

NOTES OF COUNCIL MEETING

September 17, 2019

(Subject to Approval at the October 1, 2019 Council Meeting)

DANGEROUS BUILDING HEARING

Dangerous Building - 1457 Hughes Ford Road

1457
Hughes
Ford Road

Mayor Dennis Watz called a hearing to order at City Hall, 210 West Washington, at 7:00 p.m. regarding property located at 1457 Hughes Ford Road in Crawford County. Attending the hearing were Alderman Ward Two T.J. Carey, Alderman Ward Two Jason Alexander, Alderman Ward One Mark Dalton, Alderman Ward One Tony Wessler, and Alderman Ward Three Paul McCulloch. 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 citizens Mr. Bob Hathman and Ms. J.J. Janssen. Alderman Ward Three Bobby Maupin was unable to attend. After receiving an oath from Recorder Wrocklage, Code Administrator Dan King reported he externally inspected the property located at 1457 Hughes Ford Road and property owners were notified to vacate, vacate & repair, or vacate & demolish said building. The property owners failed to do the aforementioned. Property owners Mr. Lance Reed and Mrs. Phyllis Reed were not present.

1457 Hughes Ford Road

Written Notifications

Time Line
Notifications

Code Administrator Dan King outlined a time line of events regarding 1457 Hughes Ford Road:

1. In September of 2018, several complaints were received from neighbors about the condition of the structure and property.
2. On September 20, 2018 a title search of the property was done by Hansen Franklin County Land Title & Abstract Company. The certificate of title verified that Lance Reed and Phyllis Reed were the owners.
3. On September 24, 2018 notice was sent to Mr. Reed to vacate, repair or demolish within thirty days.
4. On September 28, 2019 Mr. Reed indicated he would make repairs to the structure to bring it into compliance.
5. August 2018 through April 2019, continued to work with Mr. Reed to try and get the structure in compliance with City Code.
6. On May 21, 2019 notice was sent to Mr. Reed by certified mail to demolish the structure within thirty days.
7. On June 12, 2019 received the signed return receipt for the certified mail from Mr. Reed.
8. On July 18, 2019 sent second notices to Mr. Reed and Phyllis Reed by certified mail to demolish the structure within thirty days.
9. On July 23, 2019 received the signed return receipt for the certified mail from Phyllis Reed.

- 10. On August 27, 2019 sent notices to Mr. Lance Reed and Mrs. Phyllis Reed of a dangerous building hearing before the city council on September 17, 2019. Notice of the hearing was posted in the foyer of City Hall and published the notice in the Sullivan Independent News for two weeks. Photographs of the property were obtained for the hearing on September 12, 2019.

Code Administrator Report

City Code
Dangerous
Bldg

Code Administrator Dan King reported that 1457 Hughes Ford Road meets the definition of a *Dangerous Building* per City Code 510 as follows:

- 1. 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.
- 2. Those having light, air and sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
- 3. Those having inadequate 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 have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the City of Sullivan. (Other cause or those things caused by the owner himself in partially tearing down some of the structure.)

Hearing
Adjourned

Hearing Adjourned

Being no further input, the hearing was declared adjourned at approximately 7:15 p.m.



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 approximately 7:15 p.m. Roll call was taken and attending the meeting were Alderman Ward One Mark Dalton, Alderman Ward Two Jason Alexander, Alderman Ward Three Paul McCulloch, Alderman Ward Two T.J. Carey, and Alderman Ward One Tony Wessler. Alderman Ward Three Bobby Maupin was unable to attend. Also attending were City Administrator J.T. Hardy, City Attorney Justin Head, City Clerk Jan Koch 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 in memory of Bourbon Mayor Danny Skaggs who passed away suddenly on September 12, 2019.

AGENDA APPROVAL

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

MINUTES APPROVED

Minutes Notes from the council meeting held September 3, 2019 were presented. Alderman Wessler made a motion to approve the minutes as submitted. Alderman Dalton seconded the motion and it carried unanimously.

REQUESTS & PETITIONS

Temple Baptist - Temporary Beeman Closure

Temporary Closure Beeman St 10/31/19 Temple Baptist Church requested that Beeman Street from Orchard to South Mansion, which is directly in front of their property, be temporarily closed on Thursday, October 31, 2019 between the hours of 4:00 p.m. and 7:30 p.m. The church would like to have a Fall Festival for the community. The church reported they would be in charge of the road block and will contact all emergency services. Alderman McCulloch made a motion to approve the request as outlined. Alderman Carey seconded the motion and it carried unanimously.

STANDING COMMITTEES

Planning & Zoning

Medical Marijuana Dispensary P&Z met on September 10, 2019 and approved a conditional use for Amy Yan with Greener Grass, LLC (St. Louis, MO) to operate a medical marijuana dispensary at 105 Progress Drive. The conditional use permit was granted with the requirement that it has to be reviewed/reapplied for every two years to coincide with the date of business license issuance.

CITY ADMINISTRATOR

Fall Cleanup

Fall Cleanup The week of October 21-25, 2019 has been scheduled as Fall Cleanup Week. The day of pick up will be on customers' normal trash day. (Visit the city's website at www.sullivan.mo.us or call Swinger Sanitation at 877-407-8261 with questions and/or for more information on restrictions, limits and maximums.)

East Street Sewer Replacement - Additional Paving Cost

East Street Sewer Project & Asphalt City Engineer Robert Schaffer reported KR Wilson is completing the East Street Sewer Replacement Project. Quantities were compared to the bid and the asphalt needed is higher than what was estimated. This was due to encountering sandstone which had been previously blasted and then used as backfill for the original sewer pipe and road base. Due to safety concerns, the trench had to be excavated more than expected and the corresponding amount of asphalt had to be increased from 180 square yards to 478 square yards. The additional 298 square yards of asphalt increased the cost by \$6,794. Alderman McCulloch made a motion to approve this additional cost. Alderman Dalton seconded the motion. Following a brief discussion, the motion was then voted on and carried unanimously.

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

1457 Hughes Ford Declared Dangerous Building **Dangerous Building 1457 Hughes Ford Road - Board Action**
City Attorney Head asked for Board input on 1457 Hughes Ford Road pursuant to City Code 510. Alderman McCulloch made a motion declaring the property at 1457 Hughes Ford Road a dangerous building based on the findings & evidence presented at the hearing. Alderman Wessler seconded the motion and it carried unanimously. The City Attorney reported that the property owners have thirty days in which to comply with the demolition order.

FINANCE COMMITTEE

September 2019 Finance **September 2019**
Alderman Carey reported he reviewed the monthly bills for September 2019 and made a motion to approve payment in the amount of \$1,556,705.84. Alderman Alexander seconded the motion and it carried unanimously.

ORDINANCES

2020 Budget Adoption **Fiscal Year 2020 Budget Adoption**
Bill No. 3869 sponsored by Alderman Paul McCulloch, being an ordinance adopting an annual budget for the fiscal year beginning on October 1, 2019 and ending September 30, 2020 appropriating funds pursuant thereto; and approving the necessary fund transfers was introduced and read two times. The question was asked, "Shall Bill No. 3869 become Ordinance No. 3869?" The aldermen were polled and voted as follows: Alderman Mark Dalton, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; and Alderman Bobby Maupin, (absent). Passage of this ordinance adopted the city's annual budget with a projected balance forward of \$23.8 million, \$24.7 million in revenues, and \$25.7 million for expenditures.

ALDERMEN INPUT

Resolution Request **Resolution Request - All Abilities Athletics**
Alderman Carey reported he has been approached by a group asking that the City of Sullivan pass a resolution in support of education, awareness and inclusion opportunities for individuals with special needs. Alderman Carey reported he plans on getting a better understanding of the resolution language and if a proclamation would be more suitable. Mayor Watz noted that most organizations usually request proclamations instead of resolutions.

Mervin Street **Mervin Street**
Alderman McCulloch reported he received an inquiry as to whether the city has any plans in the near future for revitalizing Mervin Street. Administrator Hardy reported that he has directed staff to get estimates for upgrading the water & sewer lines along with storm drainage and asphalt. Some

discussion ensued, which led into more discussion about the fire district’s water connection methodology and the impact it may have on the city’s infrastructure.

MAYOR INPUT

Marching Band

Sullivan Encore Music Boosters - Parade

The Sullivan High School will be hosting the 32nd annual Marching Band Festival on Saturday, September 21, 2019 from approximately 9:00 a.m.-12:00 p.m.

Harvest Festival

Downtown Harvest Festival (Temporary Street Closures)

The Downtown Harvest Festival will be held on Saturday, September 28, 2019 from 2:00 p.m. until 8:00 p.m.

CLOSED SESSION

Closed Session

The time was approximately 8:10 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, (absent), 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 September 17, 2019, one matter concerning personnel was discussed with the Board taking the following action:

Jeremy Chappius Hired

Jeremy Chappius Hired

A motion was made and duly seconded to hire Mr. Jeremy Chappius for a full-time position as a semi-skilled laborer (Grade 9-2 \$15.24/hour) in the Parks & Recreation Department, contingent upon pre-employment drug & alcohol screening and background checks. The motion carried unanimously with a roll call vote as follows: Alderman Mark Dalton, aye; Alderman Bobby Maupin, (absent); Alderman Tony Wessler, aye; Alderman Paul McCulloch, aye; Alderman Jason Alexander, aye; and Alderman T.J. Carey, aye.

RETURN TO OPEN

Return to Open

The Board reconvened into open session at approximately 8:30 p.m.



ADJOURN

Adjourn

Being no further business at this time, Alderman Carey made a motion to adjourn. Alderman Dalton seconded the motion and it carried unanimously with a roll call vote as follows: Alderman

Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; Alderman Bobby Maupin, (absent); Alderman Mark Dalton, aye; and Alderman Jason Alexander, aye. The meeting adjourned at approximately 8:30 p.m.

DRAFT