. FINANCIAL REPORTS

10. LICENSES AND PERMITS

A. Consideration to Approve Gambling Permit - St. James Church

11. OLD BUSINESS

A. Consideration to Approve Second Reading of Proposed Ordinance 030, 4th Series - Amending Chapter §91.04 of the St. James City Code Pertaining to Chickens

12. NEW BUSINESS

A. Consideration to Approve Resolution 07.25.04 - Approving Proposed Ordinance 030, 4th Series Amending Chapter §91.04 to the St. James City Code Pertaining to Chickens and Authorizing the Title and Summary for Publication

B. 2024 City of St. James Audit Presentation - Greg Burkhardt, Burkhardt & Burkhardt, Ltd.

C. Consideration to Approve Resolution 07.25.05 - Accepting the 2024 Annual Financial Audit

D. Five-Year Sewer Service Rate Study Presentation - John Graupman, Bolton & Menk, Inc.

E. Consideration to Approve Resolution 07.25.06 - Amending Sewer Service Rates Effective January 15, 2026

F. Three-Year Water Service Rate Study Presentation - Evan Leebens, Missouri River Energy Services

- G.** Consideration to Approve Resolution 07.25.07 - Amending Water Service Rates Effective January 15, 2026
- H.** Three-Year Electric Service Rate Study Presentation - Evan Leebens, Missouri River Energy Services
- I.** Consideration to Approve Resolution 07.25.08 - Amending Electric Service Rates Effective January 15, 2026
- J.** Consideration to Approve Resolution 07.25.09 - Declaring Abandoned and Surplus Property and Ordering the Disposal
- K.** Consideration to Approve Resolution 07.25.10 - Granting a Variance for a Property Located at 310 3rd Street North
- L.** Consideration to Approve Resolution 07.25.11 - Granting a Special Use Permit to Allow Residential Rental Use on the Main Level of a Building Located in a General Business District (B-3)
- M.** Consideration to Approve Resolution 07.25.12 - Accepting Financial Gift from the Ellingsburg Zettle VFW Post #1914

13. REPORT OF BOARDS, COMMISSIONS AND DEPARTMENT HEADS

14. ADJOURNMENT