

DRAFT NOTES OF COUNCIL MEETING

April 1, 2014

(Subject to Approval at the April 15, 2014 Meeting)

CALL TO ORDER

Attendance

Roll Call

Mayor Thomas D. Leasor called the council meeting to order in the Council Room at City Hall, 210 West Washington at 7:00 p.m. Roll call was taken and attending the meeting were Alderman Ward One Tony Wessler, Alderman Ward Two Jason Alexander, Alderman Ward Two Craig Kase, Alderman Ward Three Dennis Watz, Alderman Ward One Mike Ryan, Jr. and Alderman Ward Three Jarrett Dace. Also attending were City Attorney Matt Schroeder, City Administrator J.T. Hardy, City Engineer Robert Schaffer, and City Clerk Jan Koch.

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

MINUTES APPROVED

Minutes

Notes from the council meeting held March 18, 2014 were presented. Alderman Wessler made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously. Notes from the closed meeting held March 18, 2014 were presented. Alderman Watz made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously.

REQUESTS & PETITIONS

Delinquent Taxes - Collector's Report

Delinquent Real Estate Taxes

City Collector Staci Pfeuffer submitted a detailed report of delinquent taxes for 2013. The report showed Crawford County listed 126 tax bills at \$9,099.96 with Franklin County at 511 for \$40,081.38. It was noted that Franklin County property is subject to a courthouse tax sale after three years of nonpayment but in Crawford County it is only two years. Alderman Alexander made a motion to approve the Franklin County City Collector's Report with Alderman Ryan seconding it. The motion carried unanimously. Alderman Dace made a motion to approve the Crawford County City Collector's Report. Alderman Watz seconded the motion and it carried unanimously.

STANDING COMMITTEE REPORTS

P&Z

Truck Storage
NW Service Rd

Alderman Dace reported that the Planning & Zoning held was held on March 25, 2014 and had three public hearings. They are briefly outlined as follows:

1) *I-44 Truck Center*

Mark Robbins of I-44 Truck Center & Wrecker Service LLC requested a conditional use permit that would allow storage of vehicles on the property located at 451 N Service Road West. Mr.

Robbins currently has a business license to operate a wrecker service from this location and would like to be able to store vehicles on-site behind a privacy fence. It was noted that Mr. Robbins intends this location to be temporary and no vehicles will be stored longer than two to three weeks.

2) *Mercy Health East Communities*
Mercy Clinic
SW Service Rd
Mercy Health East Communities requested a conditional use permit to allow construction of a 19,000 square foot medical clinic building at 1326 S Service Road West. The land use regulations require that any commercial development for this use over 1.5 acres have a conditional use permit.

3) *Lot 1 of Triple D Estates Rezoning*
Triple D Estates
Zoning
Tin & Gailand Armstrong requested re-zoning Lot 1 of Triple D Estates from R-4 to R-2 to allow for future multi-family development. This property is located off Dorson Circle where the zoning across from it is currently zoned R-2.

P&Z Z approved the I-44 Truck Center conditional use permit with the following conditions:

- Truck Storage
Restrictions
- 1) that the fenced area not exceed one-half acre;
 - 2) that semi or box trucks cannot be stored;
 - 3) the block fencing be installed as presented; and,
 - 4) the conditional use permit is valid from April 1, 2014 until April 1, 2015.

P&Z approved the Mercy Health’s conditional use permit. They also recommended the Board of Aldermen approve the Triple D Estates zoning change request (see Ordinance No. 3628 subsequently passed later on in the meeting).

Airport Board
Airport Twenty
Acres Separated
The Airport Board’s next regular scheduled meeting will be April 9, 2014 at 6:00 p.m. It was reported that the FAA intends to release twenty acres at the airport for economic development purposes. This will not impact future aviation needs.

CITY ADMINISTRATOR REPORT

Enhanced Enterprise Board (EEZ)
EEZ
Applications
Administrator Hardy reported that EEZ met on March 21, 2014 and reviewed and approved two applications. Public announcements will be forthcoming pending State of Missouri review and approval.

Budget Review
Budget Review
Mayor Leasor directed staff to schedule the next budget review meeting and to coordinate same with the Board of Aldermen.

Fairgrounds Barn Construction
Fairgrounds
Youth Barn
Change
At the February 19, 2013 council meeting the Board approved the construction of three barns for the Meramec Fair Livestock Youth Group. One of the barns was a twelve-foot addition to the second hog barn. Due to the growth of the Youth Group, they would like to increase this to a

22'X36' stand alone building. Alderman Alexander made a motion to approve the request as presented contingent upon site plan review and approval by the Engineering Department. Alderman Kase seconded the motion and it carried unanimously.

CITY ATTORNEY

Closed Session

Closed Session

City Attorney Matt Schroeder and City Administrator J.T. Hardy reported they had some matters concerning real estate and litigation for closed session.

FINANCE COMMITTEE

April 2014
Finance

April 2014

Alderman Kase was appointed to review the monthly bills for April 2014 with Alderman Wessler named as the alternate.

ORDINANCES

Triple D Estates
Zoning Change
R-4 to R-2

Zoning Change - Triple D Estates

Bill No. 3628 sponsored by Alderman Jarrett Dace, 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. The question was asked, "Shall Bill No. 3628 become Ordinance No. 3628?" The aldermen were polled and voted as follows: Alderman Dennis Watz, aye; Alderman Tony Wessler, aye; Alderman Craig Kase, aye; Alderman Jason Alexander, aye; Alderman Jarrett Dace, aye; and Alderman Mike Ryan, Jr., aye. Passage of this ordinance changed the zoning of a parcel of land located off Dorson Circle owned by Gailand & Tina Armstrong, from R-4 low density residential to R-2 single & multiple family residential.

ALDERMEN INPUT

Alderman Dace
Service

Alderman Dace

Mayor Leasor noted that this was Alderman Dace's last meeting. Alderman Dace stated that he loved the City of Sullivan and that's why he chose to serve. Mayor Leasor and the Board stated it was a pleasure serving with him and thanked him for all the years of service (since 2008).

Lake Fountain

Lake Fountain

Alderman Ryan reported that a resident complimented the city on the installation of the fountain at the city lake.

Nuisance List

Nuisances

Alderman Alexander reported he received an anonymous letter listing several City Code violations. Staff is checking into same.

Semi-Truck
Parking

Semi-Truck Parking

Alderman Wessler reported he received a call about semi-trucks parking on public streets, particularly overnight. He noted that City Code allows up to four hours for loading and unloading and emergency repairs. The Police Department is authorized to enforce this City

Code.

MAYOR INPUT

Spring Cleanup

Citywide Spring Cleanup

Mayor Leasor reminded everyone of the 2014 Spring Cleanup scheduled for the week of April 14-18. He encouraged citizens to view the city's website (sullivan.mo.us) for more info.

CITY CLERK

April 8, 2014
Muni Election

Municipal Election - April 8, 2014

The Municipal Election being held next week includes a race in Ward Two between incumbent Jason Alexander and David Cochran, Jr. for alderman.

FCML Meeting

FCML - April 2014

The Board was reminded of the Franklin County Municipal League meeting being held on Wednesday, April 16, at the Knights of Columbus Hall in Washington, Missouri.

CLOSED SESSION

Closed Session

The time was approximately 7:20 p.m., and Alderman Kase made a motion to adjourn into closed session with closed records and closed votes to discuss matters concerning litigation and real estate. Alderman Alexander seconded the motion and it carried with a roll call vote as follows: Alderman Dennis Watz, aye; Alderman Jason Alexander, aye; Alderman Jarrett Dace, aye; Alderman Mike Ryan, Jr., aye; Alderman Craig Kase, aye; and Alderman Tony Wessler, aye.

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CLOSED RESULTS

Closed Results

As a result of the closed meeting held April 1, 2014, one matter concerning litigation and three 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 8:25 p.m.

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ADJOURN

Adjourn

Being no further business at this time, Alderman Alexander made a motion to adjourn. Alderman Dace seconded the motion and it carried unanimously. The meeting adjourned at approximately 8:25 p.m.