

TUESDAY, JANUARY 05, 2021  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on January 05, 2021 via zoom.

Mayor Sullivan gave the invocation.

Mayor Sullivan led in the pledge of allegiance.

Mayor Sullivan called the roll:

Ward One: Vacant Position, Bryan Bradford-here  
Ward Two: Melissa Old-here, Stephanie Bell-here  
Ward Three: Rick Lewis-here, Jeff Sapp-here

Staff Present: Darla Sapp, City Clerk, James Creel, Public Works Supervisor, Jeff Kays, City Attorney, Dan VandeVoorde, Building Inspector, Lelande Rehard, Assistant City Administrator, Tony St. Romaine, City Administrator and Gabe Edwards, Police Chief.

Mayor Sullivan presented the minutes of the December 15, 2020 Board meeting for consideration. Alderman Bradford made motion and seconded by Alderwoman Bell to approve the minutes as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan presented the agenda for adjustments. Being none, he called for the motion to approve the agenda. Alderman Bradford made motion and seconded by Alderwoman Old to approve the agenda as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan stated there are no scheduled comments.

Mayor Sullivan presented for appointment Nathan Volkart to serve as Alderman Ward One. Mayor Sullivan asked for Nathan Volkart to give a brief introduction. Nathan Volkart reported he lives in the Setter Knoll Subdivision and a 1998 graduate of Southern Boone Schools and holds a BS and BA in management from Central Mo. State. He informed them he works for American Family Insurance and has a side business of Four Seam Embroidery. Alderman Sapp made motion and seconded by Alderman Bradford to appoint Nathan Volkart as Ward One Alderman. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye. Motion carried.

The City Clerk swore Nathan Volkart into office as Ward One Alderman. Alderman Volkart joined the meeting via zoom.

Mayor Sullivan appointed Tillie Dowd to serve on the Broadway Beautification Task Force Committee. Mayor Sullivan stated a vacancy came up on this committee. He stated that Dr. Tilly grew up in the community and has a chiropractic office on Main Street, across from the YMCA. Alderman Sapp made motion and seconded by Alderwoman Old to appoint Tillie Dowd to the Broadway Beautification Task Force Committee. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-001, an ordinance authorizing the Mayor to execute a subdivision warranty agreement for Liberty Landing Plat 7. Alderman Sapp made motion and seconded by

Alderman Old to take up for consideration Council Bill No. 2021-001, an ordinance authorizing the Mayor to execute a subdivision warranty agreement for Liberty Landing Plat 7. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is an agreement with the developer starting the warranty period for the infrastructure. He stated the next Council Bill is the same but with East Ashland Plaza. James Creel, Public Works Director stated no deficiencies were found in the infrastructure and this starts the warranty period. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderman Old-aye, Alderman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-002, an ordinance authorizing the Mayor to execute a subdivision warranty agreement for East Ashland Plaza. Alderman Sapp made motion and seconded by Alderman Bell to take up for consideration Council Bill No. 2021-002, an ordinance authorizing the Mayor to execute a subdivision warranty agreement for East Ashland Plaza. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is an agreement starting the warranty period for the infrastructure in East Ashland Plaza. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderman Old-aye, Alderman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-003, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-New Salem. Alderman Sapp made motion and seconded by Alderman Bradford to take up for consideration Council Bill No. 2021-003, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-New Salem Lane. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is relating to the planned construction on New Salem Lane. He stated this releases a small strip of property to the state. Mayor Sullivan stated this is for acceleration lane and the plans for MoDot to eliminate the cross over. Mayor Sullivan stated MoDot has come back with different plans for this area. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderman Old-aye, Alderman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-004, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-Route M and North Henry Clay Blvd. Alderman Sapp made motion and seconded by Alderman Bradford to take up for consideration Council Bill No. 2021-004, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-Route M and North Henry Clay Blvd. Mayor Sullivan called for the staff report. Tony St. Romaine stated this is a small strip of land for the roundabout where there is a pedestrian sidewalk by the Selby's property on Route M and North Henry Clay Blvd. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Bradford asked if this was the sidewalk by Breakey. Tony St. Romaine, City Administrator reported it is on the north side next to the Selby property. Mayor Sullivan stated they attended a meeting on this roundabout last week and it is still on track. He stated the negotiations are ongoing but he is looking forward to construction in the near future. Tony St. Romaine, City Administrator reported they would solicit bids in April and begin site clearing in May of 2021. Mayor Sullivan called for the vote. Alderman Old-aye, Alderman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-005, an ordinance authorizing the Mayor to execute an addendum to the real estate purchase and sale agreement with McKinney Properties, LLC. Alderman Sapp

made motion and seconded by Alderman Bradford to take up for consideration Council Bill No. 2021-005, an ordinance authorizing the Mayor to execute an addendum to the real estate purchase and sale agreement with McKinney Properties, LLC. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported this is a contract for the property at 101 W Broadway. He stated this was executed several months ago and we hoped the financing through the USDA would be approved by the end of December, 2020. He stated due to covid and other issues that time frame was undoable to get that approved. He stated it would be approved but we have additional steps that we need to go through. He stated it is difficult to get a deadline so we are extending this to February 28, 2021 but hope it can be done sooner. He stated they met with Gary McKinney and he was agreeable to the extension. He stated this also corrects an error in the YMCA lease that would expire March 31 2021 and it is actually April 30 of 2021. He stated if we close early we would pass the lease payments from the YMCA to McKinney Properties. Mayor Sullivan stated some things we cannot help but the wait would be worth it because of the low interest rate. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-006, an ordinance to amend Chapter 19 of the City code section 19.1200: Regulate and reduce excessive noise and preserve peace and quiet. Alderman Sapp made motion and seconded by Alderwoman Old to take up for consideration Council Bill No. 2021-006, an ordinance to amend Chapter 19 of the City code section 19.1200: Regulate and reduce excessive noise and preserve peace and quiet. Mayor Sullivan called for the staff report. Dan VandeVoorde, Building Inspector stated this allows for extended work hours for contractors due to heat, weather and other circumstances. He stated the Police Department heard noise in Forrest Park Subdivision at 3 a.m. and they were pouring concrete to allow for cure time. The current time is 7:00 a.m. to start construction. Dan VandeVoorde stated in his last two jurisdictions he worked at they allowed an extended work permit. He stated this gives Tony the authority to look at these permits individually and determine to approve or deny the extended work permit. He stated this is no fee permit. He stated this permit would give notice to the Police Department since they enforce this rule. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Volkart questioned what the punishment is for breaking this. Dan VandeVoorde discussed the extended work permits, justification for and approval or denial of such permit. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1325, an ordinance approving the final replat of Middleton Crossing Plat 3A. Alderman Sapp made motion and seconded by Alderman Bradford to take up for consideration Ordinance No. 1325 and ordinance approving the final replat of Middleton Crossing Plat 3A. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported we discussed this at the last meeting and this has been approved by the Planning and Zoning Commission. Mayor Sullivan called for comments from the public. Mayor Sullivan called for comments or questions from the Board. Alderman Lewis asked if this was a lot split or a consolidation of lots? Alderman Sapp reported it was taking two lots and making it one. Mayor Sullivan reported it was the two lots at the corner of Middleton and Liberty Lane. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1326, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-Route M and North Henry Clay Blvd. Alderman Sapp made motion and seconded by Alderwoman Bell to take up for consideration Ordinance No. 1326, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri

Highways and Transportation Commission-Route M and North Henry Clay Blvd. Mayor Sullivan called for the staff report. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1327, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-New Salem. Alderman Sapp made motion and seconded by Alderwoman Old to take up for consideration Ordinance No. 1327, an ordinance granting a quitclaim deed to the State of Missouri through the Missouri Highways and Transportation Commission-New Salem Mayor Sullivan called for the staff report. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-abstained. Motion carried.

Mayor Sullivan reported the next item on the agenda was to authorize the City administrator to solicit proposals for financing of up to four patrol cars with a deferred first payment not until May 2021. Alderman Sapp made motion and seconded by Alderwoman Bell to authorize the City Administrator to solicit proposals for financing for up to four patrol cars with deferred first payment not until May 2021. Mayor Sullivan called for the staff report. Tony St. Romaine gave an overview of the police department purchasing used highway patrol cars and the need to purchase new vehicles. He stated the vehicles that were purchased had around 50 to 60 thousand miles on them and they put the average of 15 to 20 miles thousand a year. He stated the vehicle maintenance gets expensive. He stated there are two patrol cars with major issues and does not make sense to put more money in to the vehicles. He stated Chief Edwards has researched the purchase of 2 Chargers and 2 Tahoe's. Chief Edwards reported the Tahoe's are \$37,000 and that does not include equipment and the chargers in the mid to upper \$20,000. He stated the financing they are seeking would defer the payment until May 1, 2021 which is the new budget year. He stated this would basically be making semi annual payments over a four year period. He stated if we purchased now it would take 60 days to get vehicles. He stated the other vehicles would be sold on govdeals. Chief Edwards gave background information on the 8 patrol vehicles with mileage and maintenance cost. Mayor Sullivan stated this is basically seeking proposals and the Board will have to vote on it. He stated this would be a municipal lease purchase for the vehicles. Chief Edwards stated moving forward he envisions getting new patrol vehicles every 60 thousand miles. Mayor Sullivan called for public comment. Mayor Sullivan called for board comments, questions or concerns. Alderman Bradford questioned if this would be a trade in or we selling the vehicles. Chief Edwards stated he anticipates to sell them on govdeals. Alderman Volkart questioned the vehicle costs. Chief Edwards stated these are base prices. He stated this is on a state bid. Alderman Sapp commented on a facebook message on why the police department needs a Tahoe. It was reported because of the size of our officers and all the equipment and there is more visibility and it would be all wheel drive. Alderman Lewis stated it sounds like a good plan but it sounds like we will have to replace all four vehicles at the same time later. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Sapp-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Volkart-aye. Motion carried.

#### Mayor's Report:

Mayor Sullivan stated the Park and Recreation meeting is next Monday and they would be discussing funding to offset the Optimist Club Pool. He stated it would then come back to the Board of Aldermen for consideration. He stated we would then move forward and develop a plan for the future of the pool.

Mayor Sullivan stated the Planning and Zoning Commission has two openings and he has one applicant he plans to appoint at the next board meeting. He asked if anyone was interested to contact City Hall or himself.

He stated he would be in contact with Chief Edwards on a complaint of children hanging out the park after school. He asked that the police department patrol this area more.

Mayor Sullivan stated he had a blast joining the Police Department during the qualifications Friday night.

Mayor Sullivan discussed their proactive response to recycling with the holidays. He stated they added an additional recycling dumpster. He stated a survey on SAR on the recycling contract with Republic has been put out and we will be requesting proposals. He stated an additional recycling container could be considered but not necessarily need emptied as much. He stated as we grow we are going to need additional dumpsters. He reminded everyone in the community the blue container is the Republic container and emptied everyday Monday thru Friday and the other container is Boone County. He stated the county dumpster are emptied three times a week. He stated recycling is always an issue. He shared the screen and showed the contents of the recycling container being contaminated by improper recycling.

#### City Administrator's Report:

Tony St. Romaine, City Administrator updated the Board on the work sessions for the proposed budget for fiscal year 2022. He stated this week they are reviewing the supplemental requests from department heads. He stated we will not be able to meet all the requests but they plan to retain a balanced budget. He stated February and March they will be having work sessions from various departments prior to the Board meetings. He stated that Lelande Rehard is looking at a GIS for the cities infrastructure. Lelande Rehard stated Mid Mo Regional Planning Commission and Missouri Rural Water Association are trying to pull together what we have. He stated that Perry Ave. extension has been moved up on the priority list with the State. He gave an overview of the SCEAP grant and stated they are in the final process of selecting a firm. He stated they are still working on the USDA loan application process. He stated the next item is the new city website. He shared the screen and gave an overview of city website. He discussed the Lakeview Parks improvements and working on acquiring a tract of land. He informed the Board of stakeholder meetings scheduled next week on the code updates on the zoning and regulations. He stated the Park Board would be participating in this prior to the next regular meeting.

#### City Attorney's Report:

Jeff Kays, City Attorney reported to follow up on Alderman Volkart's question on the peace disturbance it is punishable to a fine up to \$500 dollars. Mr. Kays asked that municipal court page with the fine schedule and court dates and link to the prosecutors office be added to the new website.

#### Police Chief's monthly report.

Gabe Edwards, Police Chief reported two thirds of his report has already been discussed tonight. He updated them on the patrol car with the engine out has been delayed because the rod went through the oil pan and they are waiting for the part. He stated the Taurus has the oil pump out with an estimated cost of \$1,700.00. He stated the glocks have been obtained and they have had their training. He thanked Jeff Sapp for his help in doing the weapons transfers. He gave an update on the vacant position and informed them he had two applicants that are in the back ground phase.

#### Board of Aldermen's Reports:

Alderman Sapp stated it was his honor to facilitate the weapons transfer for the Police Department allowing the police officers to purchase their duty weapons back. He stated he enjoyed joining the Police Officers on the range.

Mayor Sullivan called for additional comments by the public or staff comments.

Ernie Wren thanked the police force for enforcement of speeding concerns on Justin Lane and dog barking. He requested that Tony St. Romaine, City Administrator create an events calendar on the website. Mayor Sullivan agreed with this request.

Alderman Bradford welcomed Alderman Volkart to the board.

Mayor Sullivan called for public comments.

Mayor Sullivan called for adjournment.

Alderman Bradford made motion and seconded by Alderman Sapp to adjourn the meeting. Mayor Sullivan called for the vote. Motion carried.

Darla Sapp, City Clerk

Richard Sullivan, Mayor