



**City of Ashland, Missouri**  
**Meeting Agenda**  
**Board of Aldermen**  
**5275 West Red Tail Drive**  
**(Southern Boone School District Administration Building)**  
**Ashland, Mo. 65010**  
**7:00 p.m. Tuesday, May 04, 2021**

**I. INTRODUCTORY ITEMS**

Invocation  
Pledge of Allegiance  
Roll Call  
Approval of Previous Minutes of April 20, 2021  
Adjustment and approval of the Agenda

**II. SPECIAL ITEMS**

a. None

**III. APPOINTMENTS TO BOARD AND COMMISSIONS**

a. Re-Appointment of Cynthia Wills to the Planning and Zoning Commission

**IV. SCHEDULED PUBLIC COMMENT**

a. None

(Written request must be received by the City Clerk by Wednesday before the meeting date)  
Speakers cannot comment on items on the agenda. Time will be permitted following the reading of each agenda item under Old and New Business for public comment.

**V. PUBLIC HEARING**

a. None

**VI. INTRODUCTION AND FIRST READING**

a. Ordinance No. 2021-025, an ordinance adopting the City's Classification and Pay Plan for FY 2022

**VII. OLD BUSINESS**

- a. Ordinance No. 1347, an ordinance approving the preliminary plat for Liberty Landing North
- b. Ordinance No. 1348, an ordinance approving the final plat for South Wind Plat 6
- c. Ordinance No. 1349, an ordinance to amend Chapter 10, Planning, Zoning, Subdivisions, Building of the City of Ashland Code

**VIII. NEW BUSINESS**

- a. Resignation from Randy Burhans from the Planning and Zoning Commission
- b. A Resolution entering into a purchase and sale contract with River Regions Credit Union

**IX. REPORTS**

- a. Mayor's report
- b. City Administrator's report
- c. City Attorney's report
- d. Police Chief's monthly report
- e. Board of Aldermen report

**X. GENERAL COMMENTS BY PUBLIC, ALDERMEN AND STAFF**

**XI. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, Please call 573-657-2091 or email [cityclerk@ashlandmo.us](mailto:cityclerk@ashlandmo.us)

In order to assist staff in making the appropriate arrangements for your accommodation, please make sure your request as far in advance of the posted meeting date as possible.

Posted: 4-30-2021 @ 2:00 PM JJ

APRIL 20, 2021  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.  
**DRAFT MINUTES NOT APPROVED BY THE BOARD**

Mayor Sullivan called the regular meeting to order at 7:00 p.m. on April 20, 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-here, Jeff Sapp-here

Staff Present: Darla Sapp, City Clerk, Jeff Kays, City Attorney, Dan Vande Voorde, Building Inspector, Lelande Rehard, Assistant City Administrator, James Creel, Public Works Director, Tony St. Romaine, City Administrator, Gabe Edwards, Police Chief, and Jon Sanders, Treasurer/Deputy City Clerk.

Mayor Sullivan presented the minutes of the April 06, 2021 Board meeting for consideration. Alderman Bradford made motion to approve the minutes as presented. Alderman Sapp 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 Sapp to approve the agenda as presented. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan opened up the continuation of the public hearing of the FY 2021-022 Budget & Capital Improvement Plan. Tony St. Romaine, City Administrator gave an overview projects planned for this year and projects they have started in the last year. He stated one of the items is for the financing of City Hall/Police Department and closing on April 30. He stated we are in the process of getting specifications and plans for the renovation. He stated this would be bid out in mid-May and hopefully completed within 6 months. He highlighted the progress of the land development regulations. He informed the Board the major construction project of the Broadway/ Henry Clay Blvd. round-a-bout will start in the middle of May. He stated we will start to see detours in that area. He stated we will have a press release when we get information from MoDot. Tony St. Romaine informed the Board they started working with the City of Columbia to get them connected to the City of Ashland sewer. He stated East Ashland Plaza is taking off with the new Break Time and there is more future development planned and we will hopefully see this summer. He stated there is commercial development on Highway H and 63 that is coming to fruition. He stated we are working on forming a non-profit downtown Broadway Task Force. He stated the code of ordinances are going to be updated in the next year's budget. He stated they are continuing to work on the website. Tony St. Romaine stated we are waiting on the census and the potential of changing to a charter city. He stated they would be reviewing the pro's and con's of changing from a 4<sup>th</sup> class city to a Charter City and see if that is the direction of the Board. He stated it is a process to implement. Tony St. Romaine stated the ground breaking for Ranken will be on April 30 at 10:30 a.m. He stated Lelande Rehard is continuing to work on the GIS system and new mapping for the city. He stated they are seeking funding through MoDot for making Perry Avenue a through street. Tony St. Romaine stated MoDot plans to close the access off at E. Liberty Lane. He stated other major things is an enterprise software system. Another

project is with the SCEAP Grant and inflow and infiltration study of our sewer system. Tony St. Romaine stated the Parks and Recreation Board is going to develop a master plan of the parks system and acquiring a piece of property on the lake at Lakeview Estates. He stated the survey should be done shortly. Jon Sanders, gave a breakdown of revenue by types, reclassifying job duties and salary funds. He discussed breaking out the property and casualty insurance by fund. He stated we would be closing on the old YMCA building this month. He stated we have budgeted an enterprise system. He presented the Community Development budget and stated we are collecting the revenue for building permits now and doing the work in house instead of through Boone County. He stated we have in the budget to hire a part-time Civil Engineer and acquiring a work flow and building permit software. He stated in the Police fund we will be adding one new officer this year. He stated we have already acquired four new patrol vehicles and the first payment will be May out of the capital fund. He stated with the increase in tickets the City prosecutor will increase. He stated for the stormwater and parks is around \$100,000 in sales tax revenue. He stated one large stormwater project being Billy Joe Sapp Drive. He stated they would be working on smaller items throughout the year. He stated in parks they will be doing a renovation to the baseball field and tennis court resurface. He stated they would be acquiring a piece of land in Lakeview Estates that will become a park. He stated the streets department will add one additional employee. He stated there is mill and overlay projects and concrete repairs this summer. He stated there will also be cross walk improvements through town as well as equipment purchase of a tire machine and balance so we can do fleet maintenance in house. He stated there would be repairs to the motor grader and purchase of new welder. Jon Sanders stated the water fund will be making a portion of the payment of the City Hall/Police Department building. He stated the water department will be doing valve and hydrant replacement, water tower maintenance and inspection. He stated the solid waste has been bid out but in the budget it reflects a 3% increase. He stated they might have to amend that based on the new rates and option we select. Jon Sanders stated we continue to contract our sewer service to Alliance Water Resources and there are necessary projects and rehab of sewer mains and manholes, sound proofing the sewer facility and building a eastside lift station. He stated in the capital fund the roundabout payment is due in July, and the police vehicles, public works new truck, codification of code, new enterprise system would come out of that fund.

Lelande Rehard, Assistant City Administrator presented the Capital Improvement Plan. He stated it is 100 pages and covers 1 to 10 years. He stated the plan for this year is covered in the FY 2022 Budget. He stated this is a master plan that shows the community values and goals. He stated it is a living document and items would be moved and changed. He stated in some communities they call this a wish list. He stated they start working on this in August and have it completed in December so they can utilize it in conjunction with the budget. He stated Perry Avenue was in the 3 to 5 year plan but has moved up to 1 to 2 due to the Ranken project. He stated some of the items did not have revenue sources or estimates. He highlighted some of the projects, Broadway and Henry Clay round-a-bout, cross walk improvements new vehicles, GIS mapping, I & I study, stormwater improvements on Billy Joe Sapp Drive, upgrades to sewer and water on Main Street prior to street repair/replacement.

Mayor Sullivan presented Ordinance No. 1341, an ordinance adopting the fiscal year 2022 Capital Improvement Plan for the City of Ashland. Alderman Bradford made motion and seconded by Alderman Sapp to take up Ordinance No. 1341, an ordinance adopting the fiscal year 2022 Capital Improvement Plan for the City of Ashland. Mayor Sullivan called for a 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 Bradford-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1342, an ordinance adopting an annual Budget for the fiscal year beginning May 1, 2021 and appropriating funds pursuant thereto. Alderman Bradford made motion and seconded by Alderman Sapp to take up Ordinance No. 1342, an ordinance adopting an annual budget for the fiscal year beginning May 1, 2021 and appropriating funds pursuant thereto. Mayor Sullivan called for

the staff report. Tony St. Romaine stated there were no further comments. Mayor Sullivan called for public comment. Mayor Sullivan called for Board comments. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1343, an ordinance amending Chapter 14, Sewer, Water & Solid Waste. Alderman Bradford made motion and seconded by Alderman Sapp to take up Ordinance No. 1343, an ordinance amending Chapter 14, Sewer, Water & Solid Waste. Mayor Sullivan called for the staff report. Tony St. Romaine stated there are some minor revisions and 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 Bradford-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Sapp-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1344, an ordinance authorizing the City of Ashland, Missouri to enter into a lease purchase transaction for the purpose of financing the acquisition and improvement of a building; and authorizing certain documents and actions in connection therewith. Alderman Bradford made motion and seconded by Alderman Sapp to take up Ordinance No. 1344, an ordinance authorizing the City of Ashland, Missouri to enter in a lease purchase transaction for the purpose of financing the acquisition and improvement of a building; and authorizing certain documents and actions in connection therewith. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated this was discussed and first read at the April 06, 2021 meeting. He stated for several months they have been working with the USDA to secure a loan with not much movement happening with that they decided to go out for private financing. He stated we have secured D.A. Davidson for a lease/lease back financing. He stated four of the local lending institution were contacted. He explained the rate taxable for the portion that Callaway Bank leases and the non-taxable is for the City Hall/Police Department. He stated we can prepay anytime but this is for a 20 year note. He stated the closing will be April 30, 2021. Mayor Sullivan called for questions from the Board. Mayor Sullivan called for comments from the public. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan presented a Resolution declaring the election results of the General Election held in the City of Ashland, Missouri on April 06, 2021. Alderman Bradford made motion and seconded by Alderman Sapp to approve the Resolution declaring the election results of the General Election held in the City of Ashland, Missouri on April 06, 2021. Mayor Sullivan called for questions or comments. Mayor Sullivan called for the vote. Alderman Sapp-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan called for comments by the outgoing Alderman. Alderman Sapp stated it has been an honor and pleasure serving and he is wanting to serve as a Planning and Zoning Commission member. Mayor Sullivan thanked Alderman Sapp for his service and presented him with a service award.

Mayor Sullivan presented former Alderwoman Martin with a service award. Leslie Martin stated it was a pleasure serving the City and she now serves in a different position with the City.

The City Clerk swore into office: Alderman Volkart, Alderwoman Bell and Alderman Slinker.

Alderman Bradford made motion and seconded by Alderman Sapp to take a 15 minute recess. Mayor Sullivan called for the vote. Motion carried.

Mayor Sullivan called the roll with the new Board members.

Ward One: Nathan Volkart-here, Bryan Bradford-here

Ward Two: Melissa Old-here, Stephanie Bell-here  
Ward Three: Rick Lewis-here, Dorise Slinker-here

Mayor Sullivan presented the appointment of Jeff Sapp to serve on the Planning and Zoning Commission. Alderman Volkart made motion and seconded by Alderman Slinker to appoint Jeff Sapp to the Planning and Zoning Commission. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-no, Alderman Bradford-aye. Motion carried.

Mayor Sullivan stated there are no scheduled comments.

Mayor Sullivan presented Council Bill No. 2021-020, an ordinance authorizing the appropriation of funds to certain accounts within the fiscal year 2021 Budget for consideration. Alderman Bradford made motion and seconded by Alderwoman Old to take up Council Bill No. 2021-020, an ordinance authorizing the appropriation of funds to certain accounts within the fiscal year 2021 Budget. Mayor Sullivan called for a staff report. Jon Sanders, Treasurer reported the fiscal year ends next week and these are amendments needed to close out the year. He stated there was nothing major to note. Mayor Sullivan called for comments from the public. Mayor Sullivan called for the questions or comments from the Board. Mayor Sullivan called for the vote. Alderman Bradford-aye, Alderwoman Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-021, an ordinance approving the preliminary plat for Liberty Landing North for consideration. Alderman Volkart made motion and seconded by Alderwoman Bell to take up Council Bill No. 2021-021, an ordinance approving the preliminary plat for Liberty Landing North. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator reported he did not attend the Planning and Zoning Commission meeting. He stated this has been tabled by the Planning and Zoning Commission a couple of times and the Commission voted 6 to 2 and failed the approval. He stated this has been reviewed by staff and discussed for several months. He stated it is a residential subdivision with approximately 250 homes. He stated it was mainly three issues, sewer, stormwater and traffic. He stated they took on a lot of discussion with the developer in the last several months. He stated that we may need to impose impact fees for cost of construction for upgrades to roadways and stormwater regulations in the near future. He stated the improvements to the Liberty Lane and South Henry Clay Blvd. has been needed for a long time. He stated the main traffic issue is during school for twenty minutes in the morning and 20 minutes after school. He discussed installing sidewalks on both sides of Liberty Lane. He stated there are options to help alleviate traffic, having cars leave at various times. He stated that Mr. Martin has agreed to install sidewalks on the side of Liberty Lane, new pump station, connection of Route M once the development reaches 185 lots and the storm water detention basin will be the responsibility of the H.O.A. and not the City. He stated the Welch property west of Smarr property is possibly going to be a residential development that could allow for the connection to Route M. They discussed with covid and the bus situation more parents have been bringing and picking up their children at school. He stated the current proposed development meets the City's current standards. He stated the reviewing engineer for this proposed development was Bartlett and West. He stated in addition to the traffic issues was the sewer and potential upgrades to the Liberty Landing lift station. He stated they looked at the potential of a regional sewer system to serve this quadrant and did not feel they could use city resources to build the regional sewer lift station. He stated that Mr. Welch is discussing participating in private development with Mr. Martin on the lift station.

Dan Vandevoorde, Building Inspector stated one of the changes to the preliminary plat has been modified to show lots 185-254 being future development. He discussed getting streets aligned to Allegiance and the developer was in favor of making those changes and a change to a dead-end street to land by the YMCA making it a walk way easement. He stated they met the codes that was expected with this project and the

staff recommends approval. Jeff Sapp stated the Planning and Zoning Commission voted 6 to 2 and voted to not recommend the preliminary plat approval. Jeff Sapp stated traffic issues and them utilizing the traffic study was discussed and the fact Ashland Commons is at a standstill or postponed. There was discussion of the realignment of Main Street and Henry Clay Blvd. They discussed reversing the flow of the school traffic. Jerrod Bryan, Vice-Chair of the Planning and Zoning stated the Board denied the approval of the preliminary plat. He stated he did not have a vote in this. He stated the traffic issue is more on the City not this developer. He stated an impact fee idea for the future would be good to have in place. He stated he felt that this meets the city's requirements for preliminary plat. Mayor Sullivan called for comments from the public. Bill Martin, developer of Liberty Landing North stated this development will be constructed in phases 1 through 6. He stated he has a verbal agreement with Michael Welch to increase the size of the proposed lift station to accommodate his development with ours and have configured our street arrangement to provide a stub street to Mr. Welch's property. He stated based on his conversations, he believes the connection to Route M will be completed in the near frame of four years. Chris Sander of McClure Engineering explained the phases and discussed the items from the traffic study that came up as previously discussed. He stated the traffic issue at the school was not addressed in their study. He stated they provided additional information on the storm water detention basin, sidewalks and lift station upgrade. He stated this is the preliminary plat and the final plats will be done in phases along with the construction plan. He stated they have already submitted the final plat for phase 1 and is on hold. Mayor Sullivan called for comments from the public. Jerrod Bryan stated he was not fond of rerouting traffic through a neighborhoods. Mayor Sullivan called for questions or comments from the Board. Alderman Slinker expressed concerns from the Planning and Zoning Commission of stub streets at the dead ends. He stated there is no turn around for the fire trucks. He asked if there is a way to have a cul-de-sac before it gets connected. Chris Sander stated this takes up space and more pavement. He stated leaving a stub street that will never go anywhere is a waste. Alderman Lewis stated he was glad they were dealing with the connectivity issues. He stated in other areas of the city some of the dead-end streets will never go anywhere. There was discussion of turn around for fire trucks. Alderman Volkart stated it sounds like to him that the Martin's have done everything we asked them and doing extra. He stated his main concern was the number of cars getting added to the mix. Alderwoman Old stated she listened in on the Planning and Zoning Commission meeting they discussed vehicles going through the residential streets and coming out on Route M. She stated hearing this is divided into phases makes her feel better and she appreciates Mr. Martin working with other property owners. Mayor Sullivan called for the vote. Alderman Slinker-no, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart- aye, Alderwoman Old-aye, Alderman Bradford-no. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-022, an ordinance approving the final plat for South Wind Plat 6 for consideration. Alderwoman Old made motion and seconded by Alderman Slinker to take up an ordinance approving the final plat for South Wind Plat 6. Mayor Sullivan called for the staff report. Tony St. Romaine reported this has been approved by the Planning and Zoning Commission. 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 Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-023, an ordinance approving the final plat for Selby Subdivision Plat 1. Alderwoman Old made motion and seconded by Alderwoman Bell to take up Council Bill No. 2021-023, an ordinance approving the final plat for Selby Subdivision Plat 1. Mayor Sullivan called for the staff report. Tony St. Romaine, City Administrator stated the Planning and Zoning Commission and Mecor Engineering recommended approval. Dan Vandevoorde stated Allstate Consultant designed this on behalf of the Selby's. He stated this shows a 15 foot rear yard setback on this property because the parking needed to move that building back. He stated the front yard setback required is 25 feet. He stated this was approved by the Planning and Zoning Commission and staff recommends approval. Mayor Sullivan called for comments from the public. Jeff Sapp stated the variance of the setback is for the

construction of the building and parking lot so the round-a-bout and the Selby's construction could happen at the same time. Wes Bolton, Allstate Consultants said he was present to answer any questions the Board may have. Jerred Bryan, Interim Planning and Zoning Chairman stated the Board of Alderpersons needs to look at the future of Redbud Lane especially with north of this being rezoned to commercial. Mayor Sullivan stated they have been discussing looking at this and what in the future may happen. He stated the round-a-bout might affect other streets as well. He stated MoDot would not allow the Selby's to have an entrance off of Broadway or Henry Clay. Mayor Sullivan called for comments or questions from the Board. Alderwoman Old asked if the variance went through the Board of Adjustments. Tony St. Romaine stated we do not have an active board but the Board of Aldermen has the authority to grant a variance. Mayor Sullivan stated he has also placed this on the agenda for the second reading due to MoDot taking over the Hair Studio building at the end of the month and they will be temporarily at a new location while construction of the new building is being done. He stated that promises were made that should not have been made and he is trying to help move this process forward. He stated he supports the Selby family in rebuilding. Mayor Sullivan called for the vote. Alderman Bradford-no, Alderwoman Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented Council Bill No. 2021-024, an ordinance to amend Chapter 10, Planning, Zoning, Subdivisions, Building of the City of Ashland Code for consideration. Alderwoman Old made motion and seconded by Alderman Slinker to take up Council Bill No. 2021-024, 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, Building Inspector stated on March 16 the Board approved a plan review fee at at 50 percent of the permit fee and he has looked at this and feels it is too high and wishes to pull back to better serve the community at 25 percent of the permit fee with a cap of \$8,000.00. 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 Bradford-aye, Alderwoman Old-aye, Alderman Slinker-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1345, an ordinance authorizing the appropriation of funds to certain accounts within the fiscal year 2021 Budget for consideration. Alderman Bradford made motion and seconded by Alderman Volkart to take up Ordinance No. 1345, an ordinance authorizing the appropriation of funds to certain accounts within the fiscal year 2021 Budget. Mayor Sullivan called for the staff report. 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 Slinker-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderman Bradford-aye, Alderwoman Old-aye. Motion carried.

Mayor Sullivan presented Ordinance No. 1346, an ordinance approving the final plat for Selby Subdivision Plat 1 for consideration. Alderwoman Old made motion and seconded by Alderwoman Bell to take up Ordinance No. 1346, to take up an ordinance approving the final plat for Selby Subdivision Plat 1. Mayor Sullivan called for the staff report. 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 Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-no. Motion carried.

Mayor Sullivan appointed Stephanie Bell as Mayor Pro-tem. Alderman Volkart made motion and seconded by Alderman Slinker to appoint Stephanie Bell as Mayor Pro-tem. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-no, Alderwoman Bell-aye. Motion carried.

Mayor Sullivan appointed Alderwoman Old as Alderman Liaison to the Parks and Recreation Board. Alderwoman Bell made motion and seconded by Alderman Lewis to appoint Alderwoman Old as Alderman

Liaison to the Parks and Recreation Board. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan appointed Alderman Lewis as Alderman Liaison to the Planning and Zoning Commission. Alderwoman Old made motion and seconded by Alderman Volkart to appoint Alderman Lewis as Alderman Liaison to the Planning and Zoning Commission. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan appointed Nathan Nickalous as City Attorney. Alderman Volkart made motion and seconded by Alderwoman Old to appoint Nathan Nickolaus as the City Attorney. Mayor Sullivan asked for Tony St. Romaine to give an overview and introduction. Tony St. Romaine stated Nathan Nickalous was Ashland's City attorney many years ago. He has recently served as City Administrator and City Attorney in Jefferson City, Mo. He reported the law firm is Lauber Municipal Law, LLC. and specializes in municipal law. Mayor Sullivan called for questions or comments. Alderman Bradford questioned Jeff Kays if he was leaving the City. Mayor Sullivan stated they divided out the City Attorney and City Prosecutor roll. He stated this was due to time commitment and growth. He stated they discussed this with Jeff Kays and he will be staying on as City Prosecutor. He stated three years ago Jeff Kays took over as City Attorney from Fred Boeckmann that retired. Jeff Kays stated Mr. Nickolaus is a great recommendation to serve as City Attorney. Nathan Nickolaus stated he is honored to serve Ashland. He stated Ashland has many changes and is growing fast. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-abstained. Mayor Sullivan asked why he abstained. Alderman Bradford stated he did not feel good about this. Mayor Sullivan stated per ordinance he would need to vote yes or no since there was no conflict of interest that was a valid reason to abstain. Alderman Bradford-no. Motion carried.

Mayor Sullivan appointed Jeffrey Kays as City Prosecutor. Alderwoman Old made motion and seconded by Alderwoman Bell to appoint Jeffrey Kays as City Prosecutor. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan appointed Darla Sapp as City Clerk. Alderman Lewis made motion and seconded by Alderwoman Old. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan appointed Jon Sanders as Deputy City Clerk/Treasurer. Alderman Volkart made motion and seconded by Alderman Lewis to appoint Jon Sanders as Deputy City Clerk/Treasurer. Mayor Sullivan called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye. Motion carried.

Mayor Sullivan appointed Gabe Edwards as Police Chief. He called for the vote. Alderman Slinker-aye, Alderman Lewis-aye, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Bradford-aye.

Mayor Sullivan presented a Resolution approving the contract with the City Attorney. Alderman Volkart made motion and seconded by Alderman Lewis to approve the Resolution approving the contract with Nathan Nickolaus, City Attorney. Nathan Nickolaus explained his contract fees. Mayor Sullivan called for the vote. Alderman Bradford-no, Alderwoman Bell-aye, Alderman Volkart-aye, Alderwoman Old-aye, Alderman Lewis-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented a resolution adopting the utility procedures manual in accordance with Chapter 14, Sewer, Water and Solid Waste. Alderwoman Old made motion and seconded by Alderwoman Bell to take up a Resolution adopting the utility procedures manual in accordance with Chapter 14, Sewer, Water and Solid Waste. Mayor Sullivan called for the staff report. Lelande Rehard, Assistant City Administrator gave an overview of the changes, one being lawn meters if installed at a different time as the house meter will be not be installed by City staff. He stated there was changes in the wording for final notice instead of disconnect fee. 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 Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan presented a resolution adopting the agreement with Consolidated Water as to the City Limits of Ashland, Missouri on July 21, 1967. Alderwoman Old made motion and seconded by Alderman Slinker to take up a Resolution adopting the agreement with Consolidated Water as to the City Limits of Ashland, Missouri on July 21, 1967. Mayor Sullivan called for the staff report. Lelande Rehard, Assistant City Administrator stated this is not a change of the territorial agreement. Chad Henry, Consolidated Public Water Representative stated they are trying to establish their entire boundary as of July 21, 1967. He stated on research they created a legal description that was in the packet. He stated they are in the process with other communities doing the same thing. 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 Old-aye, Alderman Volkart-aye, Alderwoman Bell-aye, Alderman Lewis-aye, Alderman Slinker-aye. Motion carried.

Mayor Sullivan stated the next item on the agenda was review of the solid waste proposal and options from Republic Services. Mayor Sullivan called for the staff report. Lelande Rehard, Assistant City Administrator stated he wanted to get input from the Board before we put the solid waste agreement on the agenda. He stated we placed this out to bid and received a response from Republic Services. He stated they laid out three options and that were included in the packet. He stated he wanted to know which option they wished to pursue. He stated the base proposal was exclusive contract for residential services at \$12.95 and additional cart at \$3.00; Alternate 1, exclusive contract for residential and commercial services; Alternate 2, exclusive contract for residential, commercial and roll-off services. He explained granting Republic Services commercial services gains a street repair contribution of \$10,000 annually and a \$1,000 scholarship. He stated if we grant Republic Services commercial and roll off services we gain a street repair contribution of \$15,000 annually and a \$2,000.00 scholarship and an option for every other week curbside recycling for residents for an additional \$2.55 per month. He stated the \$1 dollar fee for the recycling drop off could likely be adjusted as the need for the center would decrease and possibly be handled by the County's existing recycling program. They discussed the unofficial poll taken on facebook being about 50-50 on the wanting curb side recycling. He stated the contract would begin in June. The Board discussed these options at great length and felt we should find out if the recycling would be mandatory for all resident's and also have a public meeting either in person or via zoom. Alderman Slinker felt we should try to find out if everyone has to pay for the recycling. Alderwoman Old stated her concern is we have spent a lot money constructing the recycling center, cameras and lighting the area and we go to curb side pickup but leave the county recycling container are we shooting ourselves in the foot. She stated the city staff would still have to clean up the area. Alderman Sullivan stated cardboard is where the problem is because people do not break down their boxes. He stated he wished one was an open dumpster. Alderman Bradford felt keeping it the way it is doesn't matter to him since we already spent the money on the recycling center. He stated at Christmas time is still going to be an issue. Alderwoman Bell suggested as we gather more public input and we have an open meeting to talk about it. Alderwoman Bell stated she felt the roll cart would be more accessible for her because it is hard to get to the recycling center. She stated if you don't have a bigger vehicle it is hard to get it to the center. Lelande Rehard stated he would work with Republic

on these options. He stated the new agreement begins in June. They discussed a public meeting to speak for or against the curb side recycling. They discussed doing it via zoom in break out rooms.

Mayor Sullivan suggested doing the zoom meeting with break out rooms by wards. He stated he would be discussing this with staff tomorrow morning.

#### Mayor's Report:

Mayor Sullivan thanked all city staff for their dedication to our city. He stated he is appreciative of them. He stated Tony St. Romaine sent out an e-mail highlighting the projects and letting everyone know of his budgeted hours as part-time City Administrator will be reduced to approximately 10 hours per week on average starting in May.

Nathan Nickolaus, City Attorney stated Tony St. Romaine is the best thing that has happened to Ashland. He stated he could not say enough about him and that he does tremendous work.

Tony St. Romaine, City Administrator stated he has worked part-time for the City since August 2019. He stated he will work reduced hours approximately 10 hours per week because he plans to travel more. He gave the highlight of projects he would like to see completed this year and also items Lelande is working on. He stated Lelande will be taking on his role as needed. He stated his goal is to be retired by the end of the year. He stated his hopes is the Board will then appoint Lelande Rehard as City Administrator.

Mayor Sullivan informed the Board the MML Conference information for newly elected officials is in the Board packet.

Mayor Sullivan stated he has received messages from multiple people through personal messenger. He stated this needs to be sent through the City e-mail due to the sunshine law. He stated you have to be very careful. He stated if it is city business it has to be done this way. Nathan Nickolaus, City Attorney stated the person that sends the e-mail has to retain the message. He stated you can delete your e-mails but they can be found.

Mayor Sullivan reminded everyone when people make comments about the mask mandate it is a mandate through Boone County and it is not our job to enforce this. He stated the County Health Department supersedes City of Ashland. Alderwoman Bell stated she refers people to Boone County Officials.

Mayor Sullivan discussed Liberty Landing silt fences not being used and flags in the right-of-way on Broadway. He discussed putting out on social media about mowing and grass on the roadways that go down the stormwater and danger to people riding motorcycles and bicycles. He stated they are also working on sending out tall grass letters. He stated that they also had a complaint on a tractor trailer being parked at the funeral home and leaving it running for an extended time. Mayor Sullivan stated we did not take action on Randy Burhan resigning from the Planning and Zoning Commission. He asked that this be placed on the next agenda. Mayor Sullivan thanked the Board for having the two readings on the Selby property tonight. He stated he has received complaints on the walkway on Henry Clay Blvd. being in a deteriorated condition. He informed them of an announcement of the EDA grant of 4.5 million for the Ranken project.

#### City Administrator's Report:

Tony St. Romaine, City Administrator did not have a report.

#### City Attorney's Report:

Nathan Nickolaus, City Attorney had not report.

James Creel, Public Works Director monthly Report:

He gave an update on the street repair with the foam jacking not being an option. He stated it will have to be dug out. He gave an overview of upcoming projects, stormwater, tennis courts resurfacing and training. He stated there is also a report from Alliance Water Resources. He gave an update on Ridenhour Directional Boring doing work within the City limits and hitting a sewer force main.

Mayor Sullivan discussed the utility work being done on Peterson. James Creel, stated he has talked with the foreman on the job and they said it will be addressed.

Board of Aldermen's Reports:

Alderman Bradford stated at 510 North Henry Clay where the City did patch work of asphalt it is throwing rocks at the cars. He stated he got called by the editor of the newspaper the election is over and the election page needs to be taken down off of facebook. He stated Columbia will not have Memorial Day Service and did not know if the park or anyone else was having anything. James Creel stated the Veteran's Memorial at the Park is not going to be completed to have a ribbon cutting ceremony and it has been pushed to Veterans Day.

Alderwoman Old stated she has had several contacts over the last couple weeks and has passed them on to the appropriate people.

Alderman Volkart stated he received a call where Summertime Drive and Misty Lane meet of parking issue.

Alderman Volkart stated he received complaints of the condition of the Henry Clay Blvd. pedestrian/bike trail.

Alderman Slinker stated there are a lot of street repairs that need to be repaired in Ward Three. He stated Pinto Pony Drive needs to be fixed as soon as possible. He questioned if it is MoDot or the property owners responsibility to mow grass in right of ways. He discussed the Flags in the right of way at Trail Boss. Dan Vandevoorde reported this is MoDot. He stated they need a clear visual zone and should be moved back 25 feet from the edge of the road.

Alderman Lewis thanked everyone for the prayers and well wishes after his surgery.

Alderwoman Bell discussed a campaign on the yard waste lot, recycling and enforcement of mowing grass and not to blow grass onto roadways.

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

Jeff Sapp asked for the Board members to speak up as he was having a hard time hearing the meeting in the audience.

Mayor Sullivan stated during communication with MoDot on the Broadway overlay and sidewalk project the signage at Blue Rooster came up. Tony St. Romaine stated Blue Rooster signs are on his property according to MoDot. They discussed these are creating a site distance issue.

Dan Vandevoorde stated working with signs in Jefferson City they could enforce the sign regulations on MoDot right-of-way. He stated there is a disconnect on what we can or can't enforce in MoDot right-of-way in Ashland.

Alderman Volkart mentioned the "No left turn" sign coming out of the new Breaktime needs to be installed.

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



# CITY OF ASHLAND, MISSOURI BOARD MEMBER APPLICATION

Name: Cynthia Wills

Telephone Number: Daytime: 314-276-8689 Evening: Same

Home Address: 5049 Patriot Lane, Ashland MO 65010

Email: Wills8689@gmail.com

Year Current Residence in Ashland Began: 2016

Check Which Board(s) You Are Interested In: Re-Appointment

- Board of Adjustment
- Park and Recreation Board
- Planning and Zoning Commission

Special Qualifications for Specific Board(s): (Include past board services)  
Planning and Zoning Commission, Master Gardener, Landscape Designer,  
U. S. Naval Officer (retired) with experience in Program management

Education Background:  
B.S. in Ed. Biology, MBA

Community Involvement:  
Involved with Park and Recreation 2017-2018

Are you related to Any Employee or Official of the City of Ashland? YES \_\_\_ NO ✓

If Yes, Name of Person: \_\_\_\_\_ Relationship: \_\_\_\_\_

Signed: Cynthia Wills Date: 4-16-2021

Board member applications are valid for one year from the date they are signed. Return to Ashland City Hall.



# City of Ashland

109 East Broadway, Ashland, Missouri 65010

**Department Source:** City Administrator

**To:** Board of Alderpersons

**From:** Tony St Romaine 

**Board Meeting Date:** May 4, 2021

**Re:** Adopting FY2022 Classification & Pay Plan

**EXECUTIVE SUMMARY:** This ordinance adopts the City of Ashland's Classification and Pay Plan for FY 2022.

**DISCUSSION:**

The recently adopted FY 2022 budget includes the following items which are reflected in the attached FY2022 Classification & Pay Plan which covers all permanent and permanent part-time positions:

- Increased all ranges by 25 cents per hour as a COLA (cost of living adjustment)
- Added the following positions:
  - Street Supervisor
  - One additional police officer
  - PPT (50%) Civil Engineer

Changes are effective May 3, 2021.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): See FY2022 Adopted Budget

Long Term Impact:

**SUGGESTED BOARD ACTION:**

Staff recommends approval of the Ordinance adopting the City's Classification and Pay Plan for FY2022

COUNCIL BILL NO. 2021-025

ORDINANCE NO.

AN ORDINANCE ADOPTING THE FY 2022 CLASSIFICATION AND PAY PLAN FOR THE CITY  
OF ASHLAND

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS  
FOLLOWS:

WHEREAS, the City Staff have prepared a FY2022 Classification and Pay Plan for the City of Ashland.

WHEREAS, the Board of Aldermen has reviewed the Classification and Pay Plan and hereby recommends  
the adoption of this plan.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS  
FOLLOWS:

Section 1. The adoption of the FY2022 Classification and Pay Plan as "Exhibit A".

Section 2. This ordinance shall be in full force and effect upon the final passage and approval.

\_\_\_\_\_  
Richard Sullivan, Mayor

Attest:

\_\_\_\_\_  
Darla Sapp, City Clerk

Certified as to correct form:

\_\_\_\_\_  
Nathan Nickolaus, City Attorney

City of Ashland, Missouri  
 FY 2022 Classification & Pay Plan

PAY GRADE	ANNUAL		40-HOUR		40-HOUR		JOB GROUP	OVERTIME	JOB TITLE	# POSITIONS
	MINIMUM	MIDPOINT	MINIMUM	MIDPOINT	MINIMUM	MAXIMUM				
A1	31,720	34,965	\$15.25	\$16.81	\$18.53		Clerical	Non-Exempt	CUSTOMER SERVICE REP	2
	31,720	34,965	\$15.25	\$16.81	\$18.53		Clerical	Non-Exempt	POLICE CLERK	1
	31,720	34,965	\$15.25	\$16.81	\$18.53		Operator	Non-Exempt	UTILITY SERVICE WORKER I	3
A2	40,040	45,240	\$19.25	\$21.75	\$24.25		Operator	Non-Exempt	UTILITY SERVICE WORKER II	1
B1	36,442	40,997	\$17.52	\$19.71	\$21.89		Public Safety	Non-Exempt	POLICE OFFICER	7
	47,341	50,149	\$22.76	\$24.11	\$25.54		Manager	Non-Exempt	STREETS SUPERVISOR	1
B2	47,341	50,149	\$22.76	\$24.11	\$25.54		Public Safety	Non-Exempt	POLICE SERGEANT	1
	47,341	50,149	\$22.76	\$24.11	\$25.54		Professional	Non-Exempt	PLAN REVIEWER/INSPECTOR	1
C1	54,600	57,845	\$26.25	\$27.81	\$29.46		Manager	Exempt	ASSISTANT CITY ADMINISTRATOR	1
D1	52,021	58,490	\$25.01	\$28.12	\$29.43		Appointed	Exempt	TREASURER/DEPUTY CITY CLERK	1
	50,440	58,490	\$24.25	\$28.12	\$29.43		Director	Exempt	WATER UTILITY SUPT.	1
	51,938	58,490	\$24.97	\$28.12	\$29.43		Director	Exempt	PUBLIC WORKS DIRECTOR	1
	50,440	58,490	\$24.25	\$28.12	\$29.43		Appointed	Exempt	CITY CLERK	1
D2	64,522	68,349	\$31.02	\$32.86	\$35.93		Appointed	Exempt	POLICE CHIEF	1
D3	35,000	36,750	\$35.00	\$36.75	\$38.50		Professional	Non-Exempt	CIVIL ENGINEER (PPT - 50%)	1
E1	86,216	88,026	\$41.45	\$42.32	\$47.29		Appointed	Exempt	CITY ADMINISTRATOR	1
25										



# City of Ashland

109 East Broadway, Ashland, Missouri 65010

**Department Source:** Building Inspector

**To:** Board of Alderman

**From:** Dan VandeVoorde

**Board Meeting Date:** April 20th, 2021

**Re:** Chapter 10 Plan review fee change

**EXECUTIVE SUMMARY:**

Proposed changes to Chapter 10 of the City Code, specifically Section 10.197. Plan review fee.

**DISCUSSION:**

Section 10.197. sets the plan review fee for commercial projects. Plan review fees help in the cost recovery of staff time and resources when projects require a code review of stamped/sealed drawing.

Originally the fee was set at 50% of permit fee with no cap. After this was passed on March 16<sup>th</sup> there was discussions with the commercial building community that felt that this fee was too high and with the possibility of large construction valuations on future projects a need for a cap on the plan review fee is warranted.

**FISCAL IMPACT:**

Short Term Impact: + \$10k-\$20k+ per year projected revenue from plan review fees.

Long Term Impact: 10-20 % growth per year.

**SUGGESTED BOARD ACTION:**

Staff recommends: Staff recommends passage of amended ordinance as proposed.

AN ORDINANCE TO AMEND CHAPTER 10, PLANNING, ZONING, SUBDIVISIONS,  
BUILDING OF THE CITY OF ASHLAND CODE

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND,  
MISSOURI, AS FOLLOWS:

Section 1. Chapter 10, Building Code of the City of Ashland, Missouri.

Material to be deleted in ~~strikeout~~; material to be added underlined.

***10.197 Commercial plan review fee***

***Commercial plan review fee shall be set as follows: ~~50%~~ 25% of permit fee with a maximum fee of \$8,000 (eight thousand dollars) when plans are required. If Construction Valuation is not known at time of plan submittal the current ICC Valuation Table will be used to determine plan review fee.***

Section 2. This Ordinance shall be in full force after its passage and approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Richard Sullivan, Mayor

Attest:

\_\_\_\_\_  
Darla Sapp, City Clerk

Certified as to correct form:

\_\_\_\_\_  
City Attorney



# City of Ashland

109 East Broadway, Ashland, Missouri 65010

**Department Source:** Community Development

**To:** Board of Alderman

**From:** Dan VandeVoorde

**Board Meeting Date:** April 20<sup>th</sup> 2021

**Re:** Liberty Landing North Preliminary Plat

**EXECUTIVE SUMMARY:**

Preliminary plat review for a new residential subdivision located north of East Liberty Lane, West of Henry Clay and east of Pallis Nichols. Developer of record is Bill Martin with McClure Engineering as the primary Engineering firm. Review was performed by Bartlett and West on behalf of the City of Ashland.

**DISCUSSION:** This is the 2<sup>nd</sup> appearance before the Planning & Zoning Commission for approval of the preliminary plat known as Liberty Landing North. This project was tabled during the March 9<sup>th</sup> meeting. Since the last meeting there has been several emails, meeting and discussions from all interested parties to address the major issues that was needed for this to appear before the P&Z Commission for approval. This preliminary plat has been modified to show lots 185-254 being “future development” Some of the key items include the following:

**Sewer:** A new pump station will be constructed by the developer on lot 503.

**Sidewalks:** Developer agrees to have sidewalks added on the north side of Liberty Lane and the developer has agrees to construct sidewalk on lots that are developer owned and/or may not develop. The City is also working the Southern Boone School District to complete the sidewalk connection from the subdivision to the Elementary School.

**Traffic Study:** The Henry Clay/Liberty Lane intersection is currently over capacity during school drop-off and pick-up. The traffic study also shows that a roundabout is needed currently; however, as traffic increases with development the roundabout will be over capacity as well. Reexamining the Ashland Commons reroute of Main Street and traffic flow for the school’s drop-off/pick-up could provide an opportunity to relieve the burden on the intersection. The Traffic Study also assumes that connector streets (Minutemen and Rebellion) to Route M will relieve pressure on the Henry Clay/Liberty intersection. Bartlett and West recommended the installation of a connection to Route M before any final plats beyond the already submitted 28 lot final plat are considered. The developer agreed to add the connections once the development reaches 185 lots, which is the entirety of the preliminary plat.

**Storm Water Detention Basins:** Maintenance of detention basins and structures will be the responsibility of the HOA and not the City of Ashland.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): No impact

Long Term Impact: Need for a roundabout at Henry Clay and Liberty Lane, currently projected at \$1.5 million in the City of Ashland CIP. This development is not the only factor contributing to the need for this improvement.

**SUGGESTED BOARD ACTION:**

Planning & Zoning Commission voted to not recommend approval with a 6-2 vote.

Staff recommends approval of the preliminary plat, contingent upon a discussion of what should serve as the trigger for the construction of the connection to Route M. Staff does not have preference on when the connection occurs, only that it does occur.

AN ORDINANCE APPROVING THE PRELIMINARY PLAT FOR LIBERTY LANDING  
NORTH

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WHEREAS, a preliminary plat for development of a subdivision was submitted to the City of Ashland; and

WHEREAS, the staff has reviewed the Preliminary Plat and recommends its approval, contingent upon a discussion of what should serve as the trigger for the construction of the connection to Route M. Staff does not have preference on when the connection occurs, only that it does occur.

WHEREAS, The Planning and Zoning Commission has reviewed the preliminary plat for Liberty Landing North and did not recommend the approval of the preliminary plat for Liberty Landing North at their meeting on April 15, 2021;

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND,  
MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen has reviewed the preliminary plat and has determined that it conforms to the long term land use strategy adopted by the City as part of its comprehensive plan.

Section 2. The Board of Aldermen approves the preliminary plat for Liberty Landing North.

Section 3. This ordinance shall be in full force and effect after its passage and approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Richard Sullivan, Mayor

Attest:

\_\_\_\_\_  
Darla Sapp, City Clerk

Certified as to correct form:

\_\_\_\_\_  
City Attorney

## MEMORANDUM

DATE: April 15, 2021

TO: Honorable Mayor and Board of Aldermen

FROM: Planning and Zoning Commission

RE: Recommendation from the Planning and Zoning Commission

1. The Planning and Zoning Commission does not recommend the approval of the Liberty Landing North Preliminary Plat for Martin Builders on Parcel ID # 24-502-00-00-021.00 and 24-501-00-00-004.00 to the City of Ashland Board of Aldermen.

Carrie Fischer  
Administrative Assistant



# City of Ashland

109 East Broadway, Ashland, Missouri 65010

**Department Source:** Community Development

**To:** Board of Alderman

**From:** Dan VandeVoorde

**Board Meeting Date:** April 20<sup>th</sup>, 2021

**Re:** South Winds Plat 6

**EXECUTIVE SUMMARY:**

Approval for Plat 6 of Southwind Subdivision. Developer of record is Winscott Excavation and Construction with McClure Engineering as design firm. Review was performed by Allstate Consultants on behalf of the City of Ashland.

**DISCUSSION:**

Plat 6 is a continuation of approved and developed subdivision know as Southwind Subdivision located approximately between old 63 and HWY 63 and south of Peterson Rd. Plat 6 will allow for the continued growth of the currently developed subdivision for single family homes. This phase will contain 30 lots numbered 601-630 and encompass the following streets. Kingfisher, Eagle Pass, Biloxi and Tuscaloosa Dr.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): \$0

Long Term Impact: \$0

**SUGGESTED BOARD ACTION:**

Planning & Zoning Commission recommended approval of Phase 6.

Staff recommends: Staff recommends approval of Phase 6.

## **MEMORANDUM**

DATE: April 15, 2021

TO: Honorable Mayor and Board of Aldermen

FROM: Planning and Zoning Commission

RE: Recommendation from the Planning and Zoning Commission

1. The Planning and Zoning Commission recommends the approval of the South Wind Final Plat 6 for Winscott Construction on Parcel ID 24-504-00-00-002.03 to the City of Ashland Board of Aldermen.

Carrie Fischer  
Administrative Assistant

AN ORDINANCE APPROVING THE FINAL MAJOR PLAT FOR SOUTH WIND PLAT 6

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WHEREAS, the City has enacted a Subdivision Ordinance; and

WHEREAS, in accordance with the Subdivision Regulations, The Planning and Zoning Commission has recommended the approval of the South Wind Plat 6 at their meeting on April 15, 2021; and

WHEREAS, the Board of Aldermen accepts the recommendation of the Planning and Zoning Commission.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The final plat of South Wind Plat 6, sealed April 09, 2021 meets the requirements of Chapter 11, Subdivision Regulations, of the City of Ashland Municipal Code and approved for recording.

Section 2. The legal description of the subdivision is as follows:

A tract of land located in the Northeast Quarter of Section 22, Township 46 North, Range 12 West, City of Ashland, Boone County, Missouri being a part of the Survey recorded in Book 1289, Page 905 and also described in the Warranty Deed recorded in Book 4977 at Page 46, all of the Boone County records and being more particularly described as follows:

Beginning at the Southwest Corner of Lot 306 of South Wind Plat 3 as recorded in Plat Book 51 at Page 82 of said Boone County Records; Thence along the South lines of said Plat for the following eight (8) calls; N80° 12'40"E, 120.00 feet to a point on the South right- of- way line of Kingfisher Drive; Thence along said right-of-way line S 09° 47'20"E, 27.48 feet; Thence along a 125.00- foot radius curve to the left, 139.62 feet; said curve having a chord which bears S41° 47'20"E, 132.48 feet; Thence S73° 47'10"E, 45.37 feet; Thence leaving said right-of-way line, S16°12'50"W, 135.00 feet; Thence S73° 47'10"E, 263.22 feet; Thence N13° 37' 30"E, 10.01 feet; Thence S73° 47'10"E, 654.95 feet to the Northwest corner of Lots 523 of South Wind Plat 5 as recorded in Plat Book 54, page 42, Thence along the lines of said plat for the following five (5) calls S16° 12'50"W, 175.00 feet; Thence S73° 47 10"E, 45.26 feet; Thence S16° 12'50"W, 125.00 feet; Thence S73° 47'10"E. 5.43 feet; Thence S16°12'50"W, 370.75 feet to the Southwest corner of Lot 520 of said South Wind Plat 5; Thence N48° 10'30W, 94.26 feet; Thence N73° 47'10"W, 425.00 feet; Thence N55° 00'50"W, 173.94 feet; Thence along a non-tangent 325.00- foot radius curve to the left; 75.01 feet, said curve having a chord which bears N24°45'10"E, 74.85 feet; Thence N71° 25'40"W, 163.25 feet; Thence N11° 20'10"W, 205.20

feet; Thence N 00°27'10"W, 225.83 feet; Thence N83° 28'30"W, 122.48 feet to the Southeast corner of Green Pastures, as recorded in Plat Book 46, Page 51; Thence along East line of said Plat; N09° 56'40W, 315.17 feet to the point of beginning and containing 13.56 acres.

Section 3. The City Clerk is hereby, instructed to have the plat recorded.

Section 4. This ordinance shall be in full force and effect after its passage and approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Richard Sullivan, Mayor

Attest:

\_\_\_\_\_  
Darla Sapp, City Clerk

Certified as to correct form:

\_\_\_\_\_  
City Attorney



# City of Ashland

109 East Broadway, Ashland, Missouri 65010

**Department Source:** City Administrator

**To:** Board of Alderpersons

**From:** Tony St Romaine

**Board Meeting Date:** May 4, 2021

**Re:** Purchase Agreement for River Regions Credit Union Building

**EXECUTIVE SUMMARY:** River Regions Credit Union is planning to construct a new permanent building on their existing property to the south of their existing building. To keep up with the City's growing staffing needs, the City is proposing to acquire their current modular building for use by the Community Development/Building Regulations Department.

**DISCUSSION:** The acquisition cost of the building is \$50,000. It will be purchased as-is, and the City will bear the responsibility to move the building from its current location and relocate it to a new location on City property. City staff have been discussing the best location, and are proposing that it be moved to the Public Works facility on Commerce Drive. Estimated cost to move the building and relocate it for use by the City on a new foundation is \$50,000.

**FISCAL IMPACT:**

Short Term Impact (cost proposed legislation the next 2 years): \$100,000 (including relocation cost)

Long Term Impact: \$0

**SUGGESTED BOARD ACTION:** Approval of the agreement to purchase the River Regions building located at 400 E. Broadway.

RESOLUTION 5-04-2021

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN  
RIVER REGION CREDIT UNION AND THE CITY OF ASHLAND

WHEREAS, the City of Ashland, Missouri has agreed to the terms and provisions of an agreement whereby Buyer will purchase a temporary structure from River Region Credit Union; and

WHEREAS, the buyer will relocate said temporary structure, and the parties desire to set forth the terms and provisions of said agreement in writing.

THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Ashland, Missouri, as follows:

Section 1. That in accordance with the terms of this resolution, the Mayor of the City of Ashland, Missouri, is authorized to execute the attached Exhibit "A" Purchase and Sale Contract.

Section 2. This resolution shall be in full force and effect upon its passage and approval.

Dated this \_\_\_\_\_ day of May, 2021.

\_\_\_\_\_  
Richard Sullivan, Mayor

Attest:

\_\_\_\_\_  
Darla Sapp, City Clerk

## PURCHASE AND SALE CONTRACT

THIS PURCHASE AND SALE CONTRACT ("Contract"), is made and entered into this \_\_\_\_\_ day of May, 2021, by and between River Region Credit Union, a Missouri credit union ("Seller") and City of Ashland, Missouri ("Buyer");

WHEREAS, Buyer and Seller have agreed to the terms and provisions of an agreement whereby Buyer will purchase a temporary structure from Seller and will relocate said temporary structure, and the parties desire to set forth the terms and provisions of said agreement in writing;

NOW THEREFORE, for and in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. **Purchase and Sale.** Subject to the terms and conditions herein contained, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, a temporary building (hereinafter "the Building") that is currently located on land belonging to Seller, known as 400 E. Broadway, Ashland, MO 65010. Buyer further agrees to remove the Building from Seller's land, at Buyer's sole cost and expense.
2. **Purchase Price.** The purchase price to be paid by Buyer to Seller shall be Fifty Thousand Dollars (\$50,000), payable in a lump sum at Closing (hereinafter defined), in cash or by cashier's check, certified check, bank money order, or electronic funds transfer.
3. **As-Is Condition.** Buyer hereby agrees that Buyer shall purchase the Building in "as is" condition, with all faults, if any, and Seller makes no warranties of any kind with respect to the physical condition of the Building, or the improvements thereon, express or implied, known or unknown, patent or latent, obvious or hidden, and any and all such warranties are hereby expressly disclaimed.
4. **Taxes/Assessments.** Buyer shall pay in full all taxes and assessments, if any, which constitute a lien on the Building that are owed at time of Closing, except for the current year, which taxes and assessments shall be prorated as of the date of Closing. If taxes and assessments for the current year have not been determined as of the date of Closing, said proration shall be based upon taxes for the calendar year immediately preceding the year in which the Closing occurs.
5. **Closing.** The Closing of this Contract shall occur at a time and location mutually agreed upon by the parties, on either the date that River Region Credit Union begins operating out of its new building in Ashland that is currently under construction, or on December 31, 2021, whichever comes first, unless both parties agree to an extension in writing. At the time of the Closing, Seller shall convey the Building to Buyer by execution and delivery of a Bill of Sale, and Buyer shall pay the purchase price to Seller.
6. **Relocation of the Building.** Within thirty (30) days of Closing, Buyer must have the Building removed from Seller's land and relocated, at Buyer's sole cost and expense. Buyer's failure to remove the Building from Seller's land as set forth herein shall constitute a material breach of this Contract. The means of removal and relocation are the sole responsibility of

Buyer, and Seller shall have no responsibility or liability for any damage caused to the Building while it is being removed and relocated.

7. **Damage.** If the Building is damaged or destroyed by fire or other casualty prior to Closing, then, unless the parties otherwise agree in writing, this Contract shall be cancelled, and the parties shall have no further obligations to each other hereunder.

8. **Breach.** In the event either party breaches this Contract, the other party shall have the right to pursue all available remedies available in law or in equity, or both. In the event that either party commences suit arising out of a breach of this Contract or the transaction contemplated hereby, or otherwise to seek enforcement hereof, the prevailing party shall be entitled to an award against the non-prevailing party for reasonable attorneys' fees, together with court costs and litigation expenses reasonably incurred and actually paid in connection with prosecution or defense of any such suit. The parties waive trial by jury.

9. **Miscellaneous.** This Contract constitutes the entire Contract of the parties which incorporates and supersedes all prior written and verbal agreements between the parties pertaining to the subject of this Contract, and said prior agreements between the parties are hereby declared null and void. No term or condition of this Contract will be deemed to have been waived or amended unless any such waivers are expressed in writing, and the waiver of any condition or the breach of any term will not be a waiver of any subsequent breach of the same or any other term or condition. The obligations of this Contract shall survive the closing of this Contract. Time is of the essence of this Contract and each provision hereof. This Contract shall be governed by the laws of the State of Missouri and the jurisdiction and venue of any dispute between the parties in regard to this Contract shall be in the Circuit Court of Boone County, Missouri.

10. **Waiver of Conflict.** The parties hereby acknowledge that Smith Lewis, LLP was hired by Seller to draft this Contract, and that Buyer has had adequate time to review the Contract and to seek the services of an attorney of its choice to advise Buyer before executing the same. Seller and Buyer hereby release, acquit and discharge Beth Findley, and Smith Lewis, LLP, from any and all claims, causes of action, and damages of whatever kind, character, or nature, present or future, known or unknown, related to or connected with the negotiation and drafting of this Contract, including, but not limited to, claims arising out of a conflict of interest, if any. All legal fees charged by Smith Lewis, LLP shall be paid directly by Seller.

11. **Binding Effect.** This Contract shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, personal representatives, and assigns.

12. **Authority.** The persons signing this Contract on behalf of the parties warrant that they have full power and authority to sign on behalf of their respective party and to bind their respective party to this Contract.

IN WITNESS WHEREOF, the parties have hereunto executed this Contract the day and year first above written.

**SELLER**  
River Region Credit Union

By \_\_\_\_\_  
Rick Nichols, President

**BUYER**  
City of Ashland, Missouri

By \_\_\_\_\_