

MARCH 22, 2022  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on March 22, 2022 at 101 West Broadway.

Mayor Sullivan gave the invocation.

Mayor Sullivan led in the pledge of allegiance.

Mayor Sullivan called the roll:

Ward One: Nathan Volkart-here, Jean Selby-here

Ward Two: Melissa Old-here, Stephanie Bell-here

Ward Three: Rick Lewis-here, Dorise Slinker-here

Staff Present: Darla Sapp, City Clerk, Kyle Michel, City Administrator, Shelley Martin, Treasurer, Darin Ratermann and John Conway, City Engineer.

Mayor Sullivan presented the minutes of the February 28, 2022 Board meeting for consideration. Alderwoman Old made motion to approve the minutes as presented. Alderman Lewis seconded the motion. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan presented the minutes of the March 01, 2022 Board meeting for consideration. Alderman Slinker made motion to approve the minutes as presented. Alderwoman Old seconded the motion. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan presented the agenda for consideration. Alderwoman Old made a motion to approve the agenda as presented. Alderman Lewis seconded the motion. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan stated there are no scheduled public comments. He stated as a reminder if you want to speak on an item that is not listed on the agenda you must request in writing to the City Clerk the Wednesday prior to the meeting. He stated there is a public speaking portion at the end of the meeting.

Mayor Sullivan presented Council Bill No. 2022-006, an ordinance approving Serrano Subdivision Re-plat. Alderwoman Old made motion and seconded by Alderwoman Selby to take up for consideration Council Bill No. 2022-006, an ordinance approving Serrano Subdivision Re-plat. Mayor Sullivan called for the staff report. Darin Ratermann, Community Development Director, stated the property owner is Simple Development, LLC and the submitting engineering firm is Central Missouri Professional Services, Inc. He stated this is a 1-acre lot that will be divided in to two lots and it is zoned Commercial. He stated this is 601 East Broadway. Darin Ratermann stated City Code 9.330 requires accessory structures to be incidental to the use of the main building. He stated that was why it was necessary to divide the lot. He stated it was necessary to create easements, granting access to the existing billboard to the east end of the property while also granting lot 2 access to roadway frontage. He stated staff recommends approval of this plat and it has met requirements of the code. He stated the Planning and Zoning Commission approved this at their March 8, 2022 meeting. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions and comments from the Board. Alderwoman Old questioned if Lot 1 is where the billboard is? Darin Ratermann explained Lot 1 is the existing building and Lot 2 is the east side of the lot. Alderman Slinker questioned if there is an issue with the Ashland Chamber sign. It was reported the sign will remain and is

in an easement. Mayor Sullivan called for the vote. Alderman Volkart-aye, Alderwoman Selby-aye, Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Slinker-aye, Alderman Lewis-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-007, an ordinance approving Forest Park Phase 2 Preliminary Plat. Alderwoman Selby made motion and seconded by Alderwoman Old to take up for consideration Council Bill No. 2022-007, an ordinance approving Forest Park Phase 2 Preliminary Plat. Mayor Sullivan called for the staff report. Darin Ratermann, Community Development Director, stated this is a preliminary plat for Phase 2 of Forest Park subdivision and contains 39.71 acres. He stated the property is south of Route Y and east of the proposed Perry Avenue extension and will tie into the Lakeview Estates by way of Stacy and Ashley Drives, to the west and Yellowstone Dive on the north end. He stated it is zoned R-1, single family residential, and consists of 80 lots. He stated the staff is supportive of the plat, as it has met the requirements of the code and the Planning and Zoning Commission recommended approval of this preliminary plat at their March 08, 2022 meeting. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions and comments from the Board. Alderman Lewis commended the developer in tying in to the dead-end streets that were already there. Mayor Sullivan called for the vote. Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-008, an ordinance allotting a 36/64 percent split of the storm water control and local parks tax revenue. Alderwoman Old made motion and seconded by Alderman Lewis to take up for consideration Council Bill No. 2022-008, an ordinance allotting a 36/64 percent split of the storm water control and local parks tax revenue. Mayor Sullivan called for the staff report. Shelley Martin, Treasurer, explained when the park/storm water tax was approved by the voters the Board of Aldermen passed an ordinance that 50% of the revenue received would be used for Park and 50% used for storm water repairs/upgrades. She stated for this fiscal year the park has an obligation for a final payment toward the lake property that was purchased last fiscal year. She stated in addition, the renovation of the ballfield and additional restroom facilities project will begin in FY23 and the cost will exceed the original ordinance split. Shelley Martin, Treasurer, explained the final payment for the lake property is \$21,964.50 and the ballfield and restroom project is estimated at \$81,660.00. She stated they also intend to address some storm water issues while they are doing renovations in the park at a cost of \$18,000.00. She stated staff is recommending that this be an exception to the original ordinance for this fiscal year budget only and not become the norm. She stated the city is addressing more serious storm water issues for FY 23 in the capital fund with A.R.P.A. funds received. Mayor Sullivan called for comments from the public. Mike Frese, 5775 Charlotte Drive, stated he felt it was unnecessary to change this split as it is a small operating fund and a huge amount of reserves. He stated we should adopt a 4 or 5-year forecasting of projects and felt the Board should stick with the original 50/50 split as approved by the voters. Mayor Sullivan called for questions or comments from the Board. Alderman Volkart felt the question Mike Frese is asking should be addressed as to why we are doing this instead of options. Shelley Martin, Treasurer, stated first of all this one tax and passed by the voters and the Board voted after the tax was passed as to how it was to be split. She stated there is a fund balance in there because money was saved to do major park improvements. She stated it is funding the purchase of additional park land, ballfield renovations and bathroom renovations and storm water issue in the park. She stated the revenue source is not enough to carry these obligated expenditures in the park. She stated with the A.R.P.A. money can fund storm water projects under capital fund. She stated there will be additional cost in the Lakeview Park property that was purchased. Alderwoman Bell questioned if the 50/50 split was in the ballot language. It was stated it was not part of the ballot language and it is at the Boards discretion to change the percentages by vote of the Board. Alderwoman Old, Liaison for the Park Board, stated the Park Board has not been informed of this since the original meeting of Monday was canceled and rescheduled until Thursday but she felt they would be in favor of this. Alderman Lewis stated the A.R.P.A. funds can't not be used for park but can for the storm water projects. He stated this is a onetime adjustment. Shelley Martin, Treasurer, stated the ball field renovations has a grant that goes with that and it is cost effective to do the storm water repairs in the park

while doing other the other construction projects. Alderman Slinker questioned why we want to change the split of the funds. This was discussed at great length. Mayor Sullivan called for the vote. Alderman Lewis-aye, Alderman Slinker-no, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-009, an ordinance to amend Chapter 14, Sewer, Water & Solid Waste of the City Code. Alderwoman Old made motion and seconded by Alderwoman Bell to take up for consideration Council Bill No. 2022-009, an ordinance to amend Chapter 14, Sewer, Water & Solid Waste of the City Code. Mayor Sullivan called for the staff report. Shelley Martin, Treasurer, stated the fees for the new services for sewer treatment impact fee and sewer collection system fee have not been increased since 2014. She says this applies to new sewer customers. She stated they are proposing an increase of residential sewer collection from \$750 to \$800 for a 5/8 to 3/4 water meter size and residential sewer treatment impact fee of \$800 to \$825. She stated this is paid at the time the building permit is taken out. Shelley Martin, Treasurer, presented an increase in the water meter fee on residential service from \$600 to \$800 due to the increase in costs of the new meter. She stated this increase would continue to cover the purchase price of the meters not the installation. She stated commercial meters are charged the cost of the actual meter when they are ordered. She stated the cost of the material has risen. The board discussed the proposed increases. 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 Volkart-aye, Alderwoman Selby-aye, Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Slinker-aye, Alderman Lewis-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-010, an ordinance authorizing the City Administrator to enter into a man-it service renewal base agreement with Midwest Computech. Alderwoman Old made motion and seconded by Alderwoman Selby to take up for consideration Council Bill No. 2022-010, an ordinance authorizing the City Administrator to enter into a man-it service renewal base agreement with Midwest Computech. Mayor Sullivan called for the staff report. Kyle Michel, City Administrator, stated some of the IT services is being done in house with city staff. He stated we hired two professionals to take care of the IT but we still need the service of the backup until we can get that worked out in house. He stated they met with Midwest Computech and we are on a month to month basis for now. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker questioned the hiring of IT personnel. Kyle Michel, City Administrator, stated they were hired to set up the new server and have been working for the last couple of weeks on this. Mayor Sullivan called for the vote. Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-011, an ordinance authorizing the Mayor to enter into an engineering services contract with Great Rivers Associates, Inc. for Perry Avenue extension. Alderwoman Old made motion and seconded by Alderman Lewis to take up Council Bill No. 2022-011, an ordinance authorizing the Mayor to enter into an engineering services contract with Great Rivers Associates, Inc. for Perry Avenue extension. Mayor Sullivan called for the staff report. John Conway, City Engineering, stated this is for the Perry Avenue Road Extension project. He stated the Public Works Department conducted an RFQ process to select an engineering consultant for the design and construction observation of the Perry Avenue Road extension. He stated this was part of the development of the Ranken Technical College Campus. He stated there were 8 firms submitting their qualifications. Each firm's qualifications were scored in accordance with criteria outlined in the RFQ. The three highest scoring firms were selected for an interview and the selection committee selected Great River's Associates, Inc. He stated this is connected to a MoDot cost share agreement of 50/50 and the city is responsible for any cost overruns. He stated the fee amount is within the budget. He stated staff recommends that the Board approve the Engineering services contract and we issue a notice to proceed. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderwoman Old stated she was happy

the city was running the project not MoDot. John Conway, City Engineer, stated part of the funding is from an E.D.A. grant of approximately \$213,20.00 which will reduce the city's portion to \$188,791. The city funding will come out of the street funds. Mayor Sullivan stated MoDot will close off highway access (Liberty Lane) to Perry Avenue. Alderman Slinker questioned when the work would start and how long is it anticipated to take. John Conway stated this ordinance gives them the contract and they can begin the design work, bid out then construction possibly in the fall of this year. Alderman Slinker questioned when MoDot cut the road off before? John Conway, City Engineer, stated that would be the last thing done, after construction is completed. Alderman Volkart expressed concern of how the south end of Perry Ave. would be left. It was reported nothing is projected at this time for that end of Perry Avenue. He expressed concern of future planning not being done and the need for a new overpass. He expressed concern of MoDot road projects not getting thought out in advance. He stated with the development of Ranken, Ashland Plaza, Forest Park and Lakeview all being dumped on Route Y roundabout will be a big mess. He stated the overpass was not sustainable and we should have it planned out to some degree. The Board discussed this at great length. Mayor Sullivan called for the vote. Alderman Volkart-aye, Alderwoman Selby-aye, Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Slinker-aye, Alderman Lewis-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-012, an ordinance approving the lease agreement with River Region Credit Union. Alderwoman Old made motion and seconded by Alderman Volkart to take up for consideration Council Bill No. 2022-012, an ordinance approving the lease agreement with River Region Credit Union. Mayor Sullivan called for the staff report. Kyle Michel, City Administrator stated they are recommending to move forward at this time with the lease of the pavilion for the farmer's market in conjunction with the YMCA sponsored farmers market. Mayor Sullivan ask if we got the question of city insurance coverage answered? Kyle Michel, City Administrator stated there would be a cost to us if and when the City puts on an event. Mayor Sullivan stated the YMCA has a separate lease agreement with River Region Credit Union. Mayor Sullivan gave an overview of the history of the farmer's market and the YMCA taking it over. He stated the city does not have the staff to run the farmers market. The Board discussed their concerns of the 20-year lease, rate of renewal of the lease, for the use of the pavilion for other events for local organizations and city liability insurance and maintenance, etc. Mayor Sullivan asked if the Board wished to table this. Alderman Slinker made motion and seconded by Alderman Volkart to table Council Bill No. 2022-012. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote to table Council Bill No. 2022-012. Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1394, an ordinance to amend Chapter 2 as it pertains to compensation of the Mayor. Alderman Slinker recused himself from the meeting as he is a candidate for Mayor. Alderwoman Bell made motion and seconded by Alderman Volkart to take up for consideration Ordinance No. 1394, an ordinance to amend Chapter 2 as it pertains to compensation of the Mayor. Kyle Michel stated this is the second reading and is compensation for the Mayor. Mayor Sullivan called for questions from the Board. Mayor Sullivan called for comments from the public. Kyle Michel, City Administrator asked if they wish this to expire every two years. Mayor Sullivan stated this gives them the ability to change and leaves it on the radar. He stated this is a growing city and the Mayor has to take on a lot more activity. The Board discussed removing this and felt when we do the overall code revision we could look at it at that time. Mayor Sullivan called for the vote. Alderman Volkart-aye, Alderwoman Selby-aye, Alderwoman Old-aye, Alderwoman Bell-aye, Alderman Lewis-aye. Motion carried.

Alderman Slinker returned to the Board table.

Mayor Sullivan presented Ordinance no. 1395, an ordinance authorizing the Mayor to enter into an engineering services contract with Great Rivers Associates, Inc. for Perry Avenue Extension. Alderwoman Old made motion and seconded by Alderman Lewis to take up for consideration Ordinance No. 1395, an

ordinance authorizing the Mayor to enter into an engineering services contract with Great Rivers Associates, Inc. for Perry Avenue Extension. Mayor Sullivan called for the staff report. Kyle Michel, City Administrator, stated this is the second reading. 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 Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan left the room and Mayor Pro-tem Bell took over the meeting.

Mayor Pro-tem Bell presented a resolution to approve the site plan for Hardwick Lane Self-Storage. Alderwoman Old made motion and seconded by Alderman Slinker to take up for consideration the Resolution to approve the site plan for Hardwick Lane Self-Storage. Mayor Pro-tem Bell called for the staff report. Darin Ratermann, Community Development Director, explained this is a site plan for Timeless Treasurers' LLC and the engineer of record was Crocket Engineering. He stated this is 5-acre tract and sits due East of the north of Angel Lane. He stated the zoning is General Commercial and the site plan is for self-service storage. He stated there will be no employees onsite therefore no wastewater is necessary. He stated staff recommends approval of the site plan as it meets the City Code. He stated the Planning and Zoning Commission gave approval of the site plan at the March 8<sup>th</sup> meeting. Mayor Pro-tem called for comments from the public. Mayor Pro-tem Bell called for questions or comments from the Board. Mayor Pro-tem Bell called for the vote. Motion carried.

Mayor Sullivan presented a resolution to approve the site plan for Scooters Coffee. Alderwoman Old made motion and seconded by Alderman Slinker to take up for consideration the Resolution to approve the site plan for Scooters Coffee. Mayor Sullivan called for the staff report. Darin Ratermann, Community Development, reported the owner is Simple Development, LLC and engineering firm is Central Missouri Professional Services, Inc. He stated the subject property is located at 601 East Broadway and contains slightly less than an acre. It is zoned General Commercial and is going to be used as a retail coffee shop. He informed the Board there is 15 combined parking spaces including two ADA compliant spaces. Darrin Ratermann informed the Board that Broadway is a State road and they would have to abide by MoDot requirements for the entrance. He stated the staff recommends approval as the Planning and Zoning Commission recommended its approval at the March 8, 2022 meeting. Mayor Sullivan called for comments from the public. Bryan Bradford asked if this was going to be drive through only. It was reported that it would be drive through only. Alderman Volkart asked questions regarding the site plan. Darin Ratermann explained the old Police Department building is on one lot and will remain for commercial rental and Scooters will be constructing a new building on the lower lot. He stated this layout is the same as the Scooters on Grindstone. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker questioned if there was an issue with the chamber sign remaining there. Darin Ratermann stated it is within an easement and there are not problems. Alderwoman Bell expressed concerns of the traffic in the area. Darin Ratermann stated the line should hold 23 cars. Mayor Sullivan called for the vote. Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented a resolution to approve the site plan for Cobblestone Park Self-Storage. Alderwoman Old made motion and seconded by Alderwoman Selby to take up for consideration the Resolution to approve the site plan for Cobblestone Park Self-Storage. Mayor Sullivan called for the staff report. Darin Ratermann, Community Development, stated the property owner is Eric Kosmatka and the submitting engineering firm is Luebbert Engineering. He stated the subject site is approximately 2.2 acres in size and sits east of Commerce Drive and just north of the Public Works Building. He stated it is zoned Light Industrial. He stated this is for a self-service storage facility. He stated utilities are available at the site. Wastewater is not necessary because there will not be employees onsite. He stated staff does not feel it necessary to require parking or restrooms for this reason. He stated all buildings onsite are at or below

the maximum allowable height of 15 feet. He stated the staff recommends approval and the Planning and Zoning Commission gave approval for this site plan at the March 8, 2022 meeting. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker stated since there are residential duplexes lots would screening be required. Darin Ratterman stated no screening is required. Alderman Volkart stated there is a grade to the land, and it changes elevation and it sets below the duplexes. Alderman Lewis stated this is the site that McCubbin was trying to put high density residential in and got rejected due to the property owners in Middleton Crossings. Mayor Sullivan called for the vote. Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderwoman Selby-aye, Alderman Volkart-aye. Motion carried.

#### Mayor's Report:

Mayor Sullivan stated he had no report.

#### Administrator's Report:

Kyle Michel, City Administrator, reported that Proposition 1 is on the ballot for the City of Ashland and Boone County. He stated there is an informational packet on the website. He stated anticipated revenue of \$25,000.00 annually.

Kyle Michel, City Administrator stated the Chamber Candidate Forum was held last night and went well. He stated they filled up the room on the zoom link so not everyone got to hear it. He stated in the future they would make some tweaks to this.

He gave an update on the lodging tax that got stalled in legislation last February. He stated Sara Walsh, State Representative did not submit this for this year. He informed them there is a redistricting and Cheri Reisch, State Representative would introduce on behalf of Ashland. He stated he would be working with her as needed.

Kyle Michel, City Administrator, reported we are renewing the City's insurance policy with a \$1,800.00 increase. He stated the YMCA agreement might play a factor in that rate.

#### City Attorney's Report:

Nathan Nickolaus, City Attorney was not present.

#### Public Works Director Monthly Report:

Kyle Michel, City Administrator reported that James Creel, Public Works Director was out of town but his report was in the packet.

#### Board of Aldermen's Reports:

Alderman Volkart stated he just wanted to point out we looked at five site plans today and since last April we probably have had a hundred site plans. He stated we should a developer impact fee. He asked that this be put on the forefront. He stated we are not trying to make it harder for the developer but we need to continue to growing the bridge that gabs the infrastructure.

Alderwoman Bell stated she has been contacted from residents on Sue Drive with concerns about the removal of trees with the proposed development east of this. She stated she has talked with city staff and the developer on this.

Alderman Slinker questioned the status of taking down the no parking signs on College Street. Kyle Michel, City Administrator stated they were waiting on the close out of the roundabout project.

Alderman Slinker asked that we look at the budget and consider the streets that have been overlooked in the budget and the capital improvement plan, such as Jameson.

Alderman Slinker stated he looked at some of the reports Kyle Michel, City Administrator did in Iowa and questioned when they would be receiving those and having individual meetings with him. Kyle Michel, City Administrator, stated he was unsure what the Board wanted to see. He stated they are working on financial reports and to possible meet with Board members in individual meetings or.

Mayor Sullivan called for additional comments from the public.

Mayor Sullivan called for comments or questions from the Board or staff.

Mayor Sullivan called for the vote to adjourn the meeting. Alderwoman Bell made motion and seconded by Alderman Lewis to adjourn the meeting. Mayor Sullivan called for the vote. Motion carried.

Darla Sapp, City Clerk

Richard Sullivan, Mayor