

JANUARY 18, 2022  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:04 p.m. on January 18, 2022 via zoom.

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-absent, Stephanie Bell-here  
Ward Three: Rick Lewis-here, Dorise Slinker-here

Staff Present: Darla Sapp, City Clerk, Nathan Nickolaus, City Attorney, James Creel, Public Works Director, Tony St. Romaine, City Administrator and John Conway, Civil Engineer.

Mayor Sullivan presented the minutes of the January 04, 2022 Board meeting for consideration. Alderman Slinker 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 agenda for consideration. Alderwoman Selby made motion and seconded by Alderman Slinker to approve the agenda. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan stated there are no scheduled public comments.

Mayor Sullivan presented Council Bill No. 2022-001, an ordinance to change the zoning of a tract of land from City-A-1 to General Commercial District (C-G) for R. Anthony Holdings, LLC. Alderman Lewis made motion and seconded by Alderman Slinker to take up for consideration, Council Bill No. 2022-001, an ordinance to change the zoning of a tract of land from City A-1 to General Commercial District (C-G) for R. Anthony Holdings, LLC. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this was reviewed by Planning and Zoning Commission at their January 11<sup>th</sup> meeting and they recommended approval of the rezoning of the 15 acre tract of land. He stated this is west of Ashland Lakeside which is zoned general commercial. He stated the annexation was approved in December. He stated this is just for the rezoning and not a site plan. He stated the Board has seen the rezoning several months back. He stated Rob Wolverton is on the zoom meeting and can answer any questions. He stated the developer is planning on building a site for Saint Raymond's Society. He stated there was one opposing vote to the rezoning at the Planning and Zoning Commission meeting. He stated the zoning makes sense and the staff recommends approval. He stated this development will require improvements to include new paved surface. He stated it has not been determined if it will need to be a collector street or some other form of roadway. He stated this would be worked out in the site plan phase of this development. He stated the developer has agreed it would be his responsibility to bring the roadway up to city standards. Mayor Sullivan called for comments from the public and asked they please state their name and address. No one asked to speak. Mayor Sullivan called for questions or comments from the Board. Alderman Volkart questioned if this zoning classification was best suited for this development. Tony St. Romaine stated the staff reviewed this and this classification and determined general commercial was best suited for this development without having to apply for conditional use permits, etc. He stated neighborhood commercial would not allow for this transitional housing use. Alderman Lewis stated he attended the Planning and Zoning Commission meeting and he felt this zoning was appropriate. Nathan Nickolaus, City Attorney questioned the diagonal portion running through the map. Rob Wolverton stated

this is where Boone Electric has power lines. He stated he has been talking with Boone Electric about relocating these along Hayes Road to service those customers. Mayor Sullivan called for the vote. Alderwoman Selby-aye, Alderwoman Bell-aye, Alderman Slinker-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-absent. Motion carried.

Mayor Sullivan presented Council Bill No. 2022-001, an ordinance authorizing the sale of real estate located at 601 East Broadway owned by the City of Ashland, Missouri, as a Municipal Corporation to Simple Developments, LLC. Alderman Slinker made motion and seconded by Alderwoman Selby to take up for consideration Council Bill No. 2022-001, an ordinance authorizing the sale of real estate located at 601 East Broadway owned by the City of Ashland, Missouri, as Municipal Corporation to Simple Developments, LLC. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated the City approved the sale of this property to Scooters a couple of months ago but the title company is needing an ordinance authorizing the Mayor to execute the closing documents. He stated the closing was supposed to be on 14<sup>th</sup> of January but has been postponed until the 27<sup>th</sup>. He stated the second reading is also on the agenda tonight. 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, Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Old-absent, Alderwoman Bell-aye, Alderwoman Selby-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1390, an ordinance authorizing the sale of real estate located at 601 East Broadway owned by the City of Ashland, Missouri, as a Municipal Corporation to Simple Developments, LLC. Alderman Lewis made motion and seconded by Alderwoman Selby to take up for consideration Ordinance No. 1390, an ordinance authorizing the sale of real estate located at 601 East Broadway owned by the City of Ashland, Missouri, as Municipal Corporation to Simple Developments, LLC. Mayor Sullivan called for the staff report. Tony St. Romaine, 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 Volkart-aye, Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Selby-aye, Alderwoman Old-absent. Motion carried.

Mayor Sullivan presented a Resolution dissolving the Ashland Municipal Center, Inc. (non-profit organization) Alderman Lewis made motion and seconded by Alderwoman Selby to take up for consideration a Resolution dissolving the Ashland Municipal Center, Inc. (non-profit organization) Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this was set up to apply for USDA funding for financing for the new Municipal Center. He stated we ended up going through the lease buy back and did not go through the USDA program for financing. He stated they required us to set up the nonprofit as a pass through entity since they could not directly loan money to a municipality. He stated the staff recommends this be dissolved. 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 Selby-aye, Alderwoman Bell-aye, Alderman Slinker-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-absent. Motion carried.

Mayor Sullivan presented a Resolution authorizing the Mayor to enter into an agreement for professional engineering services with Allstate Consultants for Caspian Circle storm water preliminary report. Alderwoman Selby made motion and seconded by Alderman Slinker to take up for consideration a Resolution authorizing the Mayor to enter into an agreement for professional engineering services with Allstate Consultants for Caspian Circle storm water preliminary report. Mayor Sullivan called for the staff report. James Creel, Public Works Director stated they received a proposal and wish to enter into a contract with Allstate Consultants for the Caspian Circle storm water. He stated this area has had issues in the past due to poor design of the large detention basin. He stated this is for the storm water runoff for Palomino Ridge Subdivision and the proposed Middle Creek subdivision. He stated this is for a preliminary

engineering report so they can look at options for improvements in this area. He stated with the upcoming ARPA funding we can utilize the funds for storm water projects. He stated this would get the engineering study out of the way so we can proceed with the design and improvements. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker questioned with this scope of project will it be effective when Middle Creek goes into effect. James Creel stated these two are independent of each other. He informed the Board the storm water boxes for Billy Joe Sapp storm water project has been delivered. He stated the Oak Street storm water will be moving ahead as well. Mayor Sullivan called for the vote. Alderman Volkart-aye, Alderman Lewis-aye, Alderman Slinker-aye, Alderwoman Bell-aye, Alderwoman Selby-aye, Alderwoman Old-absent. Motion carried.

#### Mayor's Report:

Mayor Sullivan stated he had no report.

#### Administrator's Report:

Tony St. Romaine, City Administrator stated the new City Administrator will start on the 21st of February or sooner. He stated he will get him up to speed on the projects that he will carry through. He stated they received a complaint on political signs in right of way and property for school board members. He stated an e-mail was sent out to all candidates notifying them the signs cannot be posted any sooner than 60 days prior to the election. He stated the signs should be removed until that time. Nathan Nickolaus, City Attorney recommend the City seek voluntary compliance to the code and not remove signs. Mayor Sullivan stated the property owners have to give permission for the sign to be placed and they have the responsibility to complying with this.

Tony St. Romaine, City Administrator stated he is working on getting a date for a candidate orientation so all candidates could meet with the various department heads and get an overview of what the departments do and answer any questions they may have. He stated he is looking at February 21, 22 or 23 at 8:30 a.m. to 10 a.m.

He updated the Board on the City Hall move date being this Friday and Monday and reported the office will be closed. He stated the furniture will be installed on Friday, server file will be moved over the weekend and City Hall staff computers will be moved on Monday. He stated we cannot be open and move at the same time. He stated the City's lease ends at the end of January at 109 East Broadway. He stated the plan is to open to the public on Tuesday. He stated the dedication and open house with the Chamber of Commerce is scheduled for Friday the 28th at 2:00 p.m. He stated he would send out reminders.

Tony St. Romaine stated he is trying to get some items wrapped up prior to his departure. He stated the City received a SCEAP grant for an I & I study and the study has been completed. He stated Bartlett and West did the study and found several issues with storm water entering the sewer system. He stated the average daily is 600,000 thousand gallons on a dry day and four times that on wet days. He stated the plant was designed in 2016 and we need think about the next step to upgrading this system. He stated some of the findings are drain pipes and basement sump pumps entering the sewer system. He stated some of the older sections of town still have clay pipes that need to be replaced or realigned. He stated Bartlett & West will present their report next month. He stated this is a significant financial issue and we are going to have to deal with it within the next 3 to 5 years. He stated we need a plan on how this would be paid for. Either from the existing customers with rate increases, future customers through impact fees or increase in sewer connection fees. He stated we are working with a developer on the northwest for sewer for his 40 acre development and the possibility of regional sewer at some point in this area. He stated ARPA funding can be used for this type of infrastructure and there is a possibility some federal funding that might reach out community as well.

Alderman Slinker questioned if Tony St. Romaine received an update from Nextsite yet. Tony St. Romaine stated he reached out to Chuck Branch but has not heard back from him yet. He stated he would have him give the Board an update.

City Attorney's Report:

Nathan Nickolaus, City Attorney stated he had no report.

Public Works Directly Monthly Report:

James Creel stated they are still working through the light pole issue at the roundabout. He stated they would be seeing a \$2,000 dollar change order. He stated there is some disagreement on who is responsible for the change order. He stated they have received a complaint on the splitter median on Broadway and he referred them to MoDot since they own the splitter median. He stated there is parking on the south side of Broadway at the entrance of the roundabout due to the resident not having a driveway. He stated Bartlett & West stated it is uncommon to have parking that close to an entrance of a roundabout. He stated they would revisit and bring back to the board.

Alderman Slinker stated he received the complaint on the roundabout and the possibility that we cut that splitter off and how would that be effective. James Creel, Public Works Director stated this is owned by MoDot and not the City of Ashland. He stated he is working with MoDot and the contractor on this. He stated it is likely not going to happen. Mayor Sullivan stated the design is already done and he did not think there is anything that can be done at this point.

Alderman Slinker questioned the water pooling on the new street overlay we did this year. James Creel, Public Works Director stated Christensen Construction has looked at this and they are going to shoot some grades to see the height of the curbs and see what options they have to resolve this issue.

Board of Aldermen's Reports:

Alderman Volkart stated he did not want the storm water issue on Meadowmere View to be forgotten about.

Alderman Volkart stated the last city utility bill there was a paper flyer and he asked that we put dates on these of upcoming events, road closings and upcoming projects, etc. He also asked that we send these out more frequently.

Alderman Volkart asked that the maps on the website be updated.

Mayor Sullivan asked James Creel to e-mail Nate and himself and update them on Meadowmere View stormwater issue.

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

Darla Sapp, City Clerk

Richard Sullivan, Mayor