

TUESDAY, OCTOBER 20, 2020  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on October 20, 2020 via zoom.

Mayor Sullivan gave the invocation.

Mayor Sullivan led in the pledge of allegiance.

Mayor Sullivan called the roll:

Ward One: Leslie Martin-here, 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 Director, Gabe Edwards, Police Chief, Jon Sanders, Treasurer, Jeff Kays, City Attorney and Tony St. Romaine, City Administrator.

Mayor Sullivan presented the minutes of October 06, 2020 Board meeting for consideration. Alderwoman Martin made motion and seconded by Alderman Sapp to approve the minutes as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan called for adjustments to the agenda. 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 called for a vote to go into closed session pursuant to Chapter 610.021(2) leasing, purchase or sale of real estate. Alderwoman Martin made motion and seconded by Alderman Sapp to go into closed session pursuant to Chapter 610.021 (2) leasing, purchase or sale of real estate. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan opened the meeting and reported no action was taken at the closed session.

Mayor Sullivan introduced Dan Vande Voorde as City Plan Reviewer/Inspector. Tony St. Romaine stated it was his pleasure to introduce Dan Vande Voorde as Plan Reviewer/Inspector. Tony St. Romaine stated he has worked with Dan in the City of Columbia. He stated Dan also has worked in the private sector and most currently Jefferson City Building Inspections. He stated Dan would start work next Monday.

Dan Vande Voorde stated it was his pleasure to work in his hometown. He stated a few contractors wished him well and are glad we are keeping the inspections in Ashland. He stated he was excited to be on board.

Mayor Sullivan stated there was no scheduled comments.

Mayor Sullivan presented Council Bill No. 2020-040. Alderman Sapp made motion and seconded by Alderwoman Old to take up Council Bill No. 2020-040, an ordinance extending the corporate limits of the City of Ashland, Missouri by annexing unincorporated area; directing the City Clerk to give notice. First Reading by title only. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported this has gone through the Planning and Zoning Commission at the last meeting. He informed them this is on East Liberty Lane and backs up to Ashland Commons subdivision. He stated we held the public

hearing at the last Board of Aldermen meeting. He stated this is to annex the property and the following Council Bill is for the zoning of the property to R-1. He stated there would be around 200 single-family residential homes in that area. He informed them they are working with Bill Martin on lift station upgrades to the Liberty Landing Subdivision. He stated this development would worsen the traffic problem in this area and improvements would need to be made. Mayor Sullivan called for comments from the public. Mayor Sullivan called for comments or questions from the Board. Mayor Sullivan stated this does call for concern of additional vehicles at Liberty Lane and Henry Clay Blvd. intersection. He stated this is currently a county road with no sidewalks. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderman Bradford-abstained, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2020-041. Alderman Sapp made motion and seconded by Alderwoman Martin to take up Council Bill No. 2020-041, an ordinance to change the zoning of a parcel of land from County A-2 & R-S to (R-1) Single family residential for Martin Builders, Inc. First reading by title only. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is zoning the property to Single Family Residential. Mayor Sullivan called for comments from the public. Mayor Sullivan called for comments or questions from the Board. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderman Bradford-abstained, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1313 for consideration. Mayor Sullivan reported this was tabled due to waiting on information and detail on the additional expenses for the wastewater treatment facility. Tony St. Romaine, City Administrator reported we still have no update and asked this to be tabled. Alderman Sapp made motion and seconded by Alderman Bradford to continue to table this. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1315. Alderwoman Old made motion and seconded by Alderman Sapp to take up Ordinance No. 1315, an ordinance authorizing the Mayor to execute a Missouri Highways and Transportation Commission Municipal agreement. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported this is a right of use agreement. He stated MoDot would bid this overlay out in November for spring construction. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Alderman Sapp asked that we encourage the State to put in a turn lane at Oak Street. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1316. Alderman Sapp made motion and seconded by Alderwoman Old to take up Ordinance No. 1316, an ordinance of the City of Ashland authorizing the Mayor to enter into an agreement for professional services with Allstate Consultants to update the City of Ashland's Zoning, Subdivision, and stormwater regulations. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator gave an overview of the scope of work, hiring process and the team that has been selected. He stated this would take approximately 15 months to complete. He stated the cost is \$52,980.00 and we have \$30,000.00 in this budget year for phase 1. He stated the remainder of \$22,980.00 would be in the 2022 Budget year. He stated this would take community input. He stated there are inconsistencies within the codes and he is excited to get started on this project. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1317. Alderman Sapp made motion and seconded by Alderman Bradford to take up Ordinance No. 1317, an ordinance authorizing the Mayor to enter into an agreement with Christensen Construction for the mill and overlay project; providing for compliance with the prevailing wage law and state mandated construction safety training. Mayor Sullivan called for the staff report. James Creel, Public Works Director stated this is the second reading for mill and overlay project. He stated they are trying to get this project done before winter. He stated the low bid was Christensen Construction of \$184,931.32. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1318 consideration. Alderman Sapp made motion and seconded by Alderwoman Bell to take up Ordinance No. 1318, an ordinance authorizing the Mayor to execute a subdivision warranty agreement for Liberty Landing Plats 1-6. Mayor Sullivan called for the staff report. James Creel, Public Works Supervisor stated this is plats 1-6 of Liberty Landing Subdivision. He stated they started the inspection process last winter. He stated they handled the streets and stormwater, Alliance inspected the sewer and the Curtis Bennett did the water inspections. He stated some of the inspections are done during construction and some after the fact. He stated there were some deficiencies but they have now been corrected. Tony St. Romaine, City Administrator stated we had some concerns from residence. He stated this starts the three-year warranty period and does not remove liability from the developer. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan stated with the plan reviewer and inspector on board we hope to have higher expectations and standards for new development. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1319 for consideration. Alderman Sapp made motion and seconded by Alderwoman Old to take up Ordinance No 1319, an ordinance approving the final minor plat for McDow Subdivision. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported the Planning and Zoning Commission recommended approval of the re-plat of the 72 acre tract. He reported that Paul McGowen and Kevin Schweikert are in attendance via zoom tonight if anyone had any questions. He stated Mr. McGowen abuts the McDow property and wishes to acquire part of the 72 acres. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented a Resolution to accept the bulk sodium chloride bid. Alderman Bradford made motion and seconded by Alderman Sapp to take up a Resolution to accept the bulk sodium chloride bid. Mayor Sullivan called for the staff report. James Creel, Public Works Director reported he received five bids for sodium chloride with the low bid from Compass Minerals for \$73.86 per ton. He stated this is actually \$4 dollars a ton lower than the cooperative agreement. He stated he is going to purchase 200 tons for the initial order with the option to replenish an additional 200 more tons at the same cost. 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 Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan stated the next item on the agenda was discussion of the proposed agreement with Ashland Optimists re: pool subsidy agreement. Mayor Sullivan thanked everyone for waiting around tonight until we got to this item on the agenda. He reported Bryan Bradford, Missy Bonderer, Dorise Slinker, Tracy Banning and Kip Batye served on this committee. He stated the pool agreement in the packet came from the Optimist Club and then was considered by the Pool Committee. He stated they are asking for 5- year

agreement that the city would give them \$15,000.00 thousand per year and basically waiving the city utility services. He stated the persons that served was based on their organization and community attachment. Mayor Sullivan reported the existing contract the City had with the Optimist Club was for \$3,000.00 and dated back to 1989. He stated they had presented a financial statement showing their losses for this year of \$12, 604.91. He stated this has been a strange year with the covid. He asked how we need to move forward. He stated the Optimist Club has made it clear they are done with the pool.

Missy Bonderer with the Ashland Pool Committee and former President of the Optimist Club stated the existing agreement with the Pool was for up to \$3,000.00 to cover for deficit. It was not a promised amount and they did not get this every year. She stated the City also charged utilities to them in the amount of \$1500.00 to \$2000.00. She stated they are a non-for profit and provide youth in the community scholarships for resources for sports, baseball, soccer and the pool. She stated they have been unable to have bingo and the rodeo this year due to covid. She stated they could not continue to operate the pool. Dorise Slinker stated most community pools are owned by the municipalities.

Mayor Sullivan stated he appreciated the Pool Board for going out on a limb to open the pool this year for the community. He stated he heard no negativity all summer long and stated other communities came to our pool to swim. He stated the children have been under an emotional toll and opening the pool for the summer was a great asset to them. Dorise Slinker stated he researched five different cities and the pool fell under the parks and recreation park tax or was constructed through a land and water fund grant. He stated these are several different things we can do in the future of the pool.

Alderman Bradford stated he was shocked to get the e-mail last week stating it was last meeting. He stated he felt they got cut short and they did not accomplish what they had started. He stated he felt this should be voted on tonight. He stated he believed everything Missy said and he agrees with her a 100%.

Mayor Sullivan asked if the Board had any questions. Alderwoman Old questioned the communities that was operated by the city how many people were staffed in their parks and recreation department. Dorise Slinker stated he did not get into that detail.

Mayor Sullivan stated he thinks there might have been some miscommunication and stated he felt this was a complex situation and needs time to dissect this. He stated we are not done yet. He stated he felt to start with this contract and tweak it.

Mayor Sullivan asked for feedback and thoughts from the Board. The Board discussed this at length and the consensus was they should atleast cover the losses for this year. Mayor Sullivan reported in the spring the park board voted not to participate in the pool funding. He stated he would go back to the Parks and Recreation and ask them to consider \$5,000.00 from the parks fund. Mayor Sullivan stated they would need to set down with the pool committee and take their time hashing out how to go forward with the pool.

Dan VandeVoorde asked if they could sell advertising spots from the community business in the future to help as a revenue stream for this project.

Missy Bonderer stated their organization does not allow billboard advertisement at the community pool.

Mayor Sullivan asked if the leadership board was the group making the decisions on the Optimist Club's behalf. Missy Bonderer reported the Board does make these decisions. Mayor Sullivan stated we would put on the next agenda consideration of helping the Optimist Club with loss to the pool for this year.

Mayor's Report:

Mayor Sullivan reported the park pond is looking nice and blue. He thanked James Creel for getting this ready for the Cub Scouts fishing clinic.

Mayor Sullivan stated there was a lot of contingency about the home coming parade sponsored by parents but it was a success.

Mayor Sullivan reported the park board had a special meeting and will be moving forward with a Christmas parade. He stated they would be submitting a written plan to the Health Department. He stated they want people to park and remain in their cars. He stated a tree would be placed at the Masonic Lodge and one at River Region Credit Union. He stated there would not be a gathering in the park.

He stated the City would participate in the Optimist Spooktacular. He stated the Health Department is not limiting Halloween and encouraged the residents to open their doors to the children and stay safe.

Mayor Sullivan discussed the need to spruce up the overpass at Route H and Highway 63 as it is gateway to Ashland.

Mayor Sullivan stated we would need to do a budget variance to allocate money to a used vehicle for the building inspector.

#### City Administrator's Report:

Tony St. Romaine, City Administrator stated Ashland would receive the Downtown beautification grant from Missouri Main Street. He stated we have sent in our match payment. He stated he would be doing a press release on the grant application and award. He stated the MMSC staff will meet with Ashland downtown community leaders to evaluate existing and future needs of the downtown, and then schedule a series of customized training and mentoring sessions equipping them to concentrate on their local revitalization goals. He stated covid has slowed the Beautification Task Force meetings but he hopes to be able to have meetings starting in January.

#### City Attorney's Report:

Jeff Kays did not have a report.

#### Public Works Director Monthly report.

James Creel updated the Board on the delay of the Sarah Drive bridge project until next month. He stated they did not receive all the new traffic enhancement parts for the school lights. He stated they are getting the cross walks installed this week. He informed the Board he has been working improvements in the Season's Ridge Subdivision as weather permits. He stated they have completed the winter weather prep work on the equipment. He stated for the winter they are planning on doing storm water repair work. He stated the tennis court grant has been delayed but he is confident we are going to get the grant. He stated they have to set up an adult tennis program. He stated this has been pushed to May of 2021. He stated he has applied for a grant for lighting at the new recycle lot from Mid Mo Solid Waste Management and he is waiting on replacement of the camera on the recycle lot from Mid-West Computech. He stated the holiday decorations and trees are scheduled to be installed the week of Thanksgiving.

Alderwoman Old asked for an update on "No Outlet" sign for Kentucky. James Creel, Public Works Supervisor stated they have the sign but are waiting to do locates.

Alderman Bradford had a constituent ask about the skate boarding sign at the post office attached to a telephone pole but moved to pole by itself so it is more visible.

Mayor Sullivan stated a sign at the tennis courts prohibiting skate boards are also needed.

Board of Aldermen's Reports:

Alderman Sapp asked that MoDot move the City limits sign to the Route H and Highway 63 overpass. Tony St. Romaine stated he would contact the new District Manager on this matter.

Alderwoman Old stated she talked with Jay Berchfield this week and Breaktime does plan to keep the existing Breaktime open once the new Breaktime is built. Mayor Sullivan reported the concrete is poured and framing has begun at the new Breaktime.

Alderman Bradford stated he was surprised when they were told by Clare at the last pool committee meeting that it would be their last meeting. He stated it was a pleasure to serve on this.

Alderwoman Martin thanked the school district and police department in figuring out traffic solutions at the school.

Chief Edwards reported this Saturday from 10:00 a.m. to 1:00 p.m. the Ashland Police Department will be participating in the annual drug take back program.

Mayor Sullivan called for General comments.

Mayor Sullivan questioned Alderman Bradford if he was going to participate in the Optimist Spectacular event. He stated he would not be. The City Clerk is providing some treat bags for distribution and Chief Edwards was going to participate in the event.

Mayor Sullivan called for public comments.

Dorise Slinker questioned if the Parks and Recreation Board could use tax money for the pool? He asked if the City took over the pool would that fall under the wings of the park board. Mayor Sullivan stated he felt the pool was for the good of the community but he has concerns.

Mayor Sullivan called for the 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