

TUESDAY, NOVEMBER 03, 2020
BOARD OF ALDERMEN MINUTES
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on November 03, 2020 via zoom.

Mayor Sullivan asked that everyone observe a moment of silence in remembrance of retired City Employee Jesse “Woody” Sapp; dates of service 11/15/1993 to 6/29/2007. He extended his condolences to the family and stated from what he has read he was well loved.

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, Gabe Edwards, Police Chief, Jon Sanders, Treasurer, Jeff Kays, City Attorney, Dan Vande Voorde, Building Inspector and Tony St. Romaine, City Administrator.

Mayor Sullivan presented the minutes of the October 20, 2020 Board meeting for consideration. Alderman Sapp made motion and seconded by Alderwoman Old 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 Sapp made motion and seconded by Alderwoman Bell to approve the agenda as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan stated there was no scheduled comments.

Mayor Sullivan presented Council Bill No. 2020-042 for consideration. Alderman Sapp made motion and seconded by Alderwoman Martin to take up Council Bill No. 2020-042, an ordinance authorizing the Mayor to enter into a real estate agreement with McKinney Properties, LLC. First reading by title only. Mayor Sullivan called for staff comments. Tony St. Romaine, City Administrator stated the Board has discussed this purchase in closed session. Tony St. Romaine stated prior to this meeting we held an Ashland Municipal Center meeting and passed a resolution for applying for financing for City Hall through the USDA. He stated a year ago our intent was to build on property that was to be donated by Don Quick a Texas developer in Ashland Commons. He stated that property is next to the new YMCA building off Main Street. He stated due to covid-19 crisis and development slowing down in Texas the Ashland Commons have been put on the back burner. He stated they still plan to develop this but not now. He gave an overview of the City under another administration purchasing the lot by Subway where the new Police Department is located and the plans was to build a City Hall on that lot. He stated this was not a good location. He stated they have been looking at other locations and there are not many around that fits the City’s needs. He stated the building on Main and Broadway where the YMCA is currently located came on the market so they pursued that building. He stated they started negotiating and have agreed on the \$1.6 million dollars. He stated we had 2.5 million budgeted for a new City Hall. He stated the renovation budget is \$900,000.00. He stated the plans are to put the Police Department building back on the market. He stated there is a cover memo on the real estate agreement. He stated this is subject to approval from the USDA funding and hopes to have this closed by the end of the year. He stated the actual building design was shared with participants

in the Ashland Municipal Center meeting. He stated we are working with Jay Berendzen with Porter, Berendzen & Associates. He stated they had the existing contract to design the City Hall. Jay Berendzen gave an overview of the existing facility and a new layout of the new City Hall and Police Department. Tony St. Romaine stated this is the real estate contract for the building at 101 West Broadway not approving the remodel design. Mayor Sullivan presented some highlight from public meeting at 6 o'clock. He stated the Callaway Bank would retain their lease for the next two years and possibly longer if they wished. He stated this income would help us tremendously and it is great fit. He stated the parking was questioned since this is shared with the library. He stated part would be owned by the City and the other would belong to the library. He stated the conference room would be used by the parks, Planning and Zoning Commission as well as the public. He stated the feedback on the announcement of the contract to purchase this building has been positive. He stated they have done their due diligence and the community wants to see City Hall in the downtown area. He stated the old recycling lot has been removed from the market and we are working on options to include this lot in the revitalization plan. He called for public comment. Mayor Sullivan called for public comments. Mayor Sullivan called for comments from the Board of Aldermen. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2020-043 for consideration. Alderman Sapp made motion and seconded by Alderwoman Old to take up Council Bill No. 2020-043, an ordinance authorizing the appropriation of funds to certain accounts within the fiscal year budget ending 2021. Mayor Sullivan called for a staff report. Tony St. Romaine, City Administrator reported Dan Vande Voorde, Building Inspector started work about a week ago and they did not feel he should use his personnel vehicle to do inspections and code enforcement. He stated that part of the funds to purchase the vehicle would be paid out of streets and would be used for snowplowing. He stated that Dan Vande Voorde has pushed snow before and is willing to assist if needed. Tony St. Romaine stated this is being purchased through the Mo. State Highway Patrol so we do not have to go out to bid. Mayor Sullivan suggested a nice logo with the position and title on the vehicle. Mayor Sullivan called for public comment. Mayor Sullivan called for questions or comments from the Board. Alderman Lewis asked about the mileage. Tony St. Romaine stated around 115,000 miles. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1313 for consideration. Alderwoman Old made motion and seconded by Alderwoman Martin to take up Ordinance No. 1313, an ordinance authorizing the Mayor to execute Addendum No 1 to the agreement for engineering services with Allstate Consultants, LLC for the mechanical wastewater treatment plant. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported we were waiting on a letter with detail on the additional funds requested. He stated that Chad & Cary Sayre was present via zoom for any questions the Board may have. Mayor Sullivan stated the total amount were \$145,068.00 and Allstate Consultants is asking to be reimbursed \$65,000.00 Chad Sayre stated they have one addendum and it is to close out the project. He stated they were in a position to wait for the payment. He stated the invoice was dated back to the Spring but with covid-19 issues have been unable to give itemized list. He stated hopefully someday soon they would be able to expand the wastewater treatment facility. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Alderman Sapp stated this has been postponed and tabled for a couple of months and he wanted to express his concern and hope everyone is safe and recovering. Mayor Sullivan thanked them for providing them with these numbers and opportunity to review these. He stated it helps the Board understand what they are voting on and they are wanting to be transparent. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1320 and stated the developer has asked this be tabled until February 2, 2021. Alderman Sapp made motion and seconded by Alderman Bradford to table Ordinance Bill No. 1320, an ordinance extending the corporate limits of the City of Ashland, Missouri by annexing unincorporated area; directing the City Clerk to give notice. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Martin old, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1321 and stated the developer has asked this to be tabled until February 2, 2021. Alderman Sapp made motion and seconded by Alderwoman Martin to table Ordinance No. 1321 until February 2, 2021, 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. Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderman Bradford-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1322 for consideration. Alderman Sapp made motion and seconded by Alderwoman Bell to take up Ordinance No. 1322, an ordinance authorizing the appropriation of funds to certain accounts within the fiscal year budget ending 2021. Mayor Sullivan called for a staff report. Tony St. Romaine, City Administrator stated this is the second reading and it is the acquisition for a truck for the inspector department. He stated they asked for this to be read twice since they do not have two weeks to wait for the approval before it is sold to someone else. Mayor Sullivan called for public comment. Mayor Sullivan stated a snowplow would be added to this vehicle. He stated we are working with the school district to donate a snowplow but we may need to purchase hydraulics. 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 Martin-aye, Alderwoman Old-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented a Resolution to accept the agreement for public roadway for a portion of Martin Lane. Alderman Sapp made motion and seconded by Alderwoman Martin to take up a Resolution to accept the agreement for public roadway for a portion of Martin Lane. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported this due to various changes being made along Hwy 63 and the outer roadways. 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 Bell-aye, Alderwoman Old-aye, Alderwoman Martin-aye, Alderman Bradford-aye, Alderman Lewis aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented a Resolution authorizing the purchase of a truck for the building inspector. Alderman Sapp made motion and seconded by Alderwoman Martin to take up a Resolution authorizing the purchase of a truck for the building inspector. Mayor Sullivan called for staff comments. Tony St. Romaine, City Administrator stated we have transferred the funds and this is authorization to purchase the truck since it was not in the budget. Mayor Sullivan called for comments or questions from the public. Mayor Sullivan called for comments or questions from the Board. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-aye, Alderwoman Martin-aye, Alderwoman Old-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan stated the next item on the agenda was authorization of payment to the Ashland Optimist Club re: pool subsidy. Alderwoman Old made motion and seconded by Alderwoman Martin to consider authorization to pay the Ashland Optimist Club. Mayor Sullivan stated the pool committee predicted they would be short \$10,000.00. Tony St. Romaine, City Administrator stated the income and loss report shows a net loss of \$12,604.91. Mayor Sullivan stated he would like to help cover some of the net loss but he was wanting to see if the Parks and Recreation Board would contribute \$5,000.00 of this since they provide a community service. He stated they have not had a meeting yet. The Board discussed this. Alderwoman

Bell made motion to table until the next Alderman meeting. Alderman Lewis seconded the motion. Mayor Sullivan stated this would allow him time to ask the park board to contribute \$5,000.00. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderman Bradford-nay, Alderwoman Martin-aye, Alderwoman Old-aye, Alderwoman Bell-aye. Motion carried.

Mayor's Report:

Mayor Sullivan stated he has talked about speeding on Liberty Lane and Peterson Lane with Chief Edwards many times. He stated they are still getting complaints from residents on speeding in these areas. He stated they are being patrolled routinely. He stated some citizens are asking for stop signs on Liberty Lane and Middleton and on Peterson Lane and Blue Herron and some other intersections to help slow the traffic down. He stated they are concerned of children's safety. The Board discussed not being in favor of speed bumps, they discussed conducting a traffic study and leaving the decision to Chief Edwards as how to proceed. The Board did not express any opposition.

Mayor Sullivan stated the new recycle lot has gotten attention on social media and some citizens think the recycling containers have not been emptied as scheduled. He stated James Creel, Public Works Supervisor asked for the load tickets to make sure they were emptied and what days. He stated it was determined they were emptied every day last week as scheduled. He stated part of the issue is the boxes are not being broken down and the bins fill up too fast. He encouraged the citizens to breakdown the boxes and the city would continue to enforce unnecessary violators.

Mayor Sullivan stated during the fall cleanup he received emails that items were picked up that were not meant to go to the trash. He stated a child's basketball hoop and other items were taken during the cleanup. He stated moving forward we do a public announcement on where items should be placed for pickup during the cleanup.

City Administrator's Report:

Tony St. Romaine, City Administrator reported we did not receive the grant for the stormwater work through the LWCF grant. He stated the grant decision for the improvements to the ballfield has been postponed until March. He discussed the Perry Avenue extension as part of the Ranken project. He stated the school has hired an engineer and we would piggy back onto that contract to do the engineering plans and the school would seek reimbursement of up to \$50,000.00 from the City. He stated we are waiting on final approval from the EPA then the civil work and site plans would be completed then put out to bids in the next few months. He reported the scep grant is on the back burner as Alliance is waiting on approval from the Department of Natural Resources.

Tony St. Romaine stated we would be addressing the unattended trucks and trailers at construction sites and come back to the Board for continued discussion. He stated they had a draft ordinance and Chad and Shelley Martin still had some concerns with the proposed ordinance. He stated they want to get more feedback from them before we prepare something.

City Attorney's Report:

Jeff Kays stated he had no report.

Police Chief Monthly report.

Gabe Edwards, Police Chief discussed littering issues at the recycle lot. He gave an update on the Dodge Charger repair fees being a couple thousand dollars. He informed the Board that Tony and himself are looking at options for the aged patrol cars to be replaced. He informed them that the new hire Devin Stevenson began field training on October 28 and Officer Jason Ozenberger would be training him on the day shift. He stated that still leaves one full time position open.

Gabe Edwards, Police Chief reported the door replacement Alderman Lewis and his son in-law installed a couple weeks ago was great and they did fantastic craftsmanship.

Board of Aldermen's Reports:

Alderwoman Bell reported she has received a complaint of the alarm going off most Saturdays all day at the wastewater plant. She asked if there was a report that shows how many times this going off and why. Tony St. Romaine stated he has addressed this with Shawn and Derek from Alliance and is awaiting for the report back. Tony St. Romaine stated there should be an on-call person that should be responding to these calls. Mayor Sullivan asked that this be an agenda item for the next meeting. Alderwoman Bell stated she gave the individual the contact numbers and encouraged her to call at the time it was happening.

Alderman Bradford thanked the Optimist Club for the Halloween event. He stated it was great weather and the turnout was wonderful. He stated he would like to get a resolution for the skate boarding down town for the business district.

Mayor Sullivan thanked the City Clerk for putting candy together for the Halloween event.

Alderman Sapp stated he also received complaints on the wastewater plant alarm and has been unable to reach Derek that it went straight to voice mail. He stated there was a comment on facebook live from Bethany Baker there are speeding issues all through town not just the area the Board discussed placing stop signs. She stated there is speeding on Kristi Drive and all through town.

Mayor Sullivan called for public comments. He stated this is not a question and answer but time to allow for public comments. He stated he would reach out to the comments on social media.

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