

TUESDAY, SEPTEMBER 18, 2018  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Pro-tem Lewis called the regular meeting to order at 7:00 p.m. on September 18, 2018 at 815 East Broadway, Ashland, Missouri.

Mayor Pro-tem Lewis led in the pledge of allegiance.

Mayor Pro-tem Lewis called the roll:

Ward One: Leslie Martin-here, Danny Clay-here  
Ward Two: Jesse Bronson-here, Richard Sullivan-here  
Ward Three: Rick Lewis-here, Jeff Sapp-absent

Staff Present: Darla Sapp, City Clerk, Lyn Woolford, Police Chief/City Administrator and Jeffrey Kays, City Attorney.

Mayor Rhorer was absent.

Mayor Pro-tem Lewis presented the agenda of September 18, 2018 for consideration. Alderman Bronson made motion and seconded by Alderman Clay to approve the agenda as presented. Mayor Pro-tem Lewis called for the vote. Motion carried.

Mayor Pro-tem Lewis presented the minutes of September 04, 2018 Board meeting for consideration. Alderman Bronson made motion and seconded by Alderman Clay to approve the minutes as presented. Mayor Pro-tem Lewis called for the vote. Motion carried.

Mayor Pro-tem Lewis asked if anyone wished to appear before the Board to come to the podium and state their name and place of residence on any subject.

Cathy Sherman stated she resides at 502 Apartment D, Douglas Drive and owns the six-plex. She stated she is interested in the conditional use permit for Conservation Home Builders, LLC because it lays across her backyard. She stated she rents to families that enjoy being in their yard. She said Mike McCubbin has walked his lot with her and explained in detail what his plans for the planned residential development will be. She said she feels good about what he is proposing to do. She stated with the vacant lot she has noticed vehicles meeting at weird hours in the cul-de-sac and there is foot traffic through her yard. She also expressed concern of a drainage issue in this area.

Christina Luebbert of Luebbert Engineer stated she has done work on and off in Ashland for 23 years. She stated tonight is the land use for Mike McCubbin for Conservation Home Builders, LLC. She stated they have not started the final engineering of the site until the land use is approved. She asked for any questions. She stated the stormwater issues would be included in the engineering plans. She stated that she has not done the full topo fieldwork on this site yet.

Mike McCubbin owner of Conservation Home Builders, LLC stated he is asking for a planned residential district. He explained about the other rental properties he currently owns. He stated that he has met with several of the property owners surrounding this proposed development and discussed his plans with them. He stated most of them see this as a good fit. Alderman Bronson stated this is good testament and it seems things are in order and he thanked Mr. McCubbin for the work he has put in on this.

Mayor Pro-tem Lewis presented Jessy Henderson to serve on the Parks and Recreation Board. Jessy Henderson introduced herself to the Board and explained her interest in serving on the Park and Recreation Board. Alderman Bronson made motion and seconded by Alderman Clay to appoint Jessy Henderson to serve on the Parks and Recreation Board. Mayor Pro-tem Lewis called for questions or comments. Mayor Pro-tem Lewis called for the vote. Alderman Sullivan-aye, Alderwoman Martin-aye, Alderman Clay-aye, Alderman Bronson-aye, Alderman Lewis-aye, Alderman Sapp-absent. Motion carried.

Mayor Pro-tem Lewis reported Jeremy Wilkerson withdrew his application to serve on the Parks and Recreation Board. He stated no action needed to be taken.

Mayor Pro-tem Lewis presented Council Bill No. 2018-047 for consideration. Alderman Bronson made motion and seconded by Alderman Clay to take up Council Bill No. 2018-047, an ordinance granting a conditional use permit to Conservation Home Builders, LLC for a Planned Residential District. First reading by title only. Mayor Pro-tem Lewis called for questions or comments. Lyn Woolford, City Administrator stated they have reviewed the conceptual drawing. Alderman Bronson stated he has heard zero complaints about it. Mayor Pro-tem Lewis reported there is a memo from the Planning and Zoning Commission recommending approval of this conditional use permit. Mayor Pro-tem Lewis called for the vote. Alderman Sullivan-aye, Alderwoman Martin-aye, Alderman Clay-aye, Alderman Bronson-aye, Alderman Lewis-aye, Alderman Sapp-absent. Motion carried.

Mayor Pro-tem Lewis presented Ordinance No. 1202 for consideration. Alderman Bronson made motion and seconded by Alderman Clay to take up Ordinance No. 1202, an ordinance to award the bid for concrete approach for the new water building to Niswanger Concrete Construction, LLC. Mayor Pro-tem Lewis called for questions or comments. Lyn Woolford, City Administrator reported this is the lowest bidder. Mayor Pro-tem Lewis called for the vote. Alderman Sullivan-aye, Alderwoman Martin-aye, Alderman Clay-aye, Alderman Bronson-aye, Alderman Lewis-aye, Alderman Sapp-absent. Motion carried.

Mayor Pro-tem Lewis presented Ordinance No. 1203 for consideration. Alderman Bronson made motion and seconded by Alderman Clay to take up Ordinance No. 1203 an ordinance authorizing the Mayor to enter into a development agreement with Cartwright Properties. Mayor Pro-tem Lewis called for questions or comments. Lyn Woolford, City Administrator stated this Ordinance is okay to move forward. Mayor Pro-tem Lewis called for the vote. Alderman Sullivan-aye, Alderwoman Martin-aye, Alderman Clay-aye, Alderman Bronson-aye, Alderman Lewis-aye, Alderman Sapp-absent. Motion carried.

Mayor Pro-tem Lewis presented a Resolution for consideration. Alderman Bronson made motion and seconded by Alderman Clay to take up for consideration a Resolution authorizing the purchase of de-icing salt. Mayor Pro-tem Lewis called for questions or comments. Alderman Bronson questioned why we are buying this now. Lyn Woolford, City Administrator reported we have not bought any de-icing salt for two years and we are down to one bin. Lyn Woolford reported Central Salt was the lowest bid and we intend to purchase 150 tons of de-icing salt. Alderman Bronson stated the quote shows that price at 50 tons. Lyn Woolford, City Administrator reported he would check the price before ordering. Mayor Pro-tem Lewis called for the vote. Alderman Sullivan-aye, Alderwoman Martin-aye, Alderman Clay-aye, Alderman Bronson-aye, Alderman Lewis-aye, Alderman Sapp-absent. Motion carried.

Mayor's Report:

Mayor Rhorer was absent.

City Administrator/Police Chief Report:

Lyn Woolford gave an overview of the financial income report for September on the sales taxes and property taxes. He stated we would start collecting the park/stormwater tax in October and it should mirror

the capital and transportation sales tax revenue. He also presented the summary of income for the general fund and gave an overview of this to the Board.

Lyn Woolford gave an update on the purchase of property from Dave Westhoff. He informed the Board that we would not be splitting the payments up we will pay the \$375,000.00 up front at closing. He stated that the recycling lot is not sold but there is interest in this lot. He stated he has an offer for the police garage, closing on the property on North Main Street at the end of September. He stated he is also been negotiating the sale of city hall.

Lyn Woolford reminded the Board of the recycling meeting for tomorrow night at 6:30 p.m. at the American Legion Hall.

Lyn Woolford, City Administrator shared a conceptual drawing of the new City Hall and police department. He gave an overview of the proposed layout.

City Attorney report:

Jeffrey Kays did not have a report.

Board of Aldermen's Reports:

Alderman Sullivan questioned grass clippings in streets. He stated that his wife said she saw heated discussion on this topic and some people said they were going to continue to do this. Lyn Woolford reported that if they see the grass clippings in the street they talk to the homeowner and if they are not home they leave a door hanger. He stated if this continues to be an issue they will start writing summons.

Alderman Bronson updated the Board on the Park and Recreation Board meeting. He stated they discussed the YMCA asking for money from the park, mission statement for parks.

Lyn Woolford stated that he received two proposals for the Comprehensive Plan. He stated the low bid was between \$30 to \$45 thousand dollars and the other bid was for \$99,990.00. He stated that he would have this on the next agenda.

Alderman Bronson continued with his report. He stated there was discussion of appreciation letters being given to previous park board members for their service. He stated they discussed vacancies in the park board.

He gave an update on the Fall Festival and reported some vendors pulled out due to no electricity being available on the Potterfield site. He stated there was some issues with communication on the fall festival.

Alderman Bronson stated they have been discussing the Christmas parade and it will be held at the park this year since the park board bought a Christmas Tree. He stated they also discussed the playground sign and getting it redone.

Alderman Bronson stated the walking school bus has been extended to October 12 and he encouraged the Board members to participate.

Alderman Bronson stated he has heard discussion of the purchase of the property for the police department/City Hall. He stated he has heard concerns of the traffic congestion in this area.

Alderman Bronson made motion and seconded by Alderman Clay to adjourn the meeting. Mayor Pro-tem Lewis called for the vote. Motion carried.

Darla Sapp, City Clerk

Rick Lewis, Mayor Pro-tem