

DRAFT NOTES OF COUNCIL MEETING

August 6, 2013

(Subject to Approval at the August 20, 2013 Meeting)

CALL TO ORDER

Roll Call

Attendance

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 Two Jason Alexander, Alderman Ward Three Dennis Watz, and Alderman Ward One Tony Wessler. Alderman Ward Two Craig Kase and Alderman Ward Three Jarrett Dace were unable to attend. Also attending were City Attorney Matt Schroeder, City Administrator J.T. Hardy, City Engineer Robert Schaffer, and City Clerk Jan Koch.

Boy Scout Troop 444

Mayor Leasor welcomed Boy Scouts Joshua Cooper & Matthew Johnson who were in attendance and working on merit badges in Troop 444.

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 Watz 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 July 16, 2013 were presented. Alderman Ryan made a motion to approve the minutes as submitted. Alderman Wessler seconded the motion and it carried unanimously. Notes from the closed meeting held July 16, 2013 were presented. Alderman Ryan made a motion to approve the minutes as submitted. Alderman Watz seconded the motion and it carried unanimously. Notes from the special council meeting held July 25, 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 special closed meeting held July 25, 2013 were presented. Alderman Alexander made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously.

REQUESTS & PETITIONS

Proposed Development

Letter of Support

Apartment Complex

Ms. Shannon Watson appeared before the Board on behalf of Mid Continental Equity Holdings asking for letters of support for an income-based apartment complex development to be located off the North West Service Road crossing Winsel Creek. Developer Brian Jones also appeared before the Board and fielded questions from the Board. Mayor Leasor and several aldermen indicated they planned on visiting other developments Jones & Watson mentioned, then get back with them on the letters of support requested.

STANDING COMMITTEE REPORTS

P&Z and Airport

Committee Mtg

P&Z has a meeting scheduled for Tuesday, August 13, 2013 at 7:00 p.m. The Airport Board has

a meeting scheduled for Wednesday, August 14, 2013 at 6:00 p.m.

CITY ADMINISTRATOR REPORT

Highway 185
North Sidewalks

Highway 185 North Sidewalks - Bid Results

Bids were advertised and opened on May 29, 2013 at 2:00 p.m. MoDOT reviewed the bids and recently gave concurrence for award. The bids are briefly summarized as follows:

Bid Results

<i>Bidder/Address</i>	<i>Total Bid</i>
Don Maggi, Incorporated Rolla, MO	\$186,531.45
K.J. Unnerstall Washington, MO	\$234,556.65
Lappe Cement Finishing, Incorporated Perryville, MO	\$186,085.60
N.B. West, Incorporated Sullivan, MO	\$234,015.40
Pavement Solutions St. Peters, MO	\$188,105.57

Staff recommended accepting the lowest qualifying bid from Lappe Cement Finishing, Incorporated in the amount of \$186,085.60. Alderman Alexander made a motion to approve staff's recommendation. Alderman Ryan seconded the motion and it carried unanimously. An ordinance (No. 3583) was introduced later on the meeting which executed a contract.

Dangerous Building Demolition - Bid Results

Dangerous Bldg
Demolition Bids

Bids were advertised and opened at 10:00 a.m. on July 31, 2013 for the demolition of dangerous buildings located at 231 North Center, 260 East Euclid, and 422 Sappington Bridge Road. The bids are briefly summarized as follows:

<i>Demolition Location</i>	<i>K.J. Unnerstall Washington, MO</i>	<i>Boast Enterprises Sullivan, MO</i>	<i>Binks Trucking Sullivan, MO</i>	<i>K.R. Wilson Sullivan, MO</i>
231 N. Center	\$9,950.00	\$10,000.00	\$10,240.00	\$8,250.00
260 E. Euclid	\$8,150.00	\$12,500.00	\$9,500.00	\$8,250.00
422 Sappington Bridge	\$8,360.00	\$12,500.00	\$8,800.00	\$8,750.00
Subtotal:	\$26,460.00	\$35,000.00	\$28,540.00	\$25,250.00
Asbestos Inspection:	\$3,300.00	(in base bid)	(in base bid)	(in base bid)
Total Base Bid:	\$29,760.00	\$35,000.00	\$28,540.00	\$25,250.00
Asbestos Remediation:	Cost +10%	Cost	Cost	Cost +12%

Asbestos
Remediation

Staff noted that the contractors were instructed to bid the demolition with asbestos inspection. Any asbestos remediation will be negotiated with the contractor, which will be based on the inspection outcome. If an abatement company is needed, the asbestos remediation line (last line listed above) is how the cost will be billed to the city. Staff recommended awarding the project to the lowest qualifying bidder, K.R. Wilson in the amount of \$25,250. Alderman Wessler made a motion to approve staff's recommendation. Alderman Watz seconded the motion and it carried unanimously. An ordinance will be presented at the next regular council meeting to execute a contract. Alderman Wessler offered to sponsor the ordinance.

Budget Workshop Meeting

Budget
Workshop
8/20/13

A brief discussion was held on setting a date for the next budget workshop meeting. It was the general consensus of the Board to do the workshop immediately after the next council meeting on August 20, 2013.

MML Conference

MML Meeting
Council Meeting
9/24/13

It was reported that there's a conflict with the September 17, 2013 council meeting due to the annual Missouri Municipal League Conference being held on the same date. Alderman Alexander made a motion to move the September 17th meeting to the following Tuesday which is September 24, 2013. Alderman Ryan seconded the motion and it carried unanimously.

Elmont Signalization Funding

Elmont Stop
Lights &
Funding

The Transportation Improvement Program for federal years 2014 thru 2017 was formally approved and adopted on July 31, 2013. This included signalization for the Elmont Overpass. The total cost for it was estimated to be \$350,000 and requires a match from the city of 20% (\$70,000). Engineering costs were earmarked for year 2015 at \$25,000 with construction for year 2016 at \$325,000. There is a possibility that the project could be moved ahead by a year, if another larger project makes a program change. If that comes to pass, the engineering could start in October 2014 with construction starting in October of 2015.

CITY ATTORNEY

Closed Session

Closed Session

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

FINANCE COMMITTEE

August 2013

Aug 2013
Finance
Committee

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

ORDINANCES

Library Lease Agreement

Library Lease
3-Yr Agmnt

Bill No. 3580 sponsored by Alderman Tony Wessler, being an ordinance approving an Intergovernmental Agreement with the Sullivan Public Library Board of Trustees which agreement deals with the lease of a city-owned building located at 104 West Vine Street 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. 3580 become Ordinance No. 3580?" The aldermen were polled and voted as follows: Alderman Craig Kase, (absent); Alderman Mike Ryan, Jr., aye; Alderman Dennis Watz, aye; Alderman Tony Wessler, aye; Alderman Jarrett Dace, (absent); and Alderman Jason Alexander, aye. Passage of this ordinance approved a three-year lease with the Library Board for the city-owned building located at 104 W. Vine Street. No rental amounts will be paid to the city for use of the building. The effective date of the lease will start on the next fiscal year, which is October 1, 2013, and it would end September 30, 2016.

Bank Park Lease

Bank Park Lease

Bill No. 3581 sponsored by Alderman Dennis Watz, being an ordinance approving a lease

agreement for premises owned by the Bank of Sullivan located adjacent to the main bank facility off Hughes Ford Road for the purpose of a public park 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. 3581 become Ordinance No. 3581?" The aldermen were polled and voted as follows: Alderman Dennis Watz, aye; Alderman Tony Wessler, aye; Alderman Jarrett Dace, (absent); Alderman Jason Alexander, aye; Alderman Craig Kase, (absent); and Alderman Mike Ryan, Jr., aye. Passage of this ordinance approved an automatic renewable annual lease at no charge to the city for bank-owned property which is to be used as a public park.

Smith Street - Speed Limit

Smith Street
15 MPH
Speed Limit

Bill No. 3582 sponsored by Alderman Dennis Watz, being an ordinance amending Schedule I (One) of Title Three (3) of the Municipal Code dealing with traffic code speed limits in the City of Sullivan, Missouri, by adding a 15 mph speed limit on Smith Street; and establishing the effective date was introduced and read two times. The question was asked, "Shall Bill No. 3582 become Ordinance No. 3582?" The aldermen were polled and voted as follows: Alderman Tony Wessler, aye; Alderman Mike Ryan, Jr., aye; Alderman Jarrett Dace, (absent); Alderman Jason Alexander, aye; Alderman Dennis Watz, aye; and Alderman Craig Kase, (absent). Passage of this ordinance approved a 15-mph speed limit for all of Smith Street which is a dead-end street located off Sappington Bridge Road.

Highway 185 North Sidewalk

Highway 185N
Sidewalk
Project

Lappe Contract

Bill No. 3583 sponsored by Alderman Jason Alexander, being an ordinance approving an agreement with Lappe Cement Finishing, Incorporated in the amount of \$186,085.60 (One-hundred Eighty-six Thousand Eighty-five Dollars and Sixty Cents), which agreement deals with installation of storm sewers, a pedestrian bridge, and sidewalks on the south side of Highway 185 North from the Elmont Overpass to Deer Meadows Subdivision, 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. 3583 become Ordinance No. 3583?" The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman Craig Kase, (absent); Alderman Jarrett Dace, (absent); Alderman Tony Wessler, aye; Alderman Dennis Watz, aye; and Alderman Mike Ryan, Jr., aye. Passage of this ordinance approved a 75-day contract for improvements to Highway 185 North. MoDOT approved this project which is 80% reimbursable.

ALDERMEN INPUT

Vine Street
Speed Limit

Vine Street - Speed Limit Reduction

Alderman Ryan stated he is currently investigating the possibility of lowering the speed limit on East Vine Street from 35 mph to 25 mph.

MAYOR INPUT

Fly-In & Car
Show 8/17/13

Fly-In & Car Show

Mayor Leasor reminded everyone about the August 17, 2013 Fly-In and car show. Two vintage World War II aircraft are scheduled to be at the airport. The car show has a Nascar show car scheduled to appear. Local pilots will be offering free plane rides to children. Last year eighty-one kids received a ride.

Hydrant
Program
Route 66

Adopt-A-Hydrant Program

Mayor Leasor reported that Sullivan was on the receiving end of a news article in a recent issue of a Route 66 magazine praising the Adopt-A-Hydrant Program.

CITY CLERK

Tax Levy 2013

Proposed Tax
Levy 2013

A hearing has been scheduled for 7:00 p.m. on August 20, 2013 to hear citizen input on the proposed property tax rate to be collected for the fiscal year beginning October 1, 2013. The assessed valuation is for real estate property only. Personal property taxes were repealed by voters at a special election held February 2, 1993. Based on current assessed valuations figures available at this time, the percentage change is an increase of 1.3295%.

CLOSED SESSION

Closed Session

The time was approximately 7:40 p.m., and Alderman Ryan 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 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 August 6, 2013 one matter concerning real estate and two matters concerning litigation were discussed with no results to report at this time.

RETURN TO OPEN

Return to Open

The Board reconvened into open session at approximately 8:45 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 8:45 p.m.