

MAY 16, 2023
BOARD OF ALDERMEN MINUTES
7:00 P.M.

Mayor Slinker called the regular meeting to order at 7:00 p.m. on May 16, 2023 at 101 West Broadway.

Mayor Slinker led in the pledge of allegiance.

Mayor Slinker called the roll:

Ward One: Nathan Volkart-here, Loren Plank-here
Ward Two: Melissa Old –here, Stephanie Bell- absent
Ward Three: Rick Lewis-here, David Wilson -here

Staff Present: Darla Sapp, City Clerk, Kyle Michel, City Administrator, Todd Smith, City Attorney, Darin Ratermann, Community Development Director, James Creel, Public Works Director and Shelley Martin, Treasurer.

Mayor Slinker presented the minutes of the May 02, 2023 and Special meeting May 08, 2023 meeting for consideration. Alderman Volkart made motion to approve the minutes as presented. Alderman Wilson seconded the motion. Mayor Slinker called for the vote. Motion carried.

Mayor Slinker presented the agenda for approval or adjustment. Alderman Volkart made motion and seconded by Alderman Wilson to approve the agenda as presented. Mayor Slinker called for the vote. Motion carried.

Mayor Slinker reported there were no appearances scheduled but reminded everyone a written request must be made the Wednesday prior to the meeting with the City Clerk.

Mayor Slinker presented Council Bill No. 2023-019, an ordinance approving Middle Creek Subdivision Preliminary Plat. Mayor Slinker called for the staff report. Darin Ratermann, Community Development Director reported preliminary plat for Middle Creek Subdivision and the property owner is Corey Myers Developments. He stated the submitting firm is Engineering Surveys and Services and our former City Engineer John Conway reviewed this preliminary plat. He stated the property is approximately 44.85 acres in size and is at the southwest corner of E. Clellie Harmon Road and South Crump Lane. Darin Ratermann stated originally this development was approved in mid-2021 with a proposed 116 lots. He stated due to various reasons, including lack of available sewer capacity, the current plat has been reduced to 9 lots. He stated the lots range from 1.28 acres to 6.56 acres. He stated the proposed plat consists of R-1 for lots 1-7 and lot 8 is proposed for single family as well but lot 9 is to remain C-N. He gave an overview of the roadway access. He stated these a larger estate lots. He stated the sidewalks would be left up to the buyers of each lot to install. He stated easements have been proposed to allow city utilities to be supplied to the lots. He stated a hammerhead turnaround would be installed at the north end of Billy Joe Sapp; however, this is not required at the end of Justin Lane due to the short section of street. He stated there is also to be a small berm built on the south side of lot 4 to control storm water runoff to the existing homeowners to the south. He stated this meets the requirements of the city code and the Planning and Zoning Commission recommended approval with the condition that each lot presented be connected to the City sewer. Mayor Slinker called for questions or comments from the Board. The Board asked various questions relating to sidewalk requirements and the distance between the lots, sewer and street connectivity and future growth in this area. Alderman Volkart questioned if Corey Myers was in attendance at the Planning and Zoning Commission meeting. Corey Bergthold, engineer for Corey Myers explained the developer came forward with a multiple lot development and then had to pay for a sewer study. He stated there was not enough

capacity in our sewer system and the upgrades needed did not make this feasible. He stated this is the reason for the new preliminary plat. He stated that if the developer cannot divide it this way then the property could not be developed. Alderman Volkart stated he is not opposed to the development but doesn't know why there is not options for the sewer in the future. Corey Bergthold stated his developer wishes to move forward with this development. The sidewalk requirement was discussed since these would be county roads not city roads and the likelihood of applying for a variance from the Board of Adjustment. Todd Smith, City Attorney questioned if the sewer system could handle the nine lots proposed? James Creel stated we could service the lots. There was discussion of the cost of the sewer, hammerhead turnaround, connecting streets and storm water and if this development benefits the City. Kyle Michel stated the future land use map shows this has low density and meets the requirements. Mayor Slinker called for comments from the public. Jerrod Bryan expressed concern of the city not having sewer infrastructure in this area. Mayor Slinker called for the motion. Alderman Volkart made motion and seconded by Alderman Lewis to table Council Bill No. 2023-019, an ordinance approving Middle Creek Subdivision Preliminary Plat pending having a discussion with Corey Myers to not exceed a month time period. Mayor Slinker called for the vote. Alderman Volkart-aye, Alderman Plank- aye, Alderwoman Old-aye, Alderman Wilson-aye, Alderman Lewis-aye, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented Council Bill No. 2023-020, an ordinance approving South Wind Tract Split Final Plat. Mayor Slinker called for the staff report. Darin Ratermann, Community Development Director reported this is regarding a parcel reconfiguration of the South Wind subdivision. He stated the two parcels Lot 1 and 2 are to become Plat 7 and 8. He stated the property owner of both parcels is Winscott Construction. He stated John Conway, former City Engineer, reviewed the plat. He stated the purpose of the reconfiguration on the two parcels is to align the parcels with the proposed phases 7 and 8. The current parcels are not configured for the developers intended purpose. The proposed subdivision plat consists of 96 lots for single family homes. The intention was to acquire lot 1 to build-out, and acquiring lot 2 later. He stated this meets City Code and requirements and is approved by the Planning and Zoning Commission on May 9th. Mayor Slinker called for questions or comments from the Board. Alderman Plank questioned the sidewalk issue that was discussed at the Planning and Zoning Commission meeting. Kyle Michel stated the topic right now is the tract split not the plat itself. Mayor Slinker called for public comment. Mayor Slinker called for the vote. Alderman Lewis made motion and seconded by Alderman Wilson to approve Council Bill No. 2023-020, an ordinance approving South Wind Tract Split Final Plat. Mayor Slinker called for the vote. Alderman Lewis-aye, Alderman Wilson-aye, Alderwoman Old-aye, Alderman Plank-nay, Alderman Volkart-aye, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented Council Bill No. 2023-021, an ordinance approving South Wind Plat 7 & 8 preliminary plat. Mayor Slinker called for the staff report. Darin Ratermann, Community Development Director, this is the preliminary plat of South Wind Plat 7 and 8. He stated the previously discussed re-plat of the two parcel Lot 1 and 2 are to become Plat 7 and 8. The property owner of both parcels of land is Winscott Construction LLC. He stated McClure Engineering was the submitting firm and is acting on behalf of Lombardo Homes of Columbia. The previous City Engineer John Conway reviewed the preliminary plat. He stated phases 7 and 8 of the current South Wind subdivision. He stated Phase 7 (Lot 1) will be approximately 22.03 acres in size and consist of 42 lots and Phase 8 (Lot 2) will be approximately 22.08 acres, consisting of 55 lots and is zoned R-1. The preliminary plat is similar to the one approved prior for Winscott Construction, however due to the City Code section 11.145 (contract of sale) the preliminary plat of subdivision cannot be sold unless a final plat is first approved. He stated for this reason this plat is being proposed for Lombardo Homes. The intent here is, pending approval of these preliminary plats, the previously approved plat for Winscott construction would become null and void. There was discussion about requiring sidewalks along Henry Clay Blvd., but it was concluded that since it was not required when the preliminary plats were approved for Winscott Construction it should not be required now. He stated there would be sidewalks along all property frontages similar to previous phases of South Wind. He stated the Planning and Zoning Commission requiring getting a variance to not put sidewalks in along Henry Clay

Blvd. and Old Hwy 63 or to put the sidewalks in if not granted a variance. Mayor Slinker called for questions or comments from the Board. Alderman Plank asked if the developer was against installing sidewalks along highway. Darin Ratermann stated they were not against it and offered to pay a deposit to be made for the lots abutting Henry Clay Blvd. Alderman Lewis stated this would be the only sidewalk on Henry Clay that is on the back of the lots. Alderwoman Old stated we are struggling to get sidewalks on Liberty Lane now because we did not address this issue. She stated she was not in favor of approving this without the sidewalks. Darin Ratermann stated this roadway is not curb and gutter and any improvements to the roadway would destroyed the sidewalk. The Board discussed this at great length. Mayor Slinker called for comments from the public. Mayor Slinker called for the motion. Alderman Plank made a motion to table Council Bill No. 2023-021. Alderman Wilson seconded the motion. Mayor Slinker called for the vote. Alderman Volkart-nay, Alderman Plank-aye, Alderwoman Old-nay, Alderman Wilson-aye, Alderman Lewis-nay. Mayor Slinker reported the motion to table failed. Kyle Michel stated the we can require the sidewalk be built on Henry Clay Blvd. or have them pursue a variance through the Board of Adjustments or allow them to put an escrow money down for a future sidewalk. Alderwoman Old made motion and seconded by Alderman Volkart to approve this with the sidewalk being built or escrow money put down. Todd Smith, City Attorney stated it would be his desire the ordinance be specific to the requirements. He stated this is the first reading and it would be included in the second reading. Mayor Slinker called for the vote. Alderman Volkart-aye, Alderman Plank-aye, Alderwoman Old-aye, Alderman Wilson-aye, Alderman Lewis-aye, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented a Resolution authorizing the Mayor to execute an agreement with Christina Lubbert of Lubbert Engineering for City Engineer/Plan Reviewer. Mayor Slinker called for the staff report. Kyle Michel stated with the departure of John Conway from the City we are in need of a new City Engineer/Plan Reviewer. He stated we need to get someone on Board fast because we have plans for June Planning and Zoning Commission that needs immediate attention. He states that staff has met with Ms. Lubbert regrading providing services on a contracted basis. He informed the Board that Ms. Lubbert was previously engaged by the City to fill the roll prior to the City hiring John. He stated at that time the role was presented as an in-house staff position with office hours. He stated they felt the most immediate need is from a plan review perspective. He stated if the City would require additional services, we would engage Christina at that time to determine her willingness and availability. He stated she has done work in Ashland and is familiar. Mayor Slinker called for comments or questions from the Board. Alderman Lewis questioned the hourly cost and time. Kyle Michel stated most plan reviews would be two hours or less. Mayor Slinker called for public comment. Jerrod Bryan questioned why we just entered into multiple contracts with on-call engineers if we are not going to use them. Kyle Michel stated John Conway suggested we continue our on-call engineering list for city projects and if we should need to utilize them, we can. Jerrod Bryan suggested going back to the round robin and utilizing the on-call engineering firms for these reviews. Alderman Plank asked if these reviews would be completed in a timely manner. Kyle Michel reported the Planning and Zoning Commission has submittal dates and we should be able to get these reviewed prior to the meeting dates. Mayor Slinker called for the motion. Alderwoman Old made motion and seconded by Alderman Wilson to approve the Resolution authorizing the Mayor to execute an agreement with Christina Lubbert of Lubbert Engineering for City Engineer/Plan Reviewer Mayor Slinker called for the vote. Alderman Wilson-aye, Alderman Lewis-aye, Alderwoman Old-aye, Alderman Plank-aye, Alderman Volkart-aye, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented a Resolution to authorizing the Mayor to enter into an agreement to provide law enforcement services with Tom Bradley of Bradley Marketing, Inc. for the Missouri Beer Festival. Mayor Slinker called for the staff report. Gabe Edwards, Police Chief stated they have been approached on providing security on May 20 for the Missouri Beer Festival. He stated the information is in the memo. He stated we recently adopted a fee schedule charge for any private person or entity at a \$75.00 per hour rate. Todd Smith, City Attorney stated he drafted the contract and many municipalities have used this. He stated since they are using city uniforms, guns and possible force if an incident shall rise the contract makes it

cleaner. Mayor Slinker called for questions or comments from the Board. Mayor Slinker called for public comment. Alderman Plank questioned how many people are expected to attend. Chief Edwards stated he had not heard any numbers. Chief Edwards stated they have done this before for gun shows, rodeo and school security. Mayor Slinker called for the motion. Alderman Wilson made motion and seconded by Alderman Lewis to approve the Resolution to authorizing the Mayor to enter into an agreement to provide law enforcement services with Tom Bradley of Bradley Marketing, Inc. for the Missouri Beer Festival. Mayor Slinker called for the vote. Alderman Volkart-aye, Alderman Plank-aye, Alderwoman Old-aye, Alderman Wilson-aye, Alderman Lewis-aye, Alderwoman Bell-absent. Motion carried.

Mayor Slinker presented a Resolution authorizing the appropriation of funds to certain accounts within the fiscal year 2024 Budget and for the authorization of purchase of four lift station pumps. Mayor Slinker called for the staff report. Shelley Martin, Treasurer stated this is for the sewer department for the purchase of four new lift station pumps. She stated per the Public Works Director 4 sewer lift station pumps have failed and require maintenance. After reviewing the cost of repair vs replacement, purchasing the pumps with warranties makes better financial sense. She stated the repair of pumps exceeds 50% of the replacement cost. Repairing the pumps comes with a 1 year warranty versus a 5 year warranty with replacing the pumps. She stated the four lift station pumps include Peterson Lane, Liberty Landing South, Salinda and Eastside. She stated these are currently 5 to 7 year old pumps. She stated in the FY 24 Budget we approved \$30,000 for pump replacement. The amount will need to be increased to \$56,000.00 to allow for the authorization of purchase for the four new replacement pumps, installation and shipping. She stated they are asking for a budget amendment to decrease line 5601 collection repairs & supplies by \$26,000.00 and increase line 5355 lift station maintenance by \$26,000.00. Shelley Martin stated by decreasing 5601 by \$26,000 will reduce the funds available for sewer slip lining projects. She stated slip-lining older mains is a proactive maintenance as where the need to replace the lift station pumps is mission critical maintenance. She stated the quotes were in the packet and staff recommends approval of the resolution and the purchase of the pumps. Mayor Slinker called for questions or comments from the Board. Alderman Volkart questioned where the pumps were from. James Creel reported they are from Vandevanter Engineering and they are a sole source vendor. The Board discussed this. Mayor Slinker called for public comments. Mayor Slinker called for the motion. Alderwoman Old made motion and seconded by Alderman Lewis to approve the resolution authorizing the appropriation of funds to certain accounts within the fiscal year 2024 Budget and for the authorization of purchase of four lift station pumps. Mayor Slinker called for the vote. Alderman Plank questioned if we could get better quotes on the market. James Creel stated this is a sole source vendor for the type of pumps we have. He stated we have thirty sewer pumps in the City and are looking at different option to retro fit but there is a lot that goes into a pump. He stated the developer is required to put in the pumps but they are also looking at implementing regionalization, which is extremely expensive and not in the cards with the growth right now. Mayor Slinker called for the vote. Alderman Volkart-aye, Alderman Plank-aye, Alderwoman Old-aye, Alderman Wilson-aye, Alderman Lewis-aye, Alderwoman Bell-absent. Motion carried.

Mayor's Report:

Mayor Slinker informed the Board he used the yard waste pickup with Salter and it was great.

City Administrator Report:

Kyle Michel stated they are looking at options for the irrigation meter. He informed the Board the bid opening on the South Main Water Project is Thursday and the bid for Perry Avenue is May 30 and hopefully these will be action items on the next agenda. He updated the Board on the two wastewater grant applications have pending. He stated hearing if we get those we can proceed to how this upgrade would be financed. Kyle Michel informed the Board of a new construction education event being held on Gateway Arch Way sponsored by Izzy Smith and Larkin Powers. Kyle Michel reported July 4 is on a Tuesday and we will need to determine if we are having a meeting, rescheduling or cancelling it.

City Attorney's Report:

Todd Smith, City Attorney had no report.

Public Works Director monthly report:

James Creel updated the Board on the progress of the ballfield remodel project. He stated speaking with the Park Board they want to purchase an outfield fence with the expense being through sponsorship. He stated it would be up during the summer and taken down in the winter months. He stated they are working on getting the ballfield named. There was discussion of implementing surveillance cameras around the park and automatic locks for the restrooms. He stated there is a co-ed softball field league that wants to play in the park on Sunday nights and they will be coming forward with a request to allow beer in the park during this event. Mayor Slinker asked if we have received the quote for the restroom locks yet.

Community Development monthly report:

Darin Ratermann asked the Board if they had any questions relating to his report that was in the packet. He stated recently he has had issues regarding gravel parking lots popping up and they are not allowed. The parking lot has to be impervious, such as concrete, asphalt, pavers, etc. He stated that he would begin code enforcement on these issues.

Board of Aldermen report:

Alderman Plank questioned the current protocol for locking the bathrooms at the community park. James Creel explained his department and the police department share in the opening and locking these on a daily basis. Kyle Michel stated we are getting cost estimates on digital locks for both restrooms and motion lights.

Alderman Lewis stated he was approached about when the street overlay on Sappington Drive would be done. James Creel stated this is dependent on the South Main Street Water Project bid prices. Shelley Martin, Treasurer gave an overview what was included in the South Main water project.

Alderman Lewis stated if this is not being overlaid then it needs the potholes filled. James Creel reported the Public Works Department would transition into road maintenance as soon as the park project is completed.

Mayor Slinker called for comments from the public, staff or the Board.

Mayor Slinker called for the vote to adjourn the meeting. Alderman Volkart made motion and seconded by Alderman Wilson to adjourn the meeting at 8:22 p.m. Mayor Slinker called for the vote. Motion carried.

Darla Sapp, City Clerk

Dorise Slinker, Mayor