

MAY 04, 2021  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on May 04, 2021 at 5275 West Red Tail Drive, 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, Bryan Bradford-here  
Ward Two: Melissa Old-here, Stephanie Bell-here  
Ward Three: Rick Lewis-absent, Dorise Slinker-here

Staff Present: Darla Sapp, City Clerk, Nathan Nickolaus, City Attorney, Dan Vande Voorde, Building Inspector, Lelande Rehard, Assistant City Administrator, Tony St. Romaine, City Administrator and Gabe Edwards, Police Chief.

Mayor Sullivan presented the minutes of the April 20, 2021 Board meeting for consideration. Alderman Bradford made motion to approve the minutes as presented. Alderman Volkart 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 Bradford made motion and seconded by Alderman Volkart to approve the agenda as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan presented the re-appointment of Cynthia Wills to serve on the Planning and Zoning Commission. Alderman Volkart made motion and seconded by Alderman Slinker to appoint Cynthia Wills to the Planning and Zoning Commission. Cynthia Wills stated she is looking forward to the next couple of years and is excited to see what is to come. Mayor Sullivan called for the vote. Alderman Bradford-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderman Slinker-aye, Alderwoman Old-aye, Alderman Lewis-absent. Motion carried.

Mayor Sullivan stated there are no scheduled comments. He reminded those that would like to speak needs to contact the City Clerk the Wednesday prior to the meeting. He stated there will be time given after each item to allow for public comments.

Mayor Sullivan presented Council Bill No. 2021-025, an ordinance adopting the City's Classification and Pay Plan for FY 2022 for consideration. Alderman Bradford made motion and seconded by Alderman Slinker to take up Council Bill No. 2021-025, an ordinance adopting the City's Classification and Pay Plan FY 2022. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this is updated yearly to show the new positions and the .25 per hour per employee cost of living for this year beginning May 03, 2021. 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 Bradford-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Slinker-aye, Alderman Lewis-absent. Motion carried.

Mayor Sullivan presented Ordinance No. 1347, an ordinance approving the preliminary plat for Liberty Landing North for consideration. Alderman Bradford made motion and seconded by Alderman Volkart to take up Ordinance No. 1347, an ordinance approving the preliminary plat for Liberty Landing North. Mayor Sullivan called for the staff report. Mayor Sullivan called for comments from the public. Dan Vandevoorde stated McClure Engineer designed this and Bartlett and West reviewed this on the City's behalf. He stated this is on the north side of Liberty Lane and that the Martin's have complied with a few things of concern. He stated one was the sidewalks. He stated they requested they put in sidewalks along Liberty Lane on the north side as the lots are sold. He stated the second is the pump station will be constructed by the developer on Lot 503 and a connection street to Route M through the Welch property will be put in. He stated they requested it be put in earlier at the beginning but with construction constraints and development they have agreed to connect the streets in Phase 4. He stated Martin's have a non-binding agreement with Welch. He stated the detention basin will be the responsibility of the homeowners association and not the city. He informed the Board this is the second reading. Mayor Sullivan called for questions or comments from the Board. Alderman Volkart stated after some discussion with some Planning and Zoning Commission members he did a lot of research and made calls, looked at maps. He stated first he wanted to confirm that the Martin's have met all codes and consented to extra things we asked of them. It was reported that is correct. Alderman Volkart stated that speaks for itself. He stated he thinks it would make it difficult in the future that if it meets requirements then it should be approved. He stated it could start to lessen our reputation and being difficult to work with. He discussed Liberty Lane insection and Liberty and Palis Nichols Road. He stated we need start looking at access points and another entrance into the City. He stated traffic is going to continue to be an issue if we don't start looking at this. He stated Mr. Martin has met all the codes and we cannot ask anymore at this time. We can watch the phases as they come across. He stated let's look at ways to correct or lessen the traffic issues. Alderwoman Bell stated she agrees if they have complied with the codes it should be approved. She stated the Planning and Zoning Commission has legitimate concerns with the traffic and stub roads. She stated she knows of other community's using a T design instead of stub streets to allow for turn around of vehicles. She stated if it is not in our code then the Planning and Zoning Commission needs to send the changes they would like to see to the code to them or the team is in the process of rewriting our codes now. She asked that we open the line of communication between the Boards. She stated there is no basis to deny this preliminary plat. Alderman Slinker stated one of the big concerns the Planning and Zoning Commission had was stormwater. He stated Liberty Landing South has stormwater issues and floods peoples yards. He suggested being proactive measures before we have bigger issues. Dan Vandevoorde, Building Inspector stated some of the issues with that was grading and the plat shows general grading plan but that was not being addressed. He stated there was no oversite on each individual yard as it was being built. He stated he feels this will be greatly improved when they do yard final inspections. Mayor Sullivan called for public comments. Chris Sander- of McClure Engineering, 1901 Pennsylvania Ave. Columbia, Missouri stated they were here to answer any questions. Mayor Sullivan called for the vote. Alderman Slinker-no, Alderwoman Old-aye, Alderman Volkart-aye, Alderman Bradford-aye, Alderwoman Bell-aye, Alderman Lewis-absent. Motion carried.

Mayor Sullivan presented Ordinance No. 1348, an ordinance approving the final plat for South Wind Plat 6 for consideration. Alderman Volkart made motion and seconded by Alderwoman Bell to take up an ordinance approving the final plat for South Wind Plat 6. Mayor Sullivan called for the staff report. Dan Vandevoorde stated McClure Engineering did the design of this plat and the review was completed by Allstate Consultants on behalf of the City. He stated it is 30 lots and is in phase 6 of South Winds. He stated this is the second reading. Mayor Sullivan called for public comments. Mayor Sullivan called for questions or comments from the Board. Mayor Sullivan called for the vote. Alderman Bradford-aye, Alderwoman Bell-aye, Alderman Slinker-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderman Lewis-absent. Motion carried.

Mayor Sullivan presented Ordinance No. 1349, an ordinance to amend Chapter 10, Planning, Zoning, Subdivisions, Building of the City of Ashland Code for consideration. Alderman Bradford made motion

and seconded by Alderman Slinker to take up Ordinance No. 1349, an ordinance to amend Chapter 10, Planning, Zoning, Subdivisions, Building of the City of Ashland Code. Mayor Sullivan called for the staff report. Dan Vandevoorde stated on March 16 meeting the Board approved a 50 percent of permit fee to be charged and after further discussion he proposes to pull that back to .25 permit fee and cap at \$8,000.00 maximum fee on projects. 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, Alderwoman Bell-aye, Alderman Volkart-aye, Alderman Bradford-aye, Alderman Lewis-absent. Motion carried.

Mayor Sullivan presented a resignation from Randy Burhans from the Planning and Zoning Commission. Alderman Slinker made motion and seconded by Alderman Bradford to accept the resignation from Randy Burhans from the Planning and Zoning Commission. He stated he resigned about four weeks ago but we neglected to get this in the agenda. Mayor Sullivan called for the vote. Alderman Bradford-aye, Alderwoman Bell-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderman Slinker-aye, Alderman Lewis-absent. Motion carried.

Mayor Sullivan presented a resolution entering into a purchase and sale contract with River Region Credit Union. Alderman Bradford made motion and seconded by Alderman Slinker to take up a Resolution entering into a purchase and sale contract with River Region Credit Union. Mayor Sullivan stated the River Region Credit Union is planning on building a new facility for their bank. He stated the plans will go before the Planning and Zoning Commission within the next few months. He stated their construction will begin about the same time as the roundabout construction is happening. He stated the community development department will continue to grow and they felt this modular building River Region Credit Union would be a good option and financially make the best sense. He stated they negotiated with River Region Credit Union on this purchase. Tony St. Romaine, City Administrator stated since the credit union is building a new building the modular building would work for the Community Development Department and have possibly three office spaces. He stated that building in Ashland is not decreasing and he felt this was a great step forward and we hope to increase our employees in that area. He stated we have budgeted funds for a part time civil engineer. He stated the cost of the modular building is \$50,000.00. He stated it still has its axles so we can have a mobile home company move it. He stated they looked at various locations and felt what would work best is the Public Works Building lot on Commerce Drive. He stated we would need to clean up the east area and build a foundation. He stated since the Community Development and Public Works Department work a lot together it seemed to be most feasible location. Tony St. Romaine stated the relocation, foundation and setup is estimated to cost approximately \$50,000.00. He stated some of the work would be done by the Public Works Department. He stated this would be \$100,000 and the funds would come out of Community Development. Mayor Sullivan called for comments from the public. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker questioned if we were going to hire someone to move it. Tony St. Romaine stated we would to move it and set up but the Public Works Department, will do the foundation or pad, remove the stone and run utilities to the site. He stated we should be moving this by the end of the year. Nathan Nickolaus, City Attorney stated we would be moving it at our own risk per the contract. Alderman Volkart stated he believes when they placed the building there it was temporary and they were to pay to remove it. The question arose of moving the police department modular building instead purchasing this building. Mayor Sullivan informed the Board that River Region Credit Union building was business module unit. Nathan Nickolaus stated if there was an agreement to move the modular home if it was not in writing it never happened. He stated it is important we get things written down. Mayor Sullivan called for the vote. Alderwoman Old-aye, Alderman Volkart-aye, Alderman Bradford-aye, Alderwoman Bell-aye, Alderman Lewis-absent. Motion carried.

#### Mayor's Report:

Mayor Sullivan stated we closed on the new City Hall building on Friday morning. He stated we will start soliciting bids soon. He stated we will start to relocate into portion of building that does not need to be

remodeled. He stated it would be the YMCA community room and kid's playroom. He stated after May 12<sup>th</sup> we will not have to wear mask and we could possibly meet in the community room if we don't expect a large crowd. He stated our current conference room at City Hall only holds 4 to 5 people. He stated Tony St. Romaine sent out a punch list of items to start on as soon as possible for the community room and kid's playroom.

Mayor Sullivan stated they met with Ridenhour on the construction of internet/fiber in the Bluegrass, Eagle Lake and Peterson Lane area. He stated several homeowners are very upset with this. He stated they have assured them they will repair it but they need some time to do this. He stated they would not be putting sod down. He stated they are keeping a list of the complaints. He stated he encouraged them to notify us where they are planning so we can communicate to the residents.

Mayor Sullivan thanked everyone for attending the ground breaking for the Ranken project. He stated it was a great turn out with a lot of positive feedback and movement. He stated Representative Walsh is seeking approval 1.5 million grant through the house. He stated she is confident it will pass. He stated there will be fund raisers and private donation phase now. He stated he has no doubt the money would be raised and the funds the City and school pledged would not have to be used. He stated he visited Ranken on Thursday and took a tour and it was incredible what they are doing there. He stated he knew they worked with high school students but they also have summer camps for middle school children such as building drones, welding projects, building go-carts.

Mayor Sullivan stated that he and Chief Edwards attended a zoom meeting for preparation of a Hot Air Balloon event scheduled for May 21<sup>st</sup> or May 22<sup>nd</sup>. He stated it is a drive through event and will be held at Cartwright. He stated they are working with the Ashland Police Department to control traffic.

He thanked Dan for working on concerns of the Board at the last meeting and he thanked Mr. Martin for mowing the vacant lots.

#### City Administrator's Report:

Tony St. Romaine, City Administrator stated we did close on the City Hall property on April 30, 2021. He stated the Public Works crew started doing drywall fixes and will start painting the community room and conference room soon. He stated he has the Administrative staff looking for tables and chairs for the rooms. He asked the Board their preference on executive chairs. Mayor Sullivan stated the mesh kind holds up better in his experience. Tony. St. Romaine stated the table and audience chairs will fold up and be easy to store. He stated they are in the process of getting the building re-keyed.

Tony St. Romaine stated the Parks and Recreation Board has authorized the purchase of Lakeview Lake parcel from Jim and Sue Wilson for \$49,000. He stated they are working on paperwork on this. He stated we would begin applying for grants through Missouri Department of Conservation on improvements to lake, building a dock, stocking the lake to allow for fishing and other improvements. He stated this would add another great amenity to the City of Ashland.

Tony St. Romaine informed the Board they are meeting with the Airport and Federal Aviation Administration on the land development regulations at Cartwright in the airport zoning district. He stated they are trying to get a better understanding of the height regulations on buildings and other restrictions. He stated they are looking at changes we could make to the code since they are pretty restrictive. He stated there are two major developments looking out there.

#### City Attorney's Report:

Nathan Nickolaus, City Attorney stated he has nothing to report.

#### Chief Edwards monthly Report:

Chief Edwards apologized for not having his report in the packet. He informed the Board he had one of the four vehicles in service. He stated the other three are waiting on prison transport seat and partitions which he thinks should be shipped soon. He stated the cars should be in services June or July. He stated they received a local block grant for in car cameras and they should have shipped sometime this week. He stated with authorization of a new position in the fiscal year budget they are recruiting on social media and reaching out at academy's to try to find someone to fill this position. He stated on the agenda tonight was the discussion of a pay plan and himself and Andrew Worrall would like to forfeit their .25 cent per hour cost of living raise to Megan Young if this is allowable. He stated he wanted to publicly thank her for her hard work.

Mayor Sullivan asked for an update on the tractor trailer that was left running at Robinson Funeral Home that was complained about a couple of weeks ago. He asked if the Board members see it there to please notify Gabe Edwards so if he has an officer available they can follow up on this.

#### Board of Aldermen's Reports:

Alderwoman Bell stated we have had some conversations on the intersection at Liberty Lane and Middleton. She stated she knows there were some limitations of guidelines stop signs not being used for speeding. But she reported it is also a visibility issue since parking is only allowed on north side of the road. She stated you can not turn left onto Liberty Lane. She asked that a traffic count be done. She stated the City was going to purchase a traffic counter. She stated having this data for our use will be very helpful in going forward with decisions by the Board. She stated we need a creative solution to make it safer entering that intersection due to the visibility. Alderwoman Bell stated with the recent announcement of Boone County Health Department not extending the covid orders she would like see community events come back and add additional events and support our local business. She stated she sat on the scholarship committee for the Republic Services scholarship and will awarding them at 6:00 p.m. tomorrow night at the High School.

Mayor Sullivan asked Nathan Nickolaus review the use of stop sign for traffic control. Mayor Sullivan stated he is in agreement that something needs to be done at that intersection. Tony St. Romaine stated we might have to get an engineered solution with a traffic count.

Alderman Slinker thanked Dan Vandevoorde for getting the grass mowed in areas through town. He also discussed stormwater issues on Martha Crump Drive and Pinto Pony Drive creating mold and algae growing on roadway and mosquitos. Alderman Slinker discussed a driveway approach issue at 607 Pacer Drive being considered a private driveway. He questioned where in the city code does it state that. Alderman Slinker discussed stormwater issues in Liberty Landing Subdivision on Allegiance, Revolutionary Drive and America and Red Tail Drive. Alderman Slinker reported Heartland Animal Hospital will be moving into their new building off of North Henry Clay Blvd. and the roadway is need of some repair. This was discussed and determined it was a private roadway starting at Robinson Funeral Home and the Optimist Drive is also a private roadway. Alderman Slinker asked that we implement and enforce 2 hour parking on the north side of Broadway similar to the 20 minute limit signs in front of the post office. He asked that an ordinance be prepared. Alderman Slinker questioned when Sunset Subdivision is slated for overlay? It was reported the entrance was patched. Tony St. Romaine stated it is proposed under the 3 to 5 year category in the Capital Improvement Plan right now.

Alderwoman Bell stated the parking downtown is from employees of the businesses. She encouraged the businesses to have their employee's park elsewhere before we implement new regulations.

Alderman Volkart discussed down town beautification. He stated the sidewalks are small, parking issues. There was discussion of making pedestrian places on the sidewalks, making parallel parking. Lelande

Rehard stated once we formalize the Missouri Main Street Downtown Beautification they will be working with the business owners on how they would like downtown to look. There was discussion of the apartments and business owners leaving their vehicles parked all day on Broadway.

Alderman Volkart asked general questions on whose responsibility it is for drainage issues in subdivisions, easements on property owners altering the course the of stormwater from their yards.

Nathan Nickolaus stated the city is not bound by promises from employees or Board members. He stated that even though we approve plats we are not responsible for issues that arise later either.

Mayor Sullivan discussed our ordinance states the base fees are being charged on vacant structures. He stated people are being charged even if they do not want service to that property. He stated this is approximately \$54.00 a month. He expressed concern of this. He stated his experience is he has not had to pay this in other cities but did have to pay a re-hookup fee. Tony St. Romaine stated they did a little research on this and it varies by the city. He discussed the base fee. Mayor Sullivan stated he did not feel this affects very many properties. Tony St. Romaine stated this base fee helps pay for our infrastructure. Alderwoman Bell stated she felt that was steep base charge. Nathan Nickolaus, City Attorney stated that MML has a formula to use for rates. He also stated the Missouri Rural Water Association could do rate study for the City. The Board discussed this at length and Lelande Rehard and Tony St. Romaine will work on this.

Mayor Sullivan stated they are waiting from MoDot on the recommendation of traffic flow during the construction of the round-a-bout and resurfacing of Broadway. He stated it will probably result in a couple of one-way streets and will affect some businesses.

Mayor Sullivan stated since we have secured the building for new City Hall and Police Department that we consider listing for sale the current Ashland Police Department at 601 E. Broadway for sale. He stated he has been contacted by a couple of people on this matter.

Alderman Braford stated he felt waiting until the Police Department was empty before listing it was a good idea. Tony St. Romaine stated the value is the land not the building.

Mayor Sullivan called for additional comments by the public or staff comments.

Mayor Sullivan called for the adjournment.

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

Darla Sapp, City Clerk

Richard Sullivan, Mayor