

JUNE 15, 2021
BOARD OF ALDERMEN MINUTES
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on June 15, 2021 at 101 West Broadway, Ashland, Mo.

Mayor Sullivan gave the invocation.

Mayor Sullivan led in the pledge of allegiance.

Mayor Sullivan called the roll:

Ward One: Nathan Volkart-here, Vacant Seat
Ward Two: Melissa Old-here, Stephanie Bell-here
Ward Three: Rick Lewis-here, Dorise Slinker-here

Staff Present: Darla Sapp, City Clerk, Nathan Nickolaus, City Attorney, Lelande Rehard, Assistant City Administrator, Tony St. Romaine, City Administrator, James Creel, Public Works Director and Gabe Edwards, Police Chief.

Mayor Sullivan presented the minutes of the June 01, 2021 Board meeting for consideration. Alderman Volkart made motion to approve the minutes as presented. Alderman Slinker seconded the motion. 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 Volkart made motion and seconded by Alderman Slinker to approve the agenda as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-032, an ordinance of the City of Ashland, Missouri, vacating and discontinuing a portion of a public street for consideration. Alderman Volkart made motion and seconded by Alderwoman Old to take up for consideration Council Bill No. 2021-032, an ordinance of the City of Ashland, Missouri, vacating and discontinuing a portion of a public street. Mayor Sullivan called for the staff report. Lelande Rehard, Assistant City Administrator stated with the round-a-bout construction and River Region purchasing two lots on South Henry Clay Blvd. have plans to combine the three lots. Their new entrance will access off of Henry Clay Blvd. instead of Maple Street. He presented a drawing showing the shaded portion of Maple Street was to be vacated and Maple Street would dead-end. Mayor Sullivan called for public comment. Jane Rippetto stated they own property on Johnson Street and Maple Street. She asked to see the whole development proposed by River Region Credit Union. Lelande Rehard stated he would send her a pdf copy of the site plan that will be presented to the Planning and Zoning Commission. Jane Rippetto stated this is limiting their access but stated she did not have any concerns. Mayor Sullivan called for questions or comments from the Board. Alderman Volkart asked if the replat would go through Planning and Zoning Commission showing Maple Street will dead end. Mayor Sullivan stated it would dead end and that will become the new entrance River Region Credit Union. He stated their new building will set south of their present building and include a pavilion for farmers market. Alderman Slinker questioned if the fire department had any concern. Dan Vandevoorde stated they did not. Mayor Sullivan called for the vote. Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-033, an ordinance approving the final plat for Forest Park 1-B, a replat of lots 111 & 112 for consideration. Alderman Lewis made motion and seconded by Alderman Slinker to take up for consideration Council Bill No. 2021-033, an ordinance approving the final plat for

Forest Park 1-B, a replat of lots 111 & 112. Mayor Sullivan called for the staff report. Dan Vandevoorde stated this is residential lots and gave over view of the need for the replat was due to the location of the property pins. He stated the house is already being built and the foundation is on the property line. He stated the easiest way to solve this issue was to replat the two lots. He stated in the construction world these things do come up. He stated lot 112 will still be a buildable lot. He stated the engineer of record was present. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Alderman Lewis stated the Planning and Zoning Commission approved this. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-034, an ordinance approving the final plat for Ranken Subdivision for consideration. Alderman Volkart made motion and seconded by Alderman Slinker to take up for consideration Council Bill No. 2021-034, an ordinance approving the final plat for Ranken Subdivision. Mayor Sullivan called for the staff report. Dan Vandevoorde, Building Inspector reported this is a replat of three parcels of land, Lot 1 consists of 5 acres that will be the site for Ranken. Site 2 consists of approximately 22 acres with lot 3 being a 5-acre parcel. He stated the property owner is P & M Properties, LLC. The Board discussed this. Larkin Powers reported Ranken has a first right within the next five years to purchase the additional five acre. Mayor Sullivan called for comments from the public. Mayor Sullivan called for comments or questions from the Board. Alderman Slinker questioned the other parcel that contains 60 feet in front of the 5 acre tract and access to this lot. Cory Myer stated this is owned by Greg Deline and they plan is to transfer it to Ranken but they would have to check with Greg Deline. Mayor Sullivan stated when they did the grand opening they accessed it from Ashley Drive. Mayor Sullivan stated the second piece does not tie in now. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1357, an ordinance authorizing the Mayor to enter into an animal control enforcement cooperative agreement for consideration. Alderman Slinker made motion and seconded by Alderwoman Bell to take up for consideration Ordinance No. 1357, an ordinance authorizing the Mayor to enter into an animal control enforcement cooperative agreement. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is the second reading and they had a meeting with Police Department, Columbia Health Department and Supervisor of Animal Control and discussed the response time and worked out the issues and he recommended approval. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan stated we are not adding an animal control officer we are renewing the contract. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderman Lewis-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1358, an ordinance approving the final plat for Ranken Subdivision for consideration. Alderman Volkart made motion and seconded by Alderman Slinker to take up for consideration Ordinance No. 1358, an ordinance approving the final plat for Ranken Subdivision. Mayor Sullivan called for the staff report. Mayor Sullivan called for comments from the public. Mayor Sullivan called for comments or questions from the Board. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderman Lewis-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented a resolution authorizing the Mayor to enter into an agreement to provide research, marketing & consulting services with NextSite. Alderman Old made motion and seconded by Alderman Volkart to take up for consideration a resolution authorizing the Mayor to enter into an agreement to provide research, marketing & consulting services with NextSite. Mayor Sullivan called for the staff report. Tony St..Romaine, City Administrator stated a presentation was made by the representative with NextSite, LLC on their services which includes proactively recruiting developers and tenants to locate their business in

Ashland. He stated NextSite has partnered with Ameren Missouri and this significantly reduces the cost for cities to participate in this program. He stated the annual fee, which is normally in the range of \$30,000 to \$50,000 has been reduced to approximately \$8,000 per year with a three year commitment. He stated this will hopefully jump start the economic development. He stated we have volunteer economic organizations working on this as well as the possibility of partnering with Downtown initiative. He stated the issues are with funding. He recommended the Board to approve this agreement. He stated there is also a success fee once the business opens. He gave some examples of fast food success being an additional \$4500.00. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker expressed concern on what has this company done in Missouri. Tony St. Romaine stated they just started in Missouri and have signed on some cities. Tony St. Romaine stated their experience is in the south and Missouri is new initiative. Mayor Sullivan stated the in person presentation they received at the Chamber event was great. A question arose of what the Southern Boone County Chamber and Southern Boone Economic Development roll would play in this. It was discussed they are all striving for the same goal. Tony St. Romaine stated they would try to figure out a joint partnership. Alderman Slinker questioned how this will be funded. Tony St. Romaine stated the city is going to fund it and we have \$20,000 in the 2022 Budget. Alderman Slinker questioned why we did not use local real estate agents. Alderman Slinker asked if any reached out to Paul Land on this? Tony St. Romaine stated he has talked with Brandon Glascock and Jesse Wheaton. Mayor Sullivan stated that Ameren Missouri has helped offset the expense to help bring business to them as well as to communities. Alderwoman Bell questioned what if we hit the jackpot and get a hotel and we have to pay \$30,000.00 in success fees. Tony St. Romaine stated you only pay once the business is occupied. Alderwoman Bell stated this is contract is initially for three years and she questioned what happens after the three years. Nathan Nicklaus, City Attorney stated this is unique concept and no cities of this size has the capabilities to do this on their own. He stated the original contract had residential which we took out of the agreement since we do not need any help with that aspects of growth. Alderwoman Bell asked if they have to bring them to us or is it any development. It was discussed that NextSite had to bring them to us to be paid. They discussed hotels have different process. Dan Vandevoorde stated for commercial development we are now obtaining the building permit fees that use to go to Boone County Resource Management. Alderman Volkart stated we should also have a developer impact fee. Alderwoman Bell asked if there were any contributions from the businesses. It was reported there is not. There was discussion of asking the developers to participate as well and include them in the talks. Alderwoman Bell asked about the termination provision. Nathan Nicklaus stated he would research this further. The Board discussed this at length. Mayor Sullivan called for the vote. Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-no, Alderman Lewis-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented a resolution authorizing the Mayor to enter into a cost-sharing agreement with P & M Properties, LLC. Alderwoman Old made motion and seconded by Alderman Slinker to take up for consideration a resolution authorizing the Mayor to enter into a cost-sharing agreement with P & M Properties, LLC. Mayor Sullivan called for the staff report. Lelande Rehard, Assistant City Administrator stated this is to cost share in a sewer study for Middle Creek Subdivision. He stated this a proposed subdivision to be annexed into the city. He stated they looked at the current infrastructure needed to support their subdivision. He stated building a lift station to service just the proposed development and connecting to the existing sewer system could be problematic. He stated the facilities are older and at capacity. He stated they have been working on how to get the north area sewer. He stated the sewer in this area is currently being studied by Bartlett and West as part of the City's I & I project and staff asked them to draft a study proposal that had three options for serving the northwest of Ashland at a cost not to exceed \$19,880.00. He stated this proposal splits the cost with P & M Properties, LLC and the have developer has agreed. He stated they will bring forth the agreement with Bartlett and West in the near future. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderwoman Old asked where the funding was going to come from. Lelande Rehard stated it would

come from the sewer fund. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented a resolution authorizing the Mayor to enter into a contract with Dude Solutions, Inc. Alderwoman Old made motion and seconded by Alderman Slinker to take up for consideration a resolution authorizing the Mayor to enter into a contract with Dude Solutions, Inc. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is software package for the Community Development. He stated we are in the process of getting software for finance, general and accounts payable, receivable as well as utility billing and purchasing and work orders etc. He stated this is for the Community Development side of the house which deals with building permit. Dan Vandevoorde stated this is Dude Solutions through Smartgov and similar to the program he used when working in Jefferson City. He stated they were in the process of switching over to smart gov. He stated they have very good customer service. He stated we are currently using the pen and paper method for building permits. He stated there is a lot growth. He stated they looked at other software systems and felt this worked the best for our needs. He stated the cost was good and it is quality software. Tony St. Romaine stated we did not have to bid this since it has been bid through Sourcewell. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Volkart asked if this was significant to hardware. It was reported this will be cloud based. Alderwoman Old-asked if this would tie into other systems in the future? Dan Vandevoorde stated no but the payment modules could be linked to allow people to pay the permit fees on line. Tony St. Romaine stated they looked at one system that covered all the city needs and they are expensive and focus on things like finance but not building permit and site plan tracking or service orders for street departments, etc. He stated we are looking at Tyler Enterprise to cover all financial and utility billing. He stated that Dude solutions only focuses on community development, building permits, code enforcement, etc. Alderwoman Bell stated this pricing is for 8 months. Dan Vandevoorde stated this is because we won't get this until July so they took some months of the cost. He informed the Board it would cost \$7,000 to off load the building permit data from the County system. Alderwoman Bell asked how we would know what the cost would be in next renewal time. Alderwoman Bell suggested looking at a longer term for future years so we can get this cost locked in. Mayor Sullivan called for the vote. Alderman Lewis-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderman Slinker-aye, Alderman Volkart-aye. Motion carried.

Mayor Sullivan presented a commercial fireworks application for the Ashland Optimist Club for consideration. Alderman Slinker removed himself from the table and moved into the audience. Alderman Volkart made motion and seconded by Alderwoman Old to approve the commercial fireworks application for Ashland Optimist Club. Tony St. Romaine, City Administrator gave an overview of the fireworks permit process prior to adopting the new code in 2019. He stated it is for commercial displays. He said permit process was for mainly places like Blue Grass Terrace, Ashland, Villa and Ashland Healthcare where the residents are older and are restricted. He stated this requires a certificate of liability and a plan as to who is doing the fireworks and who is shooting them. He stated it also requires approval from the Fire District. Mayor Sullivan stated this is for commercial operations not residents. Mayor Sullivan stated Mr. Slinker is here as applicant to answer any questions. Dorise Slinker stated he filled out the application and plan for the Ashland Optimist Club Fireworks Display. He stated he has approval from the Southern Boone County Fire Protection District. He stated he has currently not acquired the insurance. He stated he still researching this and asked that he be given time to obtain insurance. Mayor Sullivan called for questions from the Board. Alderwoman Bell asked how much money has been raised for this event. Dorise Slinker reported \$1600.00 as of now of the \$7,500.00 needed. He reported Columbia spends \$5,000.00 with other donations totaling between \$20,000 to \$30,000. Alderman Lewis asked if this is not successful this year what happens to the money donated. Dorise Slinker reported it will be left in the Optimist Club Foundation in one of their fund line items. Mayor Sullivan suggested Mr. Slinker talk with Barrett Glascock and see what options he has through the Optimist Club. Alderman Lewis stated he noticed an internal thing on the e-mail from the fire department siting the City of Ashland fireworks display and it is not. He stated this might need to

be clarified. Mayor Sullivan stated the Police Department had some concerns since they already have Officers off and not available for this event. Alderwoman Old asked if there would attendance at this event. Dorise Slinker stated they will allow people to park in the lot on the south side of arena. There was discussion of possible additional traffic. Mayor Sullivan asked that we vote based on what Mr. Slinker is asking. Alderwoman Bell asked that this be amended to pending the liability insurance be brought into City Hall no later than the close of the business day on July 2. Alderman Volkart seconded the amendment. Mayor Sullivan called for the vote. Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-aye. Motion carried.

Alderman Slinker returned to the table.

Mayor Sullivan presented a commercial fireworks application for the Blue Grass Terrace for consideration. Alderman Slinker made motion and seconded by Alderman Lewis to approve the commercial fireworks application for Blue Grass Terrace. Mayor Sullivan called for the staff report. Tony St. Romaine stated they had everything in order and recommended approval. Alderman Lewis stated he has attended that in the past and it is good family entrainment. Alderwoman Bell asked that this information be put on facebook as a heads up. Mayor Sullivan called for the vote Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye. Motion carried.

Mayor's Report:

Mayor Sullivan stated an e-mail went out notifying the Board they are aerating the Wastewater Treatment Plant and there may be complaints on the smell. He reminded the Board of the Parade is July 3rd with line up at 8:30 a.m. and parade starting at 9. He stated the honor guard will be there this year. He explained the route is from South Henry Clay (school) then left on Johnson then go up South College and hit Broadway then back down Main Street to the school. Alderwoman Bell asked if this map could be placed on facebook as well and that this be promoted.

City Administrator's Report:

Tony St. Romaine introduced John Conway as the City of Ashland's part time civil engineer. He stated he will be working approximately 20 hours per week. He gave an overview of his experience. He welcomed John on board.

John Conway gave an extensive overview of his education and work experience.

Tony St. Romaine stated we are lucky to have John Conway on staff. He stated he has given up his office and would work from this building or the conference room.

City Attorney's Report:

Nathan Nickolaus, City Attorney had no report.

Public Works Director Monthly Report:

James Creel, Public Works Director gave an overview of the street repairs and maintenance. He stated they anticipate Russian Setter Circle completion of repairs in late June, depending on the Martin Builders availability since this is a joint project. He informed the Board the mill and overlay project they are currently working on a competitive bid documents and plan to have to the Board for approval in July. He stated they will be doing two streets per ward. He stated they are still working on getting the easements secured on Billy Joe Sapp stormwater project. He stated there are several stormwater repairs and maintenance project they will need to address the next couple of years. He stated we will need to add to the capital improvement plan and prioritize these projects according to the budget available. He stated the vandalism in the park has reduced significantly in the last few weeks thanks to the Ashland Police Department apprehension of multiple juvenile offenders. He reported McConnell will be doing the tennis court resurfacing in late June

or early July. He informed the Board the grant administration training has been pushed back to July due to delays in funding disbursement from the National Parks Service. James Creel informed them pending disbursement from NPS, grant application has not been completely approved for the ball field improvements. He stated they are working on the Veterans Memorial and will be doing a dedication on Veterans Day. He stated the recycle light pole and they will be sending in for the reimbursement of this grant. He stated the sanitary sewer report is also in the packet and Jake Duran the Regional Manager with Alliance is present if you have any questions. James Creel reported the Public Works staff recently received and installed a new tire machine and vehicle lift and he stated this will allow staff to complete more vehicle maintenance of city owned fleet vehicles with an estimated \$5,000 annually city-wide savings. He stated they recently did some skid loader repairs with an estimate of \$2000.00 savings to the City.

Mayor Sullivan expressed concern about park vandalism. He stated they are working with Chris Felmlee about stuff that goes on outside of the school with the younger folks.

Mayor Sullivan reminded James Creel of the trash and debris along Broadway they noticed during the photos on parking issues on Broadway. James Creel stated the only street sweeper they had was an attachment on skid loader. Alderwoman Bell stated maybe this could be done during the community wide cleanup day.

Alderman Volkart discussed an issue with a curb at 6646 American Setter Circle.

Board of Aldermen's Reports:

Alderman Old reported at the Park Board they discussed vandalism issues involving juveniles. She stated they discussed offering community service to give back to community they caused the problem. Gabe Edwards, Police Chief reported we do not have community service set up here but could possibly send a letter to the family courts offering Ashland as a place to do this. Alderwoman Old volunteered to supervise since we do not have the staff.

Alderman Slinker stated he has had complaints on the pot holes on Broadway and Oak Street. James Creel stated they have been inundated on complaints of MoDot problems. He stated they have notified MoDot of these complaints.

Alderman Slinker reported a storm water complaint on Pinto Pony Drive. He asked about the police issue parking in this area. Alderman Slinker asked if there is a way we could stream the meetings better with a permanent type of system.

Alderman Lewis stated Dogwood is getting worse he also stated the street curb at the driveway to the right on Dogwood Court needs to be looked at.

Mayor Sullivan stated curb and gutter is the responsibility of the city but the driveway approach is the property owner's responsibility. He stated there is an issue at 400 Renee Drive.

Alderman Lewis stated the Planning and Zoning Commission would like the Board of Aldermen to address the variance request from Lakeside Ashland prior to it coming to the Planning and Zoning Commission. Lelande Rehard, Assistant City Administrator stated they want it done prior to the site plan being considered to help eliminate as much controversy as possible. Mayor Sullivan stated his initial thought would be it could be placed on the July 6th and 20th Board meeting. He stated the Planning and Zoning Commission meeting is July 13th. He stated the conditional use permit public hearing is to allow an amphitheater that will be done at the Planning and Zoning Commission meeting. The Board discussed this. Alderwoman Bell asked that they be informed of the issues and get a full picture of what is going on so they are not

caught off guard. The Board discussed getting a summary of the pros and cons. Also, any controversy surrounding the project they are considering.

Mayor Sullivan called for the adjournment.

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

Darla Sapp, City Clerk

Richard Sullivan, Mayor