

# DRAFT NOTES OF COUNCIL MEETING

## August 18, 2015

*(Subject to Approval at the September 1, 2015 Meeting)*

Public Hearing  
2015 Tax Levy

### PUBLIC HEARING

#### 2015 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 three citizens, Alderman Ward One Mike Ryan, Jr., Alderman Ward Three Paul McCulloch, Alderman Ward Three Bobby Maupin, Alderman Ward Two Jason Alexander, and Alderman Ward Two T.J. Carey. Alderman Ward One Tony Wessler was unable to attend. 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 2015:

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

Assessed Valuations	<b>Fund</b>	<b>Prior Tax Year (2014)</b>	<b>Current Tax Year (2015)</b>	<b>Adjusted Current Tax Year (2015)</b>
	General:	\$78,793,146	\$77,698,838	\$77,030,887
	Library:	\$77,153,829	\$76,110,704	\$75,482,474

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

Property Tax Revenue	<b>Fund</b>	<b>Prior Year (2014)</b>	<b>Current Year (2015)</b>	<b>Change (±) (in Dollars) \$</b>	<b>Change (±) (Percentage)%</b>
	General:	\$327,416	\$331,168	\$3,752	1.1459%
	Library:	<u>\$154,278</u>	<u>\$155,928</u>	<u>\$1,650</u>	<u>1.0695%</u>
	<b>Total:</b>	<b><u>\$481,694</u></b>	<b><u>\$487,096</u></b>	<b><u>\$5,402</u></b>	<b><u>1.1215%</u></b>

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

Property Tax Rates	<b>Fund</b>	<b>Prior Year (2014)</b>	<b>Proposed Current Year (2015)</b>	<b>Change (±) (in Dollars) \$</b>	<b>Change (±) (Percentage)%</b>
	<b>General:</b>	<b>\$0.4203</b>	<b>\$0.4299</b>	<b>\$0.0096</b>	<b>2.2841%</b>
	<b>Library:</b>	<b><u>\$0.2021</u></b>	<b><u>\$0.2021</u></b>	<b><u>\$0.0000</u></b>	<b><u>0.0000%</u></b>
	<b>Total:</b>	<b><u>\$0.6224</u></b>	<b><u>\$0.6320</u></b>	<b><u>\$0.0096</u></b>	<b><u>1.5424%</u></b>

There are no personal property taxes in Sullivan as they were repealed back in 1993.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.

Subject to  
Review

Tax 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 Two T.J. Carey, Alderman Ward Three Paul McCulloch, Alderman Ward One Mike Ryan, Jr., Alderman Ward Three Bobby Maupin, and Alderman Ward Two Jason Alexander. Alderman Tony Wessler was unable to attend. Also attending were City Attorney Justin Head, 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 Alexander 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 August 4, 2015 were presented. Alderman Carey made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously. Notes from the closed meeting held August 4, 2015 were presented. Alderman Ryan made a motion to approve the minutes as submitted. Alderman McCulloch seconded the motion and it carried unanimously. Notes from the special council meeting held August 11, 2015 were presented. Alderman Carey made a motion to approve the minutes as submitted. Alderman McCulloch seconded the motion and it carried unanimously. Notes from the special closed meeting held August 11, 2015 were presented. Alderman McCulloch made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously.

**STANDING COMMITTEE REPORTS**

**Planning & Zoning Commission**

Rezoning C-4  
to R-2  
@ 9 S. Center

**Rezoning - 9 S. Center**

P&Z held a public hearing on August 11, 2015 on a request from Thomure Brothers Properties to change the zoning on property they own on 9 South Center Street from C-4 to R-2 in order to build a multi-family structure. P&Z recommended approval. (See Ordinance No. 3691 passed later on in the meeting.)

**Airport Board**

Fly-In 218 Rides  
& 70 Cars

Administrator Hardy reported that the Fly-In held August 15, 2015 was well attended with 218 children receiving free airplane rides. A car show sponsored by ACE Manufacturing had 70 cars

participating.

Closed Session

**CITY ATTORNEY**

**Closed Session**

City Attorney Justin Head and City Administrator J.T. Hardy reported they had some matters concerning real estate for closed session.

August 2015  
Bills Approved

**FINANCE COMMITTEE**

**August 2015**

Alderman Carey reported he reviewed the monthly bills for August 2015 and made a motion to approve payment in the amount of \$1,242,143.07. Alderman Maupin seconded the motion and it carried unanimously.

Grant Funding  
Increase  
Airport Runway

**ORDINANCES**

**Grant Funding Amendment - Rehab Airport Runway Project**

Bill No. 3690 sponsored by Alderman Paul McCulloch, being an ordinance approving Amendment Number One to a State Block Grant Agreement with the Missouri Highways & Transportation Commission which amendment deals with additional funding for the rehabilitation of the runway at the Sullivan Regional Airport 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. 3690 become Ordinance No. 3690?" The aldermen were polled and voted as follows: Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, aye; Alderman Tony Wessler, (absent); Alderman Jason Alexander, aye; and Alderman Paul McCulloch, aye. Passage of this ordinance increased the grant amount to cover preliminary costs of \$44,993 to covering construction costs of \$325,892 for crack seal coating the asphalt, striping & grading on the airport runway. The city's cost share will be \$32,211.

Zoning Change  
9 S. Center  
C-4 to R-2

**Zoning Change - Thomure Brothers (9 S. Center Street)**

Bill No. 3691 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. The question was asked, "Shall Bill No. 3691 become Ordinance No. 3691?" The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, aye; and Alderman Tony Wessler, (absent). Passage of this ordinance rezoned property owned by Thomure Brothers Property located at 9 S. Center Street from C-4 to R-2 in order to allow construction of a multi-family structure. P&Z held a public hearing on August 11, 2015 and recommended approval.

2015 Tax Levy

**Tax Levy 2015**

Bill No. 3692 sponsored by Alderman Tony Wessler, being an ordinance levying taxes for the Year 2015 and fixing the effective date of said ordinance was introduced and read two times. The question was asked, "Shall Bill No. 3692 become Ordinance No. 3692?" The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, aye;

and Alderman Tony Wessler, (absent). Passage of this ordinance levied real estate taxes for 2015 at 42.99¢ per \$100 valuation for the General Fund; and 20.21¢ for the Library Fund. Last year’s tax levy was 42.03¢ for General and 20.21¢ for the Library. There are no personal property taxes in Sullivan as they were repealed in 1993.

**Amendment #8 - Menard Property**

Menard Property  
Transaction  
Extension  
10/1/15

Bill No. 3693 sponsored by Alderman Paul McCulloch, being an ordinance approving the eighth amendment of a purchase and sale agreement with Menard, Incorporated which amendment extends the purchase agreement to October 1, 2015 on property (formerly known as the “Tyree Tract”) containing 122.7(±) acres, more or less, located along the East South Service Road 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. 3693 become Ordinance No. 3693?” The aldermen were polled and voted as follows: Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; Alderman Bobby Maupin, aye; and Alderman Tony Wessler, (absent). Passage of this ordinance approved extending the purchase & sale agreement with Menard from September 1, 2015 to October 1, 2015.

**Insituform Contract - Sewer Pipe Lining**

Insituform  
Contract  
  
Sewer Pipe  
Lining  
  
Manholes &  
Mains

Bill No. 3694 sponsored by Alderman Paul McCulloch, being an ordinance approving a contract agreement with Insituform Technologies USA, Incorporated in the amount of (\$171,307.13) One Hundred Seventy-one Thousand Three Hundred Seven Dollars and Thirteen Cents, which agreement deals with lining the city sewer mains in certain easement right-of-ways, certain manholes, a portion of Sappington Bridge Road, and a portion of Mary 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. 3694 become Ordinance No. 3694?” The aldermen were polled and voted as follows: Alderman Tony Wessler, (absent); Alderman Jason Alexander, aye; Alderman Paul McCulloch, aye; Alderman T.J. Carey, aye; Alderman Mike Ryan, Jr., aye; and Alderman Bobby Maupin, aye. Passage of this ordinance approved a governmental cooperative contract with Insituform to line sewer pipe in order to help eliminate root infiltration and I&I (infiltration & inflow) in the areas outlined above.

**ALDERMEN INPUT**

**City Hall Ramp**

City Hall Ramp  
Project

Alderman Carey reported he checked into the status of the city hall ramp. This project has been bid out twice with the first round receiving no bids at all. The second time bids were solicited only one bid was received which was in excess of \$100,000—which was out of budgeted proportions. The project has been revamped and will be budgeted again for Fiscal Year 2016.

**MAYOR**

**Nuisances**

Nuisance Law  
Changes

Mayor Watz reported that some changes to City Code related to nuisances are being explored. These changes would need to be adopted by ordinance.

Brock Busch  
Boy Scout Merit

**Brock Busch - Boy Scout Merit**

Mayor Watz acknowledged and welcomed Mr. Brock Busch who was present in the audience. He is working on a merit badge and is with Boy Scout Troop 444.

Schatz Bridge  
Sign

**Schatz Memorial Bridge**

Mayor Watz reported he received a note about weeds covering the James K. Schatz Memorial Bridge on the northern side. Alderman Alexander reported he noticed MoDOT mowing today in & around that area—so they may have gotten it taken care of. If not, staff will contact MoDOT. Alderman McCulloch asked if MoDOT has sanctioned a Schatz sign being installed on the bridge next to the city’s logo sign? Staff has this matter on a list of MoDOT related priorities.

IDA  
Appointments

**IDA Appointments**

Due to a change in City Code (per Ordinance No. 3689) and bylaws of the Industrial Development Authority, the IDA recommended the following members and their respective terms be (re)appointed:

- 1) Rich Abel May 2017
- 2) Sharon Dace May 2017
- 3) Jayne Mastin May 2019
- 4) Robert Wessler May 2019
- 5) Blake Penberthy May 2021
- 6) Charles Betz May 2021

Mayor Watz made the recommended appointments. Alderman McCulloch made a motion to approve the Mayor’s appointments. Alderman Maupin seconded the motion and it carried unanimously. It was noted that there are now six members instead of nine.

Closed Session

**CLOSED SESSION**

The time was approximately 7:30 p.m. and Alderman Alexander made a motion to adjourn into closed session to discuss four matters concerning real estate. Alderman McCulloch seconded the motion and it carried with a roll call vote as follows: Alderman Bobby Maupin, aye; Alderman Paul McCulloch, aye; Alderman T. J. Carey, aye; Alderman Mike Ryan, Jr., aye; and Alderman Jason Alexander, aye.

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Closed Results

**CLOSED RESULTS**

As a result of the closed meeting held August 18, 2015 four 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 8:15 p.m.

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Budget Draft  
FY 2016

**BUDGET REVIEW**

**Fiscal Year 2016**

Public Hearing  
9/15/15

Administrator Hardy reviewed the proposed revenues and expenditures for Fiscal Year 2016 as presented at the budget workshop meeting held August 11, 2015. Some general discussion ensued with no changes made to the draft. The Board then agreed to schedule a public hearing for the proposed budget at the September 15, 2015 meeting.

Adjourn

**ADJOURN**

Being no further business at this time, Alderman Maupin made a motion to adjourn. Alderman Alexander seconded the motion and it carried unanimously. The meeting adjourned at approximately 9:00 p.m.

