

NOTES OF COUNCIL MEETING

June 18, 2019

(Subject to Approval at the July 2, 2019 Council Meeting)

CALL TO ORDER

Roll Call

Attendance Mayor Dennis Watz called the council meeting to order in the Council Room at City Hall, 210 West Washington, Sullivan, Missouri at 7:00 p.m. Roll call was taken and attending the meeting were Alderman Ward One Mark Dalton, Alderman Ward Three Bobby Maupin, Alderman Ward Three Paul McCulloch, Alderman Ward Two T.J. Carey, Alderman Ward One Tony Wessler, and Alderman Ward Two Jason Alexander. 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 Carey made a motion to approve the agenda as presented. Alderman Maupin seconded the motion and it carried unanimously.

MINUTES APPROVED

Minutes Notes from the council meeting held June 4, 2019 were presented. Alderman McCulloch made a motion to approve the minutes as submitted. Alderman Alexander seconded the motion and it carried unanimously.

REQUESTS & PETITIONS

St. Anthony
Festival
License

Temporary Liquor License - St. Anthony Church Festival 2019

St. Anthony Catholic Church submitted a request for a temporary liquor license application for their annual Parish Festival to be held on August 24, 2019 located at 201 West Springfield. Alderman McCulloch made a motion approving the application contingent upon State of Missouri approval. Alderman Alexander seconded the motion and it carried unanimously.

STANDING COMMITTEES

Planning & Zoning

P&Z

Land Use
Map

Alderman Wessler reported that P&Z drafted some changes to the Land Use Map for Board review. Some discussion was held about the Land Use Map where it was noted that “land use” has a broader definition compared to “zoning” definitions. Administrator Hardy noted that the intent of the Land Use Map outlines direction for future zoning changes. Alderman Wessler also reported that P&Z drafted some changes to the minimum lot sizes and recommended street frontage for lots created in new subdivisions. Currently minimums are as follows:

<i>Existing</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Square-Foot</i>
R-1	50 ft	5,000 sq ft
R-2	50 ft	5,000 sq ft
R-3	50 ft	3,000 sq ft
R-4	80 ft	8,000 sq ft

Staff studied the Comprehensive Plan and recommended lot sizes that were identified in the plan

with the following proposed changes set forth:

	<i>Proposed</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Square-Foot</i>
Proposed Changes Lot Sizes	R-1	60 ft	6,000 sq ft
	R-2	100 ft	12,500 sq ft
	R-3	60 ft	5,000 sq ft
	R-4	100 ft	15,000 sq ft

P&Z asked the Board to review the Land Use Map and proposed subdivision lot sizes. Alderman Wessler also reported P&Z held a public hearing on Tuesday, June 11, 2019 on allowing crematoriums in C-3 zoned districts with a conditional use permit. Alderman Dalton commented that he felt crematoriums in this district should specify hours of operation and address such issues as smoke. Administrator Hardy reported that issues such as these would be addressed under the application for the conditional use permit. P&Z also scheduled another public hearing for Tuesday, June 25, 2019 at 6:00 p.m. in the council room where citizen input will be heard on zoning for medical marijuana facilities.

Airport
Meeting

Airport Board

The Airport Board held a meeting on June 12, 2019 where topics of discussion included new hangar construction and the August 17, 2019 Fly-In event.

CITY ADMINISTRATOR

Electric Department - Chipper Repair

Electric
Dept Wood
Chipper
Repair

Electric Commissioner Joe Thurmond reported that the wood chipper ceased to operate. The repair costs for the evaluation of a blown motor was between \$10,000-\$15,000. New wood chipper quotes came in around \$45,000. In the meantime, the daily rental for a similar wood chipper ran between \$250-\$400 per day. Per City Code 145.030C(2), Administrator Hardy and Commissioner Thurmond decided to have a new engine installed at Harmon Truck Service where the chipper had been taken apart and evaluated. The \$13,784.84 repair costs were: \$2,700 labor, \$10,873.84 parts, and \$175.00 shop supplies.

Restroom Bids - Vogelgesang & Route 66 Splash Park

Restroom
Bids

Bids were opened on June 5, 2019 at 10:00 a.m. for restroom construction at Vogelgesang Park and the Route 66 Splash Park. They are briefly summarized as follows:

	<i>Bidder/Address</i>	<i>Route 66 Splash Park</i>	<i>Vogelgesang Trailhead</i>	<i>Total Bid</i>
Vogelgesang & Route 66 Splash Park	Alexander Construction Rolla, MO	\$124,722.00	\$107,234.05	\$231,956.05
	TRE Sullivan, MO	\$94,000.00	\$77,000.00	\$171,000.00
	Total Building Solutions Bourbon, MO	\$138,000.00	\$112,800.00	\$251,600.00

A rather lengthy discussion ensued regarding in-house versus contracted costs as it pertained to budgetary and seasonal needs. This also included discussion on whether to remove the changing rooms from the Route 66 Splash Park restroom. Following this discussion, it was the general

consensus to reject all bids for the Vogelgesang Trailhead at this time, and to accept the lowest qualifying bid from TRE in the amount of \$94,000 for the Route 66 Splash Park (which includes the additional changing rooms). Alderman Alexander made a motion to this effect which was seconded by Alderman Carey. The motion carried unanimously.

CITY ATTORNEY

Closed Session

Closed Session

City Attorney Justin Head reported there was one matter concerning real estate and one matter concerning potential litigation for discussion in closed session.

FINANCE COMMITTEE

June 2019

June 2019 Bills Paid

Alderman McCulloch reported he reviewed the monthly bills for June 2019 and made a motion to approve payment in the amount of \$1,310,586.35. Alderman Maupin seconded the motion and it carried unanimously.

ORDINANCES

C-3 District Crematoriums

C-3 Crematoriums Conditional Use

Bill No. 3848 sponsored by Alderman Tony Wessler, being an ordinance amending Title Four (IV) Section 400.530 of the Municipal Code dealing with Unified Land Use Regulations in the City of Sullivan, Missouri, by amending "Use 21.200" pertaining to crematoriums by allowing same in a C-3 (Office/Residential) Zoning District with a conditional use permit, and establishing the effective date was introduced and read two times. Some discussion was held with Alderman Dalton stating that instead of using the conditional use permit process for specifics, he felt more details on use should be included in this change. City Administrator Hardy stated that conditional use permits are reviewed and approved by Planning & Zoning and that's when details of the issuance are addressed. Following this discussion, the question was asked, "Shall Bill No. 3848 become Ordinance No. 3848?" The aldermen were polled and voted as follows: Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Mark Dalton, nay; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; and, Alderman T.J. Carey, aye. Passage of this ordinance allows crematoriums in the C-3 zoning district with a conditional use permit. P&Z held a public hearing on this June 11, 2019.

Tabled Bill No. 3849 - Resub Lot 2 - B&S Subdivision

Bill No. 3849 Tabled B&S Resub

City Administrator Hardy reported that two parties are involved in this resubdivision. One of the parties involved notified the city that they were unaware of this proposed platted change and asked the city to set it aside for the time being in order to allow them time to discuss with all parties included. Alderman Maupin then made a motion to table Bill No. 3849 with Alderman McCulloch seconding it. The motion carried unanimously with a roll call vote as follows: Alderman T.J. Carey, aye; Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; Alderman Tony Wessler, aye; and Alderman Paul McCulloch, aye. This plat would divide one existing lot into two lots located at 605 Fisher owned by SP Young, LLC (Ron

Young). The lot is currently zoned C-4.

Resub Lot
Virginia
Curtis Subd
124 E Spfg

Resub Lot A - Virginia B. Curtis Subdivision

Bill No. 3850 sponsored by Alderman Tony Wessler, being an ordinance approving Lot One (1) and Two (2) of the Resubdivision of Lot “A” of the Virginia B. Curtis Subdivision in Doc #1321286, in the City of Sullivan, Franklin County, Missouri and authorizing the City Clerk to execute said plat, was introduced and read two times. Following this discussion, the question was asked, “Shall Bill No. 3850 become Ordinance No. 3850?” The aldermen were polled and voted as follows: Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; Alderman Tony Wessler, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; and Alderman Bobby Maupin, aye. Passage of this ordinance divided one existing lot into two lots located at 124 East Springfield owned by Marty Marler. The property is currently zoned C-3.

Williams
Addition
Plat #3

Williams’ Addition - Plat 3

Bill No. 3851 sponsored by Alderman Tony Wessler, being an ordinance approving Williams’ Addition Plat Three (3), in the City of Sullivan, Franklin County, Missouri and authorizing the City Clerk to execute said plat, was introduced and read two times. Some discussion was held with Alderman Carey questioning whether Vine Street would be used for residents’ access. City Engineer Robert Schaffer reported that access will come from either/or Ozark Drive and Warren Avenue with the middle lot using a shared drive in the back. Administrator Hardy noted that Vine Street will not be used for access. A brief discussion was also held about setbacks and lot sizes with Alderman Carey stating that he disliked 50-foot wide lots. Alderman Alexander commented that he also disliked 50-foot wide lots. Following these discussions, the question was asked, “Shall Bill No. 3851 become Ordinance No. 3851?” The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman Tony Wessler, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Bobby Maupin, aye; and Alderman Mark Dalton, aye. Passage of this ordinance divided one lot into three lots located at 543 East Vine Street owned by Dalton Jones. The property is currently zoned R-1.

Walker
Fields
Boundary
Adjustment

Walker Fields Boundary Line Adjustment - Block B Lots 20-23

Bill No. 3852 sponsored by Alderman Tony Wessler, being an ordinance approving the plat of Boundary Line Adjustment of Lots 20, 21, 22 & 23 in Block “B” of Walker Fields Subdivision, in the City of Sullivan, Crawford County, Missouri and authorizing the City Clerk to execute said plat, was introduced and read two times. Some discussion was held with Alderman Carey noted that multiple structures were involved in this adjustment and asked whether this would create a more non-conforming situation. City Engineer Robert Schaffer reported that it wouldn’t. However, if the buildings were torn down or moved, setback lines would dictate where they could be replaced. Following this discussion, the question was asked, “Shall Bill No. 3852?” The aldermen were polled and voted as follows: Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; and Alderman Tony Wessler, aye. Passage of this ordinance divided one existing lot into two lots located at 631 Crestview Drive owned by Debra Stalons. The property is currently zoned R-1.

ALDERMEN INPUT

Creek
Erosion

Vogelgesang Trail

Alderman Carey reported that a resident has witnessed motorized vehicles using the Vogelgesang Trail but has contacted the Police Department. It was suggested that perhaps signage might deter them from entering.

Creek & Erosion

Nuisances &
Court

At the last council meeting, Alderman Carey reported a resident contacted him about erosion encroaching his home which is more than likely caused by a nearby creek. There is a drainage pipe involved. Staff is investigating.

(Note: at this time, 8:30 p.m., Alderman Carey left meeting)

Weeds &
Limbs

Nuisances & Municipal Court

Alderman Alexander pointed out that according to the nuisance log, Municipal Court has postponed court dates for lengthy periods of time. Some discussion ensued with the Board asking how this process could be speeded up? City Attorney Head reported that if the special prosecutor doesn't show up for the court date, the case gets postponed. The Board requested that City Administrator Hardy discuss this matter with Court Administrator Staci Pfeuffer.

Medical
Marijuana

Weeds & Limbs

Alderman McCulloch reported that the city lake has weeds encroaching on fishing areas. This will be discussed during the budget cycle. He also reported that tree limbs are interfering with a stop sign at the intersection of Dunnigan & Raymond Streets.

Main &
Church
Visibility

Medical Marijuana

Alderman Alexander commented that he hopes to reach out to schools, churches, and child daycare centers and hopes they also reach out with their input on buffer zones regarding medical marijuana facilities.

Vine Street
& Horses

MAYOR INPUT

Main & Church Street

Mayor Watz reported that visibility is impeded at the intersection of Main & Church Street. City Engineer Schaffer was directed to investigate.

Airport

Vine Street Sidewalk & Horses

According to Street Commissioner Billy Parker, no damage has done due to horses being ridden on Vine Street sidewalks.

Committee Appointments

Airport Board

Mayor Watz reappointed Mark Macey to the Airport Board. His new term will end May 2022. Alderman Maupin made a motion to approve the Mayor's appointment. Alderman Dalton seconded

Macey & Fester Appointed

the motion and it carried unanimously. Mayor Watz then reappointed John Fester to the Airport Board. His new term will end May 2022. Alderman Maupin made a motion to approve the Mayor's appointment. Alderman Dalton seconded the motion and it carried unanimously.

Meramec Fair & Bartle

Meramec Fair President - Jim Bartle

Mayor Watz extended thanks and appreciation to Jim Bartle for accepting the position of President of the Meramec Fair. Reportedly, Mr. Bartle pledges to continue Meramec Fair traditions.

Closed Session

CLOSED SESSION

The time was approximately 9:00 p.m. and Alderman McCulloch made a motion to adjourn into closed session to discuss one matter concerning litigation and one matter 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, (absent).



Closed Results

CLOSED RESULTS

As a result of the closed meeting held June 18, 2019, one matter concerning litigation and one matter concerning real estate was discussed with no final results to report at this time.

Return to Open

RETURN TO OPEN

The Board reconvened into open session at approximately 9:35 p.m.



Adjourn

ADJOURN

Being no further business at this time, Alderman Maupin made a motion to adjourn. Alderman McCulloch seconded the motion and it carried unanimously with a roll call vote as follows: Alderman Paul McCulloch, aye; Alderman T.J. Carey, (absent); Alderman Tony Wessler, aye; Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; and Alderman Jason Alexander, aye. The meeting adjourned at approximately 9:35 p.m.