

DRAFT NOTES OF COUNCIL MEETING

July 2, 2013

(Subject to Approval at the July 16, 2013 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 Mike Ryan, Jr., Alderman Ward Three Jarrett Dace, Alderman Ward Two Jason Alexander, Alderman Ward Three Dennis Watz, and Alderman Ward One Tony Wessler. Alderman Ward Two Craig Kase was unable to attend. 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 Ryan seconded the motion and it carried unanimously.

MINUTES APPROVED

Minutes

Notes from the council meeting held June 18, 2013 were presented. Alderman Alexander made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously. Notes from the closed meeting held June 18, 2013 were presented. Alderman Ryan made a motion to approve the minutes as submitted. Alderman Watz seconded the motion and it carried unanimously.

REQUESTS & PETITIONS

FY 2012 Audit

Fiscal Year 2012 Audit

CPA Kristen DeLuca appeared before the Board and presented the 2012 Fiscal Year Audit prepared by Verkamp & Malone, LLC. CPA DeLuca reviewed the basic financial statements with the Board which included net assets, activities, balance sheet, and cash flows. At the end of September 30, 2012 the city had a change in net assets of \$2.6 million of which \$1.4 million were for capital improvements. Part of the capital was \$1 million for street improvements and \$216,000 for water & sewer improvements. Some of these capital assets were achieved via grant funding. CPA DeLuca reported that the city had a net cash increase of \$66,000 in the internal service funds. She stated that the city was in good financial status and received a clean opinion on the audit. (Later on in the meeting, a motion was made to accept the audit as presented.)

National Day of the American Cowboy 2013

Cowboy Parade
7/27/13

Mr. Mike Burk appeared before the Board regarding a *National Day of the American Cowboy* parade. He requested authorization to hold the parade at 9:00 a.m. on Saturday, July 27, 2013. The police, fire, and ambulance services have been notified and stated no objections. The regular parade route would be followed which starts at City Hall and ends at Jim Bottomley Park. Alderman Dace made a motion authorizing the parade route as outlined above. Alderman Ryan seconded the motion and it carried unanimously.

STANDING COMMITTEE REPORTS

P&Z and Airport The next Planning & Zoning meeting has been scheduled for Tuesday, July 9, 2013 at 7:00 p.m. and the Airport meeting on Wednesday, July 10, 2013 at 6:00 p.m.

CITY ADMINISTRATOR REPORT

Independence Day Celebration

Independence
Day Program

On July 4, 2013 an American celebration will start at 7:30 p.m. with a VFW parade of past & current military personnel at the entrance to the fairgrounds on Progress Drive. There's a flag ceremony, wreath ceremony, music & fireworks scheduled. Depending on the weather, the fireworks display should be around 9:15 p.m.

Meramec Fair & Ball Tournament

Local Events

Two events held the weekend of June 27-30, 2013 included the Meramec Fair and a ball tournament. The ball tournament had forty teams competing.

Fire Hydrant Program

Fire Hydrant
Adoption

There are several fire hydrants available for "adoption". This information has been posted on the city's website (www.sullivan.mo.us). Sponsors for the ones along Old Route 66/aka Springfield Avenue are needed with the theme being nostalgic Route 66.

CITY ATTORNEY

Dangerous Building - 422 Sappington Bridge

Findings of Fact

422 Sappington
Bridge

According to City Code Section 510.020 dealing with the definition of a dangerous building, all buildings or structures that are detrimental to the health, safety or welfare of the residents of the City and that have any or all of the defects listed are to be deemed a "dangerous building". For 422 Sappington Bridge (legal description being the West 85-feet of Lots 3 & 4 of Block 9 in Dunnigan's Addition, Crawford County) the following sections were referenced:

Dangerous
Building

- 1) City Code 510.020.2
Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting member or members or fifty-percent (50%) damage or deterioration of the non-supporting enclosing or outside walls or covering.
- 2) City Code 510.020.5
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.
- 3) City Code 510.020.8
Those that have parts thereof that are so attached that they may fall and injure members of the public or property.
- 4) City Code 510.020.9
Those that because of their condition are unsafe, unsanitary or dangerous to the

health, safety or general welfare of the people of this City.

422 Sappington
Bridge Road

Evidence Supporting Finding of Facts

Code Administrator Dan King reported at the June 18, 2013 hearing that external visual inspections revealed the following for 422 Sappington Bridge Road (which is a double-wide trailer placed on a concrete block foundation):

Dangerous
Building
Evidence

- 1) The roof collapsed on the front half of the structure (thereby allowing rain & snow to enter, further weakening the structural members).
- 2) The front porch is collapsing making it dangerous to gain access to the front door.
- 3) Most of the siding is missing off the rear & right side of the structure (thereby exposing structural members to the elements).
- 4) The concrete block foundation is deteriorating (allowing animals to access the space underneath).

Board Action

Deemed
Dangerous

City Attorney Schroeder stated since the aldermen present at the hearing held on June 18, 2013 were Aldermen Ryan, Wessler, Watz, and Alexander, they need to vote on this matter. Alderman Ryan then made a motion declaring the property at 422 Sappington Bridge be deemed a dangerous building and to proceed with advertising for bids on the demolition for the properties (231 North Center, 260 East Euclid & 422 Sappington Bridge). Alderman Watz seconded the motion and it carried with a roll call vote as follows: Alderman Mike Ryan, Jr., aye; Alderman Dennis Watz, aye; Alderman Jason Alexander, aye; and Alderman Tony Wessler, aye.

Advertise for
Demolition

Closed Session

Closed Session

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

FINANCE COMMITTEE

July 2013

Finance
Committee

Alderman Watz was appointed to review the monthly bills for July 2013 with Alderman Alexander named as the alternate.

ALDERMEN INPUT

Alderman Kase

Alderman Kase

Alderman Watz, noting the absence of Alderman Ward Two Craig Kase, asked that he be included in thoughts and prayers regarding his health-related issue. Mayor Leasor added that he spoke with Alderman Kase who reported that he is looking forward to returning as soon as possible.

Meramec Fair & Ball Tournament

Local Events

Several aldermen reported attending Meramec Fair 2013. There was also a ball tournament that same weekend. Reportedly, both events were well attended.

MAYOR INPUT

Independence Day Celebration

Independence Day Event

Mayor Leasor reported on the Independence Day Celebration being held at the Fairgrounds on July 4th. The event is being sponsored in collaboration between the VFW Post, Chamber of Commerce, Civil Air Patrol, First State Community Bank, and West Brothers.

Library Appointments

Library Appointments

Mayor Leasor reappointed Blake Penberthy and Grant Williams to another term on the Library Board. Their terms will expire in June 2016. Due to the fact that Mitch Klauser moved out of the district, Mayor Leasor appointed Don Rodgers to replace Mr. Klauser. Mr. Rodger's term will expire in June 2016. Alderman Dace made a motion to approve the Mayor's appointments. Alderman Ryan seconded the motion and it carried unanimously.

CITY CLERK

Fiscal Year 2012 Audit

FY12 Audit Accepted

As presented earlier in the meeting by the CPA firm of Verkamp & Malone, LLC, the Fiscal Year Audit for 2012 was completed and is ready to be sent to bond holders, State agencies, as well as the State Auditor. Alderman Ryan made a motion to accept the audit as presented. Alderman Watz seconded the motion and it carried unanimously.

CLOSED SESSION

Closed Session

The time was approximately 7:30 p.m., and Alderman Alexander made a motion to adjourn into closed session with closed records and closed votes to discuss matters concerning litigation and real estate. Alderman Ryan seconded the motion and it carried with a roll call vote as follows: Alderman Mike Ryan, Jr., aye; Alderman Dennis Watz, aye; Alderman Jason Alexander, aye; and Alderman Tony Wessler, aye.

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CLOSED RESULTS

Closed Results

As a result of the closed meeting held July 2, 2013 two matters concerning litigation and four matters concerning real estate were discussed with no results to report at this time.

RETURN TO OPEN

Return to Open

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

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ADJOURN

Adjourn

Being no further business at this time, Alderman Watz made a motion to adjourn. Alderman Alexander seconded the motion and it carried unanimously. The meeting adjourned at approximately 8:30 p.m.