

# DRAFT NOTES OF COUNCIL MEETING

**January 20, 2015**

*(Subject to Approval at the February 3, 2015 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, Sullivan, Missouri at 7:00 p.m. Roll call was taken and attending the meeting were Alderman Ward One Tony Wessler, Alderman Ward One Mike Ryan, Jr., Alderman Ward Three Paul McCulloch, Alderman Ward Three Dennis Watz, Alderman Ward Two Jason Alexander, and Alderman Ward Two Craig Kase. 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 January 6, 2015 were presented. Alderman McCulloch made a motion to approve the minutes as submitted. Alderman Ryan seconded the motion and it carried unanimously. Notes from the closed meeting held January 6, 2015 were presented. Alderman Ryan made a motion to approve the minutes as submitted. Alderman Watz seconded the motion and it carried unanimously.

## **STANDING COMMITTEE REPORTS**

### **Planning & Zoning**

P&Z Zoning  
Hearing TCR

Plat Reviews

P&Z held a public hearing on Tuesday, January 13, 2015 in the council room to hear citizen input on a request by TCR Properties LLC (Tim Reinhold) to change the zoning of properties located at 243 & 247 Heritage from R-1 to R-2 in order to allow for a multi-family development. P&Z also reviewed two subdivision plats: 1) RMJ submitted a resubdivision of a lot located at 411 Sappington Bridge Road (to create two lots); and, 2) Midcontinent Equity Holdings, LLC submitted a resubdivision of Winsel Creek Estates which will divide one lot into two lots. Planning & Zoning recommended approval of the zoning change as well as the two resubdivision plats. (See Ordinances No. 3653 thru 3654 listed later on in the meeting.)

### **Airport Board**

Airport Meeting

The Airport Board scheduled for January 14, 2015 was cancelled. The next meeting has been tentatively scheduled for February 11, 2015.

**CITY ADMINISTRATOR**

Telescopic  
Material Handler  
Bids

**Electric Department - Telescopic Material Handler**

Bids were duly advertised and opened on January 12, 2015 at 10:00 a.m. for a telescopic material handler. The bids are briefly outlined as follows:

<i>Name/Address</i>	<i>Total</i>	<i>Delivery Date</i>
1) JCB of St. Louis St. Peters, MO	\$59,829.00	90-120 days
2) ChaseCo Sullivan, MO	\$60,000.00 (2014 Genie)	7-14 days
3) ChaseCo Sullivan, MO	\$61,700.00 (2015 Genie)	7-14 days
4) Fabick Cat Fenton, MO	\$65,695.00	100-120 days

Staff recommended accepting the lowest qualifying bid from JCB of St. Louis in the total amount of \$59,829.00. Alderman McCulloch made a motion to approve staff's recommendation. Alderman Ryan seconded the motion and it carried unanimously.

**Budgeted W&S Service Truck**

W&S Truck  
Re-advertise

Administrator Hardy reported that as budgeted, the Water & Sewer Department advertised for a new service truck. Only one timely bid was received and after reviewing the bid and specifications, the current department head recommended rejecting it and re-advertising with some changes to the specifications. The Board stated no objections.

**CITY ATTORNEY**

Closed Session

**Closed Session**

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

**FINANCE COMMITTEE**

January 2015  
Bills Approved

**January 2015**

Alderman Ryan reported he reviewed the monthly bills for January 2015 and made a motion to approve payment in the amount of \$1,405,779.19. Alderman McCulloch seconded the motion and it carried unanimously.

**ORDINANCES**

Resub Lot 2  
Farris  
Subdivision

**Resubdivision Lot Two - Farris Subdivision**

Bill No. 3653 sponsored by Alderman Tony Wessler, being an ordinance approving a plat of survey on the Resubdivision of Lot Two (2) of Farris Subdivision in the City of Sullivan, Crawford County, Missouri and authorizing the City Clerk to execute said plat was introduced

and read two times. The question was asked, "Shall Bill No. 3653 become Ordinance No. 3653?" The aldermen were polled and voted as follows: Alderman Tony Wessler, aye; Alderman Mike Ryan, Jr., aye; Alderman Dennis Watz, aye; Alderman Paul McCulloch, aye; Alderman Jason Alexander, aye; and Alderman Craig Kase, aye. Passage of this ordinance created two lots from one lot located at 411 Sappington Bridge Road owned by RMJ Properties.

**Winsel Creek Estates Subdivision**

Winsel Creek Estates Plat

Bill No. 3654 sponsored by Alderman Tony Wessler, being an ordinance approving Winsel Creek Estates Subdivision in the City of Sullivan, Franklin & Crawford County, Missouri and authorizing the City Clerk to execute said plat was introduced and read two times. The question was asked, "Shall Bill No. 3654 become Ordinance No. 3654?" The aldermen were polled and voted as follows: Alderman Mike Ryan, Jr., aye; Alderman Tony Wessler, aye; Alderman Dennis Watz, aye; Alderman Paul McCulloch, aye; Alderman Jason Alexander, aye; and Alderman Craig Kase, aye. Passage of this ordinance created two lots from one lot located off the North Service Road West owned by Midcontinent Equity Holdings, LLC.

**Zoning Change - 243 & 247 Heritage (Tim Reinhold)**

Zoning Change Heritage

Bill No. 3655 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. Some discussion was held about contiguity and it was noted that R-2 zoning already exists across the street adjacent to the proposed zoning change. Administrator Hardy stated that at the public hearing, there was one comment made on the new development. At this time, developer/owner Tim Reinhold appeared before the Board and reported that when he built the other complex of nine units, he gathered signatures from the majority of resident/owners and had them recorded since the covenants of the subdivision prohibits multi-family dwellings. He added that if this zoning is approved, he will once again have to gather signatures. Alderman McCulloch stated that since he owns property in this subdivision, he would be abstaining from voting. Following this discussion, the question was asked, "Shall Bill No. 3655 become Ordinance No. 3655?" 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 Paul McCulloch, (abstain); and Alderman Mike Ryan, Jr., aye. Passage of this ordinance changed the zoning from R-1 single family district to R-2 single & multiple family district on property located at 243 & 247 Heritage which is owned by TCR Properties, LLC.

**ALDERMEN INPUT**

**Nuisances**

Nuisance Fire Damaged Home

Alderman McCulloch reported he received a complaint from a resident on Elm Street asking when a neighboring fire-damaged home would be cleaned up. Administrator Hardy reported that this was sent to Municipal Court back in November 2014 as a nuisance. City Attorney Justin Head stated that in this particular case, a titling issue is one of the problems. This led into some discussions on the differences between a nuisance and a dangerous building. Alderman McCulloch stated that reportedly this home has a hole in the roof. Administrator Hardy stated he would have Code Administrator Dan King investigate to see whether this property should be declared a dangerous building. More discussion was held about insurance proceeds which allows

the city to require 25% of insurance proceeds be set aside until the property has been cleaned up. The 25% is then returned to the property owner.

**MAYOR INPUT**

Mayor Leasor  
Resignation

**Resignation**

Mayor Leasor reiterated at the last council meeting his intent to not seek reelection since he is currently enrolled in a doctorate program and felt he might not be able to devote enough time to meet Sullivan’s future needs. At this time he announced his resignation effective this meeting due to a job opportunity. He then read the following statement:

Dear Residents, Board Members, and City Staff:

As expressed several weeks ago I would not be filing for the position of mayor in the 2015 municipal election. Although I arrived at that decision based on a great deal of thought and discussion, the next decision was even more thought provoking. I have had the greatest opportunity to serve in a leadership capacity whether as alderman or as mayor a community leader could ask for. Although a few of the decisions made over the years were controversial at the time, nearly all of them have worked out for the very best on behalf of Sullivan residents and City staff. However, with sincere regret, I will be resigning as the mayor for the City of Sullivan effective tonight at the closing of open session. This is due to me retiring from the Franklin County Sheriff’s Office on Friday, January 23, 2015, as I have accepted a position as the Executive Director of the Eastern Missouri Police Academy in St. Charles. Due to the new position being out of the area and my continued pursuit of my doctoral degree I simply will not have the time to attend to business in an efficient, yet effective manner as I have been able to do in the past. It has been a privilege and an honor to serve our community with a great board of alderman and the best City staff a community could ever have.

Sincerely,  
Thomas D. Leasor

**CITY CLERK**

April 2015  
Municipal  
Election  
Candidates

**Filing Closes**

City Clerk Jan Koch reported that filings closed today (January 20, 2015) for the April 7, 2015 Municipal Election and the final slate of candidates are as follows:

- Mayor:* Dennis Watz (currently Alderman Ward 3)
- City Collector:* Staci Pfeuffer (incumbent)
- Alderman Ward One:* Mike Ryan, Jr. (incumbent)
- Alderman Ward Two:* Judy McPherson & T.J. Carey
- Alderman Ward Three:* Robert (Bob) Hathman & Robert (Bobby) Maupin
- Municipal Judge:* Michael J. Randazzo

**Presentation to Mayor Leasor**

Plaque Presented  
Mayor Leasor

City Clerk Jan Koch stated that when Mayor Leasor announced awhile back at a council meeting that he did not intend to run for re-election, the Board and staff decided to retire the gavel he used. It was originally going to be presented to him at his last meeting in April at the inauguration of the newly elected officials. However, due to the change in circumstances the City Clerk, on behalf of staff and the Board of Aldermen, presented a plaque to Mayor Leasor

that had his gavel and sounding block mounted on it. The plaque commemorated his many years of service with the City of Sullivan as Mayor from 2011-2015, Alderman from 2008-2011, and Patrolman from 1991-1997.

**CLOSED SESSION**

Closed Session

The time was approximately 7:30 p.m. and Alderman McCulloch made a motion to adjourn into closed session with closed records and closed votes to discuss matters concerning real estate. Alderman Alexander seconded the motion and it carried with a roll call vote as follows: Alderman Dennis Watz, aye; Alderman Mike Ryan, Jr., aye; Alderman Paul McCulloch, 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 January 20, 2015 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 9:20 p.m.

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**ADJOURN**

Adjourn

Being no further business at this time, Alderman McCulloch made a motion to adjourn. Alderman Ryan seconded the motion and it carried unanimously. The meeting adjourned at approximately 9:20 p.m.