

# NOTES OF COUNCIL MEETING

## August 15, 2017

*(Subject to Approval at the September 5, 2017 Council Meeting)*

### PUBLIC HEARING

Public Hearing  
2017 Tax Levy

#### 2017 Tax Levy

Mayor Dennis Watz called the public hearing to order in the Council Room at City Hall, 210 West Washington at 7:00 p.m. Attending the hearing were six citizens, Alderman Ward One Tony Wessler, Alderman Ward Three Bobby Maupin, Alderman Ward One Mark Dalton, Alderman Ward Two T.J. Carey. Alderman Ward Three Paul McCulloch and Alderman Ward Two Jason Alexander. Also attending were City Attorney Justin Head, City Administrator J.T. Hardy, City Engineer Robert Schaffer, and City Clerk Jan Koch. The following is a brief summary of the proposed tax levy for 2017:

#### **Assessed Valuation (Real Estate Only)**

Assessed Valuation	<b>Fund</b>	<b>Prior Tax Year (2016)</b>	<b>Current Tax Year (2017)</b>	<b>Adjusted Current Tax Year (2017)</b>
	General:	\$77,464,374	\$80,906,788	\$79,856,251

#### **Estimated Property Tax Revenue (Real Estate Only)**

Estimated Revenue	<b>Fund</b>	<b>Prior Year (2016)</b>	<b>Current Year (2017)</b>	<b>Change (±) (in Dollars) \$</b>	<b>Change (±) (Percentage)%</b>
	General:	\$334,027	\$343,176	\$9,149	2.7390%

#### **Property Tax Rates (Real Estate Only)**

Tax Rate (Subject to State Auditor Review)	<b>Fund</b>	<b>Prior Year (2016)</b>	<b>Proposed Current Year (2017)</b>	<b>Change (±) (in Dollars) \$</b>	<b>Change (±) (Percentage)%</b>
	General:	\$0.4339	\$0.4297	(\$0.0042)	-0.9680%

There are no personal property taxes in Sullivan as they were repealed back in 1993. The new tax rate is subject to review and approval by the Missouri State Auditor's Office.

Hearing  
Adjourned

### HEARING ADJOURNMENT

Being no citizen input, the hearing was declared adjourned at approximately 7:05 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 7:05 p.m. Roll call was taken and attending the meeting were Alderman Ward One Mark Dalton, Alderman Ward Three Paul

McCulloch, Alderman Ward Two Jason Alexander, Alderman Ward Three Bobby Maupin, Alderman Ward Two T.J. Carey, and Alderman Ward One Tony Wessler. Also attending were City Administrator J.T. Hardy, City Attorney Justin Head, City Engineer Robert Schaffer, and City Clerk Jan Koch.

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

Minutes

**MINUTES APPROVED**

Notes from the council meeting held August 1, 2017 were presented. Alderman Maupin made a motion to approve the minutes as submitted. Alderman Dalton seconded the motion and it carried unanimously. Notes from the closed meeting held August 1, 2017 were presented. Alderman McCulloch made a motion to approve the minutes as submitted. Alderman Maupin seconded the motion and it carried unanimously.

**STANDING COMMITTEE REPORTS**

**Planning & Zoning**

*Public Hearings*

*1) Annexation (1790 Elmont Road)*

Public Hearing  
Annexation  
1790 Elmont

P&Z held a public hearing at 7:00 p.m. on August 8, 2017 in the council room at the request of Robert and Rita Schaffer for annexation of property located at 1790 Elmont Road. P&Z recommended approval of the annexation with zoning being R-4 low density residential district. (See Ordinance No. 3769 passed later on in this meeting.)

*2) Zoning Change (309 North Service Road)*

Public Hearing  
Zoning Change  
309 N Service Rd

P&Z held another public hearing on August 8, 2017 in the council room at the request of Lawrence A. West for changing the zoning at 309 North Service Road from C-4 to C-3 which would allow for possible future multi-family development. P&Z recommended approval. (See Ordinance No. 3770 passed later on in this meeting.)

**Resubdivision Plat Review - Emily's Green Acres**

Resubdivision  
Emily's Green  
Acres

RMJ Properties submitted a plat for the resubdivision of Lot 9 of Emily's Green Acres located on Bud Street. This would adjust boundary lines between two existing lots. The property is currently zoned R-1 single family residential district. P&Z recommended approval. (See Ordinance No. 3771 passed later on in this meeting.)

**AIRPORT BOARD**

**Meeting & Fly-In**

2017 Fly-In

The Airport Board held a meeting on August 9, 2017 at 6:00 p.m. where the main topic of

Free Educational  
Plane Rides @  
Fly-In

discussion was the Fly-In scheduled for August 19<sup>th</sup>. Administrator Hardy reminded everyone that the *Show Me Barnstormers and Young Eagles* will be sponsoring free plane rides at the Fly-In for children (ages 8-17) from 8:00 a.m. to 2:00 p.m. It was noted that the *Barnstormers and Young Eagles* event is for educational purposes. The B-25 will be returning along with a car show sponsored by Ace Manufacturing. This event precedes the total eclipse of the sun that will occur in Sullivan on Monday, August 21, 2017.

**CITY ADMINISTRATOR**

**Franklin County Commission Order**

Commission  
Order 72 Oak &  
260 E. Euclid  
Transfer to City

Franklin County acquired vacant lots located at 72 Oak Street and 260 East Euclid as a result of owners failing to pay the taxes owed on them. Per Commission Order #2017-239, Franklin County transferred the titles of these properties over to the City of Sullivan at no cost. Alderman Dalton made a motion to accept this conveyance with Alderman Maupin seconding it. The motion carried unanimously.

**SIPE Well Building**

SIPE Well #12  
Conversion

On May 27, 2015 the City of Sullivan received bids for a new municipal well (Well #12) located at the Sullivan Industrial Park East. Then on June 2, 2015 the Board of Aldermen accepted the bid from Flynn Drilling to construct the pilot well. On June 7, 2016, the Board approved to use Flynn Drilling to install the final casing that was required by DNR for the final well conversion. The costs associated with the final well casing were solicited in bid format as a range—with the test well bid. The city accepted the test well bid. The contractor agreed to the original proposed pricing of the well conversion for this work. At this time, City Engineer Robert Schaffer and Water/Sewer Commissioner Kent Koch are requesting to complete Well #12 by constructing the well house and installing the well pump. The cost estimate from Flynn Drilling to perform their portion of the bid is \$277,382.35. This is within their original bid range of \$210,000 to \$408,000. Alderman Carey made a motion to accept the bid and proceed. Alderman McCulloch seconded the motion and it carried unanimously. (See Ordinance No. 3773 passed later on in this meeting.)

Flynn Drilling Bid  
Accepted

**Great American Eclipse**

Great American  
Eclipse Viewing  
Mattox Drive

On August 21, 2017 the City of Sullivan will witness two minutes and thirty-one seconds of total eclipse of the sun starting at 1:15 p.m. The designated area for viewing will be at the fairgrounds at Mattox Drive. The last time this occurred in the area of Sullivan was the year 1442 and the next time will be in the year 2505.

**CITY ATTORNEY**

**Closed Session**

Closed Session

City Attorney Justin Head reported there was one matter for personnel and one matter of litigation for discussion in closed session.

**FINANCE COMMITTEE**

**August 2017**

August 2017  
Monthly Bills

Alderman Dalton reported he reviewed the monthly bills for August 2017 and made a motion to approve payment in the amount of \$1,304,830.63. Alderman McCulloch seconded the motion and it carried unanimously.

**ORDINANCES**

**Schaffer Annexation - 1790 Elmont**

1790 Elmont  
Annexation  
Ord #3769

Bill No. 3769 sponsored by Alderman Tony Wessler, being an ordinance extending the city limits of Sullivan, Missouri; establishing zoning classifications; and providing for the effective date of this ordinance, was introduced and read two times. The question was asked, “Shall Bill No. 3769 become Ordinance No. 3769?” The aldermen were polled and voted as follows: Alderman Bobby Maupin, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Tony Wessler, aye; and Alderman Mark Dalton, aye. Passage of this ordinance annexed property located at 1790 Elmont Road owned by Robert & Rita Schaffer. P&Z held a public hearing on August 8, 2017 and recommended approval with zoning being R-4 low density residential district.

**Zoning Change - 309 N. Service Rd.**

Zoning Change  
309 N Service Rd  
C-4 to C-3

Bill No. 3770 sponsored by Alderman Tony Wessler, being an ordinance to amend Chapter 400 of the Codified Code of the City of Sullivan, Missouri, and to amend the zoning map described in Chapter 400 and establishing the effective date of this ordinance, was introduced and read two times. A rather lengthy discussion ensued with owner Laury (Lawrence) West present along with two project associates who fielded questions from the Board. They stated that they plan on constructing a multi-family senior housing complex. C-3 zoning would allow him to move forward with his MHDC application to the State of Missouri. The complex is planned to be limited to seniors over 62 and may consist of 40 units that would be restricted to seniors for 30 years. Alderman Wessler reported that P&Z discussed this zoning issue at great length. He noted that the majority of Planning & Zoning Commissioners felt this development would fit within the parameters of the Comprehensive Plan. Alderman Carey stated while he felt the project would look nice and be an improvement to the property, he had some concerns as it pertained to the definition of C-3 zoning. He stated that he personally felt C-3 zoning was not meant to be primarily a residential area nor felt it should be treated as a transitional area between a residentially zoned area and the current zoning of C-4. Alderman Alexander asked what the zoning would typically be for this type of housing—without a zoning change. The answer was R-2 (single & multiple family district). Alderman Alexander noted that similar housing projects within the city are not mixed into commercially zoned areas. Alderman McCulloch asked how far back this project was from Interstate-44? He had some concerns about the noise level due to the close proximity to the highway. The project associates reported that once the application is made to the State, any issues regarding noise would be addressed. He stated that noise can be reduced in many ways, including trees, fences, etc. He also pointed out that seniors of Sullivan would benefit from this development as they would be close to medical facilities. Alderman Wessler then reminded everyone that this property has been undeveloped for the last ten years.

Multi-Family  
Housing Zone  
Discussion

Property Owner  
& Developers  
Input

Ord #3770 Passed  
Tie Vote  
Mayor Broke Tie

Following this lengthy discussion the question was asked, "Shall Bill No. 3770 become Ordinance No. 3770?" The aldermen were polled and voted as follows: Alderman Jason Alexander, nay; Alderman Paul McCulloch, nay; Alderman T.J. Carey, nay; Alderman Mark Dalton, aye; Alderman Bobby Maupin, aye; and Alderman Tony Wessler, aye. This vote resulted in a tie. Mayor Watz reported that he served on Planning & Zoning for three years, served as an alderman for about six years and then has served as Mayor for the last three years. He stated that he felt P&Z always does their "homework" on zoning requests and since they recommended approval, he would vote "aye". This broke the tie, which passed the ordinance changing the zoning for property located at 309 North Service Road (c/o Lawrence West), from C-4 general commercial district to C-3 office/residential district. P&Z held a public hearing on August 8, 2017 and recommended approval.

Resubdivision  
Emily's Green  
Acres Lots 8 & 9

**Resub - Emily's Green Acres (Lots 8 & 9)**

Bill No. 3771 sponsored by Alderman Tony Wessler, being an ordinance approving the Resubdivision of the West Half of Lot 8 and All of Lot 9 of Emily's Green Acres Subdivision (K-52) in the City of Sullivan, Franklin County, Missouri and authorizing the City Clerk to execute said plat was introduced and read two times. A brief discussion was held with Alderman Carey asking if this resubdivision would create a nonconforming situation? Staff reported that if the property is sold in the future, it would become a civil matter between the new property owners. The question was then asked, "Shall Bill No. 3771 become Ordinance No. 3771?" 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 adjusted the boundary lines between two existing lots located off Bud Avenue owned by RMJ Properties. P&Z reviewed and recommended approval at their meeting held August 8, 2017. The property is currently zoned R-1 single family district.

Tax Levy 2017

**Tax Levy - 2017**

Bill No. 3772 sponsored by Alderman Bobby Maupin, being an ordinance levying taxes for the Year 2017 and fixing the effective date of said ordinance was introduced and read two times. The question was asked, "Shall Bill No. 3772 become Ordinance No. 3772?" 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 Mark Dalton, aye; and Alderman Jason Alexander, aye. Passage of this ordinance levied real estate taxes for 2017 at 42.97¢ per \$100 valuation for the General Fund. Last year's tax levy was 43.39¢. A public hearing was held on August 15, 2017. This rate is subject to review & approval by the Missouri State Auditor's Office. There are no personal property taxes in Sullivan as they were repealed in 1993.

Flynn Contract  
SIPE Well #12  
Conversion

**SIPE Location - Well #12**

Bill No. 3773 sponsored by Alderman Paul McCulloch, being an ordinance approving an agreement with Flynn Drilling Company which agreement deals with conversion of a pilot well to a full municipal water well at Sullivan Industrial Park East, in the amount of \$277,382.35 (Two Hundred Seventy Seven Thousand Three Hundred Eighty Two Dollars and Thirty-five

Cents) in the City of Sullivan, Missouri; and, authorizing the Mayor to execute was introduced and read two times. The question was asked, “Shall Bill No. 3773 become Ordinance No. 3773?” 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, aye. Passage of this ordinance approved the conversion of a well located at SIPE from a pilot to a full municipal well at a cost of \$277,382.35. This well will be known as City Well #12.)

### **ALDERMEN INPUT**

#### **Life House Center - 11 North Clark**

Life House Center  
11 N. Clark

Alderman Maupin reported that a grand opening and ribbon cutting for Life House Center will be held on September 1, 2017 at 10:00 a.m. at 11 North Clark. This is a 501C(3) organization whose goals and objectives are to provide positive mentoring to children in our community. Through private funding, they will tutor children of all ages to help them discover their unique abilities and achieve their highest educational potential. Alderman Maupin encouraged everyone to check out this new center.

#### **Total Eclipse Glasses**

Eclipse Glasses

Alderman Dalton urged citizens watching the total eclipse of the sun on Monday, August 21, 2017 to wear proper ISO compliant viewing glasses. Ordinary sunglasses or polarized lenses are not safe.

#### **Liberty Swing Dedication**

Liberty Swing  
Dedication

Alderman Carey reported that the dedication for the *Liberty Swing* at Campbell-Chapman park will take place at 10:00 a.m. on August 25, 2017. He stated that he would like to see future park expansions have inclusive playgrounds that provides accessibility for all.

#### **Love Thy Neighbor Project**

Love Thy  
Neighbor Project

Alderman Alexander reported that the third “Love Thy Neighbor” project for 2017 has been planned for August 19, 2017. Volunteers may contact the central office at Temple Baptist Church for more information.

#### **School Activities**

School Functions

Alderman McCulloch stated that with school starting August 17, 2017, he would like to urge drivers to be particularly careful around school busses and students walking. He also reminded everyone that there will be a high school softball tournament Friday & Saturday (August 18 & 19, 2017). He noted that they finished in second place in Missouri last year (2016).

### **CLOSED SESSION**

Closed Session

The time was approximately 8:30 p.m. and Alderman Alexander made a motion to adjourn into closed session to discuss one matter concerning personnel and one matter concerning litigation. Alderman McCulloch seconded the motion and it carried with a roll call vote as follows: Alderman Bobby Maupin, aye; Alderman Mark Dalton, aye; Alderman T.J. Carey, aye; Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; and Alderman Tony Wessler,

aye.



**CLOSED RESULTS**

Closed Results

As a result of the closed meeting held August 15, 2017 one matter concerning litigation was discussed with no final results to report at this time. One matter concerning personnel was also discussed with the Board taking the following action:

**Schatz Transfer**

Steven Schatz  
Transferred to  
Electric Dept

A motion was made and duly seconded to transfer equipment operator Steven Schatz from the Water & Sewer Department to the Electric Department as an apprentice journeyman lineman with an effective date of August 16, 2017 at his current paygrade (Grade 10(1) \$15.81 per hour). The motion carried unanimously with a roll call vote as follows: Alderman Maupin, aye; Alderman Dalton, aye; Alderman Carey, aye; Alderman Alexander, aye; Alderman Wessler, aye; and Alderman McCulloch, aye.

**RETURN TO OPEN**

Return to Open

The Board reconvened into open session at approximately 9:00 p.m.



**FY 2018 BUDGET WORKSHOP**

**Roll Call**

2018 Budget  
Workshop

Mayor Dennis Watz called the budget workshop meeting to order in the Council Room at City Hall, 210 West Washington, Sullivan, Missouri at approximately 9:00 p.m.. Roll call was taken and attending the meeting were Alderman Ward Three Bobby Maupin, Alderman Ward Two T.J. Carey, Alderman Ward One Mark Dalton, Alderman Ward One Tony Wessler, Alderman Ward Three Paul McCulloch, and Alderman Ward Two Jason Alexander. Also attending were City Administrator J.T. Hardy, City Attorney Justin Head, and City Clerk Jan Koch.

**Updated Preliminary Drafts - Fiscal Year 2018 Budget**

Draft Budget

Administrator Hardy presented an updated preliminary draft summary of the entire budget which included all departments.

**General Fund**

General Fund

The General Fund was balanced without using reserves with the addition of the Code Enforcement position. The figures did not include changes in employee benefits or wages. This led into discussion with the general consensus to increase employee compensation by 3%. More discussion was held about the City Collector's position and compensation. It was the general consensus of the Board to budget this position to \$40,000 annually. This would be effective after the next municipal election (April 2018).

Personnel

*Capital Improvements*

Capital  
Improvements

Administrator Hardy presented a draft of Board prioritized requests for Fiscal Year 2018 Capital Improvements. Proposed capital improvements in the Police Department, the Street Department, and the Parks Department were reviewed in detail and discussed at length.

(Note: at 10:30 p.m. Alderman Wessler left the meeting.)

Park  
Improvements

Mayor Watz polled Board members for input on proposed Capital Improvements. Administrator Hardy compiled this information and will incorporate it into the 2018 Fiscal Year budget. Parks Commissioner Dave Wall submitted some improvements for Jim Bottomley Park which amounted to roughly \$27,000. The Board sanctioned the improvements with the understanding that the Board's prioritized list be given precedence. Discussion about fairgrounds maintenance, upkeep and improvements was also held.

Public Hearing  
Budget 9/19/17

**Public Hearing - FY 2018 Budget**

The Board tentatively scheduled a public hearing for the Fiscal Year 2018 Budget prior to the September 19, 2017 council meeting.

Adjourn

**ADJOURN**

Being no further business at this time, Alderman Alexander made a motion to adjourn. Alderman McCulloch seconded the motion and it carried unanimously. The meeting adjourned at approximately 11:00 p.m..