

# NOTES OF COUNCIL MEETING

**March 20, 2018**

*(Subject to Approval at the April 3, 2018 Council Meeting)*

## **PUBLIC HEARING**

### **Dangerous Building - 207 Woodrow Avenue**

Dangerous  
Building  
Hearing

207  
Woodrow

Attendance

Mayor Dennis Watz called a hearing to order at City Hall, 210 West Washington, at 7:00 p.m. regarding property located at 207 Woodrow Avenue (Lot One, Block Five of Williams Addition as per plat of record in Plat Book C, page 50 in the office of the Franklin County Recorder of Deeds). Attending the hearing were Alderman Ward Three Bobby Maupin, Alderman Ward Two T.J. Carey, Alderman Ward Two Jason Alexander, Alderman Ward One Mark Dalton, Alderman Ward Three Paul McCulloch, and Alderman Ward One Tony Wessler. Also attending were City Attorney Justin Head, City Administrator J.T. Hardy, City Clerk Jan Koch, Code Administrator Dan King, City Engineer Robert Schaffer, Certified Court Recorder Kim Wrocklage, and citizen Bob Hathman. After receiving an oath from Recorder Wrocklage, Code Administrator Dan King reported he externally inspected the property located at 207 Woodrow Avenue and property owners were notified to vacate, vacate & repair, or vacate & demolish said building. The property owner failed to do the aforementioned. Property owners Clayton & Clayton Enterprises were not present.

### **207 Woodrow Avenue**

#### *Written Notifications*

Written  
Notices Sent

Code Administrator Dan King outlined a time line of events regarding 207 Woodrow Avenue:

1. Since 2011 to present, multiple nuisances violations have occurred.
2. On October 3, 2017, a letter for weeds/grass was mailed to Clayton & Clayton Enterprises, the owner of the property per Franklin County records.
3. On October 11, 2017, Code Administrator King spoke via telephone with Property Home Management and who was in charge of 207 Woodrow Avenue.
4. A *Dangerous Building* letter was mailed on October 11, 2017 to Clayton & Clayton Enterprises in care of Property Home Management. The residence was also posted on the same date of October 11, 2017.
5. On November 14, 2017, the certificate of title was received.
6. A *Dangerous Building* hearing notice was mailed to the owner on December 4, 2017 and it was also posted in the foyer of City Hall on that same date.
7. The notice declaring the property a Dangerous Building was served to the address of the registered agent by special process server on January 10, 2018.
8. A notice of the hearing was served to the address of the registered agent by special process server on February 21, 2018.
9. The notice of hearing was sent certified mail on March 5, 2018.

10. The notice of the *Dangerous Building* hearing was published on March 7, 2018 and March 14, 2018.

11. Photographs of the property were obtained for the hearing on March 20, 2018.

*Code Administrator Report*

City Code  
510.020  
Report

Code Administrator Dan King reported that 207 Woodrow Avenue meets the definition of a *Dangerous Building* per City Code 510.020 as follows:

207  
Woodrow

1. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose used.
2. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such building.
3. Those having light, air and sanitation facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other adequate means of evacuation.
4. Those that because of their condition are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this city.

Repair  
Vacate  
Demolish

*Discussion*

Code Administrator Dan King stated that the property was damaged inside as well as outside. Administrator Dan King noted that the property owner(s) have always had the opportunity to repair, renovate, or demolish. This would have to be done according to existing city building codes.

**Hearing Adjourned**

Hearing  
Adjourned

Being no further input, the hearing was declared adjourned at approximately 7:15 p.m. (Also see "City Administrator Input" listed later on in the meeting.)



**CALL TO ORDER**

**Roll Call**

Regular  
Meeting  
Attendance

Mayor Dennis Watz called the council meeting to order in the Council Room at City Hall, 210 West Washington, Sullivan, Missouri at approximately 7:15 p.m. Roll call was taken and attending the meeting were Alderman Ward Two Jason Alexander, Alderman Ward Two T.J. Carey, Alderman Ward Three Bobby Maupin, Alderman Ward Three Paul McCulloch and Alderman Ward One Mark Dalton. Tony Wessler arrived shortly after the meeting convened. Also attending was City Administrator J.T. Hardy, City Attorney Justin Head, City Clerk Jan Koch and City Engineer Robert Schaffer.

**Pledge** **PLEDGE OF ALLEGIANCE**  
 At this time, the Pledge of Allegiance was recited by everyone present. The Pledge was followed by a moment of silence.

**Agenda** **AGENDA APPROVAL**  
 Alderman McCulloch made a motion to approve the agenda as presented. Alderman Alexander seconded the motion and it carried unanimously.

**Minutes** **MINUTES APPROVED**  
 Notes from the council meeting held March 6, 2018 were presented. Alderman Maupin made a motion to approve the minutes as submitted. Alderman McCulloch seconded the motion and it carried unanimously.

**STANDING COMMITTEE REPORTS**

**P&Z Meeting** **Planning & Zoning**  
 Alderman Wessler reported that P&Z held a meeting on March 13, 2018 and reviewed two plats. Both were recommended for Board approval. (See Ord #3786 & Ord#3787 later on in the meeting.) P&Z also continues to review the city’s Comprehensive Plan.

**Airport Meeting** **Airport Board**  
 The Airport Board met on March 14, 2018. The EAA (Experimental Aircraft Association) has moved to the airport and will be planning educational events along with being a part of the upcoming Fly-In.

**CITY ADMINISTRATOR**

**Hughes Ford Road Bids** **Hughes Ford Road - Water Line Improvement Bids**  
 Bids were advertised and opened on March 9, 2018 for waterline improvements along Hughes Ford Road. They are briefly summarized as follows:

<i>Name</i>	<i>Address</i>	<i>Total Bid</i>
1) Donald Maggi, Incorporated	Rolla, MO	\$98,408.00
2) Meramec Excavating	Cuba, MO	\$119,563.75
3) K.J. Uinnerstall	Washington, MO	\$134,712.50
4) Mid-State Pipeline	Belle, MO	\$139,000.00
5) Figler Excavating	Sullivan, MO	\$146,481.03
6) Ed Laubinger	St. Clair, MO	\$160,287.50

After reviewing the bids, staff recommended accepting the lowest qualifying bid from Donald Maggi, Incorporated. The budgeted amount was \$155,000. Alderman McCulloch made a motion to approve staff’s recommendation. Alderman Wessler seconded the motion and it carried unanimously. (A contract will be forthcoming at a future Board meeting.)

**Oak Grove Emergency Water**

**Oak Grove Emergency**  
 Administrator Hardy reported that so far, Oak Grove Village has used 1,963,000 gallons of water (between February 9 to March 20, 2018). Invoices will be issued at three times the residential rate pursuant to a settlement agreement passed on February 17, 2009 per Ordinance No. 3317. A brief

discussion was held on the impact of Oak Grove's usage. Administrator Hardy reported that currently, the city is doing okay. However, if the city experiences a drought, fire, or lose a water well, the impact would have a negative effect.

**Dangerous Building 207 Woodrow - Board Action**

207  
Woodrow  
Declared  
Dangerous  
Building  
City Administrator J.T. Hardy requested Board action on 207 Woodrow pursuant to City Code 510. Alderman Maupin made a motion to declare the property at 207 Woodrow a dangerous building based on the findings & evidence presented at the public hearing held earlier in the meeting. Alderman McCulloch seconded the motion and it carried unanimously. After the hearing, the property owners have thirty days in which to respond.

**Citywide Cleanup**

Citywide  
Spring  
Cleanup  
The Spring Citywide Clean Up will be on citizens normal trash day the week of April 9-13, 2018. The following information can be viewed on the city's website ([sullivan.mo.us](http://sullivan.mo.us)) under "Recent News): Two bulk items per house are allowed, one appliance or white good is also allowed per house. However, old refrigerators, air conditioners, freezers, etc. must have the freon units removed by a certified technician. All boards or lumber cannot exceed four-feet in length. All items need to be bagged or boxed with a maximum weight of thirty pounds, a maximum of six bags, and stacked neatly at the curb.

**CITY ATTORNEY**

Closed  
Session  
**Closed Session**  
City Attorney Justin Head reported there was one matter concerning personnel for closed session.

**FINANCE COMMITTEE**

March 2018  
Monthly  
Bills  
Alderman T.J. Carey reported he reviewed the monthly bills for March 2018 and made a motion to approve payment in the amount of \$1,430,275.35. Alderman Alexander seconded the motion and it carried unanimously.

**ORDINANCES**

**Williams' Addition Plat #2**

Williams  
Addition  
Plat #2  
Bill No. 3786 sponsored by Alderman Tony Wessler, being an ordinance approving Williams' Addition Plat #2 (Two) in the City of Sullivan, Franklin County, Missouri and authorizing the City Clerk to execute said plat was introduced and read two times. The question was asked, "Shall Bill No. 3786 become Ordinance No. 3786?" The aldermen were polled and voted as follows: Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman Tony Wessler, aye; Alderman T.J. Carey, aye; and Alderman Bobby Maupin, aye. Passage of this ordinance approved consolidating three lots into one lot located on Sarah Street between Warren Avenue & Woodrow Avenue owned by Siegfried Christoph Messner.

**CDS Subdivision Plat**

CDS  
Subdivision  
Plat  
Bill No. 3787 sponsored by Alderman Tony Wessler, being an ordinance approving CDS Acres Subdivision in the City of Sullivan, Franklin County, Missouri and authorizing the City Clerk to execute said plat, was introduced and read two times. The question was asked, "Shall Bill No. 3787 become Ordinance No. 3787?" The aldermen were polled and voted as follows: Alderman Jason

Alexander, aye; Alderman Mark Dalton, aye; Alderman Paul McCulloch, aye; Alderman Tony Wessler, aye; Alderman T.J. Carey, aye; and Alderman Bobby Maupin, aye. Passage of this ordinance approved subdividing forty acres into three lots located at the corner of North & South Road and Woodview Lane owned by James Douglas Strauser, Trustee.

**Deed of Release - Gusdorf Corporation**

Gusdorf Lien Released Bill No. 3788 sponsored by Alderman T.J. Carey, being an ordinance accepting a Deed of Release from Gusdorf Corporation, a Missouri Corporation, which Deed releases the property encumbered by the Lien of the Deed of Trust (dated December 1, 1983 as recorded in the Crawford County Recorder of Deeds Office in Book No. 185, Page 328) held by the City of Sullivan, Missouri on real property located in the Sullivan Industrial Subdivision, Crawford County, Sullivan, Missouri; and authorizing the Mayor to execute, was introduced and read two times. The question was asked, "Shall Bill No. 3788 become Ordinance No. 3788?" The aldermen were polled and voted as follows: Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; and Alderman Paul McCulloch, aye. Passage of this ordinance released a lien held by the City of Sullivan on real estate located along the West North Service Road. The lien was paid off back in 2014 by Storage Solutions/aka Industrial Wire Products.

**Hunter Masonry Contract - Block Installation (Tessa Park)**

Hunter Masonry Contract Bill No. 3789 sponsored by Alderman T.J. Carey, being an ordinance approving a contract agreement with Hunter Masonry, LLC which agreement deals with work to install block for the Tessa Park restroom in the City of Sullivan, for an amount not to exceed six thousand dollars (\$6,000.00), and authorizing the Mayor to execute was introduced and read two times. The question was asked, "Shall Bill No. 3789 become Ordinance No. 3789?" The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman T.J. Carey, aye; Alderman Paul McCulloch, aye; Alderman Mark Dalton, aye; Alderman Bobby Maupin, aye; and Alderman Tony Wessler, aye. Passage of this ordinance approved a 15-day contract with Hunter Masonry in the amount of \$6,000 for installation of block for the Tessa Park restroom.

**ALDERMEN INPUT**

Trail Layout **Northside Trail**  
Alderman Carey thanked staff for the fast response regarding his inquiry on configuration of the Northside Trail.

**Sullivan Fire District - Water Line Improvements**

SFPD Church Street Pavement Alderman Wessler reported the gravel has been settling in front of Fire House No. One (Church & Main Streets) causing traffic to avoid that side of the street. Administrator Hardy reported that the Sullivan Fire Protection District is in the process of renovation and that project requires an increased fire flow. The project is not done (it might be in May 2018) so paving is incomplete. Administrator Hardy added that when the nova chip program starts, this area will be added which will result in making the street look like new.

Local Use Tax **Local Use Tax**

Alderman Wessler reminded everyone that the municipal election being held on April 3, 2018 will

include ballot language concerning the local use tax proposal. It was noted that more information on this proposal can be found on the city’s website (sullivan.mo.us) under “Recent News”.

Madison Street Backflow Prevention

**Madison Street - Sewer Backup**

Alderman McCulloch reported he was aware that sewer backed up in three residents houses along Madison Street. Administrator Hardy reported that this was not a city issue. The backup did not occur in the city’s sewer line. He went on to report that back when the homes were built, the developers were unable to tap into the top of the main sewer line. Instead they had to tap into the lower part of the sewer main which made the gravity fall too low. Backflow prevention devices are available and would probably be beneficial to prevent future issues.

AMI Utility Meters

**Utility Meter Upgrade**

Alderman Wessler requested an update on Advanced Metering Infrastructure (AMI). Administrator Hardy reported a small batch of electric meters have been delivered and installed. The telemetry infrastructure has also been installed on two city water towers. While no software upgrade is necessary, the exchange between the new meters and data base is being monitored. New meters will continue to be installed as soon as they are received.

**MAYOR INPUT**

Main Street Sidewalk

**Main Street Sidewalk**

Mayor Dennis Watz reported the patterned sidewalk along Main Street from Taylor Street to the Sullivan Sports Fitness Rehab Center, has been replaced. He commended the Street Department crew on a job well done.

**CLOSED SESSION**

Closed Session

The time was approximately 8:15 p.m. and Alderman McCulloch made a motion to adjourn into closed session to discuss one matter concerning personnel. Alderman Wessler seconded the motion and it carried with a roll call vote as follows: Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; Alderman Tony Wessler, aye; Alderman Paul McCulloch, aye; and Alderman T.J. Carey, aye.



Closed Results

**CLOSED RESULTS**

As a result of the closed meeting held March 20, 2018 one matter concerning personnel was discussed with the Board taking the following action:

John Garner Promotion W&S Dept

**John Garner Promoted - Water & Sewer Commissioner**

A motion was made and duly seconded to approve a recommendation to promote Water & Sewer Department Foreman John Garner to Water & Sewer Commissioner (Grade 15-1, \$54,558.40 salary) upon the retirement of Commissioner Kent Koch (anticipated to be April 10, 2018). The motion carried unanimously with a roll call vote as follows: Alderman Mark Dalton, aye; Alderman Bobby Maupin, aye; Alderman Tony Wessler, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye and Alderman T.J. Carey, aye.

**RETURN TO OPEN**

The Board reconvened into open session at approximately 8:45 p.m.



**ADJOURN**

Being no further business at this time, Alderman McCulloch made a motion to adjourn. Alderman Carey seconded the motion and it carried unanimously with a roll call vote as follows: Alderman Jason Alexander, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; and Alderman Paul McCulloch, aye. The meeting adjourned at approximately 8:45 p.m.

