

NOTES OF COUNCIL MEETING

November 20, 2018

(Subject to Approval at the December 4, 2018 Council Meeting)

PUBLIC HEARING

Public
Hearing
ICC Codes

2018 International Codes, 2017 National Electric Code & Amendments

Mayor Dennis Watz called a public hearing to order at City Hall, 210 West Washington, at 7:00 p.m. The purpose of the hearing was to hear citizen input regarding the proposed adoption of the 2018 International Codes, 2017 National Electric Code and amendments to these codes. No citizens were present. Attending the hearing were Alderman Ward One Mark Dalton, Alderman Ward Two Jason Alexander, Alderman Ward One Tony Wessler, Alderman Ward Two Jason Alexander, Alderman Ward Three Bobby Maupin, and Alderman Ward Two T. J. Carey. Also attending were City Administrator J.T. Hardy, Code Administrator Dan King, City Engineer Robert Schaffer, and City Clerk Jan Koch.

Review Process

ICC Review
Committee

Code Administrator Dan King reported that the review process started in January 2018 with the formation of a committee consisting of local contractors. They met once a week beginning in January 2018 until they completed their review at the end of May 2018. The Code Administrator reported that the city currently works under the 2009 ICC Codes and the 2008 NEC Codes. The 2018 ICC Building Codes and the 2017 National Electric Code along with the recommended amendments have been on public display at City Hall since July 2, 2018. Code Administrator Dan King gave a synopsis of the changes and fielded questions from the Board. Mayor Watz pointed out that these changes were for new construction and remodeling jobs and did not pertain to existing dwellings. Code Administrator King also noted that these changes help the city maintain a good ISO rating for insurance purposes.

HEARING ADJOURNED

Hearing
Adjourned

Being no citizen input, the hearing was declared adjourned by acclamation at approximately 7:20 p.m.



CALL TO ORDER

Call to
Order

Roll Call

Mayor Dennis Watz called the council meeting to order in the Council Room at City Hall, 210 West Washington, Sullivan, Missouri at approximately 7:20 p.m. Roll call was taken and attending the meeting were Alderman Ward One Mark Dalton, Alderman Ward Three Paul McCulloch, Alderman Ward Three Bobby Maupin, Alderman Ward Two Jason Alexander, Alderman Ward One Tony Wessler, and Alderman Ward Two T.J. Carey. Also attending were City Attorney Justin Head, City Clerk Jan Koch, City Administrator J.T. Hardy, and City Engineer Robert Schaffer.

PLEDGE OF ALLEGIANCE

Pledge

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

AGENDA APPROVAL

Agenda

Alderman Maupin made a motion to approve the agenda as presented. Alderman Dalton seconded the motion and it carried unanimously.

MINUTES APPROVED

Minutes

Notes from the council meeting held November 6, 2018 were presented. Alderman Wessler made a motion to approve the minutes as submitted. Alderman Alexander seconded the motion and it carried unanimously.

STANDING COMMITTEES

Planning & Zoning

P&Z
DKIR Plat

P&Z met on Tuesday, November 13, 2018 at 6:00 p.m. where they reviewed a request from DKIR LLC (Becky Medlin), and ultimately recommended approval of *Acts 2:38 Subdivision* consolidating two existing lots into one. The property is located at Pine Ridge Drive & the North Service Road and is currently zoned C-4. (See Ord. #3816 subsequently passed later on in the meeting.)

CITY ADMINISTRATOR

Commission Order - 103 Virginia

103
Virginia
Commission
Order

By virtue of a tax sale, Franklin County acquired title to 103 Virginia Street. Franklin County executed Commission Order #2018-383 releasing ownership of 103 Virginia to the City of Sullivan. It was noted that last year, the structure behind this one (103R Virginia) was declared a dangerous building and demolished. Alderman Wessler made a motion to accept the Commission Order with Alderman Alexander seconding it. The motion carried unanimously.

CITY ATTORNEY

Closed Session

Closed

City Attorney reported there were two matters concerning real estate for closed session.

FINANCE COMMITTEE

November 2018

Monthly
Bills

Alderman Wessler reviewed the monthly bills for November 2018 and made a motion to approve payment in the amount of \$1,202,908.10. Alderman McCulloch seconded the motion and it carried unanimously.

ORDINANCES

Acts 2:38 Subdivision

Plat
Acts 2:38

Bill No. 3816 sponsored by Alderman Tony Wessler, being an ordinance approving Acts 2:38 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. 3816 become Ordinance No. 3816?" The aldermen were polled and voted as follows: Alderman 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 combined two existing lots into one lot, located along the North Service Road next to Pine Ridge

Drive. The property is owned by DKIR, LLC and is currently zoned C-4.

2018 International Code Council Building Codes

2018 ICC
Building
Codes

Bill No. 3817 being an ordinance amending Title Five (V) Chapter Five Hundred (500) Article One (I) of the Municipal Code dealing with adoption of the 2018 International Code Council Building Codes in the City of Sullivan, Missouri, by repealing Article One (I) and enacting a new Article One (I) of said Code in lieu thereof, and establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3817 become Ordinance No. 3817?” The aldermen were polled and voted as follows: Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Dalton, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; and, Alderman T.J. Carey, aye. Passage of this ordinance updated the city’s building codes from the 2009 Edition of the International Code Council codes to the 2018 Edition. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2017 National Electric Code

2017
National
Electric
Code

Bill No. 3818 being an ordinance amending Title Five (V) Chapter Five Hundred (500) Article Two (II) of the Municipal Code dealing with adoption of the 2017 National Electric Code in the City of Sullivan, Missouri, by repealing Article Two (II) and enacting a new Article Two (II) of said Code in lieu thereof, and establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3818 become Ordinance No. 3818?” The aldermen were polled and voted as follows: Alderman Bobby Maupin, aye; Alderman Dalton, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; and, Alderman T.J. Carey, aye; and, Alderman Tony Wessler, aye. Passage of this ordinance adopted the 2017 National Electric Code from the 2008 Edition. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2018 International Code Council Mechanical Code

2018 ICC
Mechanical
Code

Bill No. 3819 being an ordinance amending Title Five (V) Chapter Five Hundred (500) Article Three (III) of the Municipal Code dealing with adoption of the 2018 International Code Council Mechanical Code in the City of Sullivan, Missouri, by repealing Article Three (III) and enacting a new Article Three (III) of said code in lieu thereof, and establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3819 become Ordinance No. 3819?” The aldermen were polled and voted as follows: Alderman Dalton, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; and, Alderman Bobby Maupin, aye. Passage of this ordinance would update the city’s mechanical codes from the 2009 Edition of the International Code Council codes to the 2018 Edition. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2018 International Code Council Plumbing Code

2018 ICC
Plumbing
Code

Bill No. 3820 being an ordinance amending Title Five (V) Chapter Five Hundred (500) Article Four (IV) of the Municipal Code dealing with adoption of the 2018 International Code Council Plumbing Codes in the City of Sullivan, Missouri, by repealing Article Four (IV) and enacting a new Article Four (IV) of said code in lieu thereof, and establishing the effective date was introduced and read

two times. The question was asked, “Shall Bill No. 3820 become Ordinance No. 3820?” The aldermen were polled and voted as follows: Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Dalton, aye; Alderman Jason Alexander, aye; and Alderman Paul McCulloch, aye. Passage of this ordinance updated the city’s plumbing codes from the 2009 Edition of the International Code Council codes to the 2018 Edition. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2018 International Code Council Fuel Gas Code

2018 ICC
Fuel Gas
Code

Bill No. 3821 being an ordinance amending Title Five (V) Chapter Five Hundred (500) Article Five (V) of the Municipal Code Dealing with Adoption of the 2018 International Code Council Fuel Gas Code in the City of Sullivan, Missouri, by repealing Article Five (V) and enacting a new Article Five (V) of said code in lieu thereof, and establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3821 become Ordinance No. 3821?” The aldermen were polled and voted as follows: Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Dalton, aye; and, Alderman Jason Alexander, aye. Passage of this ordinance updated the city’s fuel gas codes from the 2009 Edition of the International Code Council codes to the 2018 Edition. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2018 International Code Council Existing Building Code

2018 ICC
Existing
Building
Code

Bill No. 3822 being an ordinance repealing Title Five (V) Chapter Five Hundred (500) Article Six (VI) of the Municipal Code dealing with the 2009 International Code Council Fire Code in the City of Sullivan, Missouri, and enacting a new Article Six (VI) of said code in lieu thereof dealing with adoption of the 2018 International Code Council Existing Building Code in the City of Sullivan, Missouri, and establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3822 become Ordinance No. 3822?” The aldermen were polled and voted as follows: Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Dalton, aye; and, Alderman Jason Alexander, aye. Passage of this ordinance repealed the city’s 2009 fire codes and adopted the 2018 International Code Council Existing Building Code. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2018 International Residential Code

2018 ICC
Residential
Code

Bill No. 3823 being an ordinance amending Title Five (V) Chapter Five Hundred (500) Article Seven (VII) of the Municipal Code dealing with adoption of the 2018 International Residential Code in the City of Sullivan, Missouri, by repealing Article Seven (VII) and enacting a new Article Seven (VII) of said code in lieu thereof, and establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3823 become Ordinance No. 3823?” The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; and, Alderman Dalton, aye. Passage of this ordinance updated the residential codes from the 2009 Edition of the International Code Council codes to the 2018 Edition. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

2009 International Energy Conservation Code

2009
International
Energy
Conservation
Code

Bill No. 3824 being an ordinance repealing Title Five (V) Chapter Five Hundred (500) Article Eight (VIII) of the Municipal Code dealing with the 2009 International Energy Conservation Code and enacting a new Article Eight (VIII) in lieu thereof; and, establishing the effective date was introduced and read two times. The question was asked, “Shall Bill No. 3824 become Ordinance No. 3824?” The aldermen were polled and voted as follows: Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Dalton, aye; and, Alderman Jason Alexander, aye. Passage of this ordinance adopted the International Energy Conservation Code dealing with commercial energy efficiency. The residential energy efficiency codes are now covered by the 2018 International Residential Code. A public hearing was held on November 20, 2018. These codes have been on public display since July 2, 2018.

Exit 226 Signalization - MoDOT 50/50 Agreement

MoDOT
Agreement
50/50 Exit
226 Project

Bill No. 3825 sponsored by Aldermen T.J. Carey & Jason Alexander, being an ordinance approving a 50/50 cost share agreement with Missouri Highways & Transportation Commission for signalization of I-44 North Outer Road at Exit 226 and signalization of off ramps at a total project cost of \$1,084,000.00 (One Million Eighty Four Thousand Dollars), in the City of Sullivan, Franklin County, Missouri; and, authorizing the Mayor to execute was introduced and read two times. Some discussion was held on synchronization & detection methods of the traffic flow. Based on the Memorandum of Understanding with Oak Grove Village, \$300,000 of the city’s funding share will come from the shared transportation fund. The remainder will be budgeted over the next few fiscal years. The project time line for engineering is fiscal year 2019, with plans & bid approvals in fiscal year 2020, and construction beginning in fiscal year 2021. It was noted that MoDOT will take over maintenance once the project has been completed. Following this discussion, the question was asked, “Shall Bill No. 3825 become Ordinance No. 3825?” The aldermen were polled and voted as follows: Alderman Tony Wessler, aye; Alderman T.J. Carey, aye; Alderman Dalton, aye; Alderman Bobby Maupin, aye; Alderman Jason Alexander, aye; and Alderman Paul McCulloch, aye. Passage of this ordinance approved an agreement with MoDOT for 50% of the costs involved in signalization for the I-44 Route 185/Route AF interchange at Exit 226 and the I-44 North Outer Road. The city’s share will amount to \$542,000.

ALDERMEN INPUT

Northside Trail

Northside
Trail

Alderman Alexander asked about the formal name for the lake along Tessa Trail. Administrator Hardy reported that it is “Tessa Lake”. The northern portion of the trail is known as the “Wilson Trail” and the trail head along Highway AF is known as “Vogelgesang Trail Head”. Administrator Hardy noted that these sections of the trail are named after the donators of the properties. Later in the meeting, Alderman McCulloch asked about the alternate entrance next to Vogelgesang Park. Administrator Hardy reported that this is an agricultural entrance for the purpose of transporting hay and is not considered “public”.

760 South Service Road Property

Alderman Alexander asked for an update on the property the city acquired, per Franklin

760 S. Service Road Commission Order #2018-195, located at 760 South Service Road. City Attorney Justin Head reported that this matter is scheduled for a hearing on Tuesday, November 27, 2018. Once the legalities have been addressed, the city may proceed with improvements.

Code Enforcement **Occupancy Permits - Code Enforcement Officer**
Alderman McCulloch stated he felt the city should have a Code Enforcement Officer. He stated he felt that continuing to investigate occupancy permits was important.

MAYOR INPUT

ICC Code Committee Accolades **Committee Accolades**
Mayor Watz extended thanks to Code Administrator Dan King and the committee of local contractors for their review, input and recommendations regarding the 2018 International Code Council codes, 2017 National Electric Code and amendments to these codes.

CLOSED SESSION

Closed Session The time was approximately 8:10 p.m. and Alderman Maupin made a motion to adjourn into closed session to discuss two matters concerning real estate. Alderman Alexander 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 special closed meeting held November 20, 2018 two matters concerning real estate were discussed with no final results to report at this time.

RETURN TO OPEN

Return to Open The Board reconvened into open session at approximately 9:05 p.m.



ADJOURN

Adjourn Being no further business at this time, Alderman McCulloch made a motion to adjourn. Alderman Alexander seconded the motion and it carried unanimously. The meeting adjourned at approximately 9:05 p.m.