

OCTOBER 16, 2012  
BOARD OF ALDERMEN MINUTES  
7:00 P.M.

Mayor Jackson called the public hearing to order on October 16, 2012 at 7:00 p.m. on the proposed annexation of 7.08 acres and rezoning from County R-S to City R-1, Single family residential of land located west of 403 Sappington Drive. Mayor Jackson asked if anyone wished to speak on this matter. John Sappington stated that they have 3 acres that is in the city and 7.08 acres that is in the county and would like to have it all in the City limits of Ashland. He stated they plan to divide this property and build a new house. He said his son plans to buy the existing house at 403 Sappington. Mayor Jackson called for questions from the Board. Alderman Crandall asked if the lot transition code would be an issue in this case. Charles Senzee reported it would not be. Charles Senzee reported he talked with County Planning and they said it would be easier to annex this into the city versus the cross permitting we would get into. Alderman Rhorer asked about the roadways and easements issues. Charles Senzee reported that when it gets to the plat stage and goes before the Planning and Zoning Commission these issues would be worked out then. Mayor Jackson closed the public hearing at 7:14 p.m.

Mayor Jackson called the regular meeting to order at 7:14 p.m. at Ashland City Hall, 109 East Broadway.

Alderman Wyatt gave the invocation.

Mayor Jackson led in the pledge of allegiance.

Mayor Jackson called the roll.

Ward One: David Thomas-here, Gene Rhorer-here  
Ward Two: Randy Wyatt-here, Mike Calvert-absent  
Ward Three: Matt Uhrig-here, Charles Calvin Crandall-here

Staff Present: Kelly Henderson, City Administrator, Charles Senzee, Community Development Director and Darla Sapp, City Clerk.

Absent: David Bandre, City Attorney, Anthony Consiglio, Police Chief

Mayor Jackson presented the agenda of October 16, 2012 for consideration. Alderman Wyatt made motion and seconded by Alderman Thomas to approve the agenda with the removal of Chief Consiglio, under appearances. Mayor Jackson called for the vote with the amendment. Motion carried.

Mayor Jackson presented the minutes of October 02, 2012 for consideration. Alderman Thomas made motion and seconded by Alderman Wyatt to approve the minutes as presented. Mayor Jackson called for corrections or changes. Being none he called for the vote. Motion carried. Alderman Crandall-abstained.

Mayor Jackson presented the bills to be paid for consideration. Alderman Wyatt made motion and seconded by Alderman Thomas to approve the bills as presented. Mayor Jackson called for questions or comments. The Board asked various questions. Mayor Jackson called for the vote. Motion carried.

Charles Senzee, Community Development Director presented his monthly progress report to the Board. He updated the Board on the October 9, Planning and Zoning Commission meeting. He stated they reviewed the requested zoning for Sappington Drive and were also given copies of the Business District document for review. He informed the Board that the Planning and Zoning Commission scheduled a work session to discuss this draft document for October 23 at 6:30 p.m. He updated the Board on the development applications he has received within the last month. Charles Senzee informed the Board on the school bus barn final grade and landscaping inspection. He stated that Mr. Nahler asked that the City return his \$1,000 check which had been held since June 21 as a condition of the buildings Temporary Certificate of Occupancy. He reported upon inspection he found that a sizeable area of the property has been covered in rock and was being used for bus storage. He informed the Board it shows grass on the approved site plan. He stated the site review comments asked about the proposed grass area and informed Mr. Nahler's engineer that buses could not be parked in areas that were not improved with either concrete or asphalt. The City was assured that the subject area would be grass and would not be utilized as parking. He reported the addition of gravel parking to the site plan creates four issues; The property isn't in compliance with the approved site plan, the addition of this parking area to the plan must be approved by the Planning and Zoning Commission; rock is not an approved surface material for parking areas; the addition of the parking area may change the stormwater calculations on the property. The detention area may need to be modified or enlarged. He stated he notified Mr. Nahler of this situation and he said the issue was between the City and school. He informed Mr. Nahler he was the property owner and developer was responsible for ensuring that the approved site plan was implemented. Mr. Senzee stated that failure to bring the property into compliance prior to the expiration of the temporary certificate of occupancy (December 16) may necessitate punitive action. Mr. Senzee gave an overview of the code enforcement efforts and building permitting.

Charles Senzee presented the Board with the Ashland Business District first draft. He gave an overview of the document and asked for Board input. Mayor Jackson asked what the next step is on the Ashland Business District. Mr. Senzee reported after the Planning and Zoning Commission reviews this a second draft will be created and provided to the Board of Aldermen for review as well as the Economic Development Council, the Chamber of Commerce etc. in order to obtain some preliminary input on the document.

Alderman Thomas questioned the status of the burned house on North Henry Clay Blvd. Mr. Senzee reported it is 93 days of non-compliance and a letter would be sent tomorrow giving him 30 days to correct the issue.

Alderman Uhrig asked if we could modify or change the parking on Broadway from angle parking to parallel parking. Charles Senzee reported we would have to work with MoDot on this. He stated he has talked with MoDot on the downtown district and they are open to conversation. He stated by changing the parking from angle to parallel we would lose 10 parking spaces. Alderman Uhrig felt parallel parking was safer than the angle parking. The Board discussed the proposed parking for the downtown district.

Mayor Jackson asked if anyone wished to appear before the Board.

David Rudloff expressed his concern of the stormwater project on Caspian Circle and the seeding has not been completed on this project and re-installing the fence. Kelly Henderson explained the fence is a common wall between Calvin Crandall and the Rudloff's property. There was discussion of relocating the fence due to the stormwater inlet. The Board discussed the easement location and the project at length. Mr. Rudloff said that he would supply the material if the City would install the fence. The Board agreed to cooperatively work with the two property owners to complete this project. There was discussion of gates installed to have better access for stormwater maintenance in the future. Alderman Wyatt reported this is an example of the need for a fence code.

Mayor Jackson presented Tom Orozco to serve on the Board of Adjustment. Alderman Wyatt made motion and seconded by Alderman Thomas to appoint Tom Orozco to serve on the Board of Adjustment. Mayor Jackson called for the vote. Alderman Crandall-aye, Alderman Rhorer-aye, Alderman Uhrig-aye, Alderman Thomas-aye, Alderman Wyatt-aye, Alderman Crandall-aye, Alderman Calvert-absent. Motion carried.

Mayor Jackson presented Council Bill No. 2012-018 for consideration. An Ordinance annexing and establishing zoning of 7.08 acres, more or less for John W. and Genette D. Sappington into the City limits of Ashland. Alderman Thomas made motion and seconded by Alderman Rhorer to take up an ordinance annexing and establishing zoning of 7.08 acres, more or less for John W. and Genette D. Sappington into the City limits of Ashland. First reading by title only. Mayor Jackson called for questions or comments. Alderman Rhorer asked about the roadways and easements. Kelly Henderson, City Administrator reported that would be covered in the plat and development and would be addressed at that time. We are only looking at annexing this into the city limits and zoning of the property. Mayor Jackson called for the vote. Alderman Crandall-aye, Alderman Uhrig-aye, Alderman Wyatt-aye, Alderman Thomas-aye, Alderman Rhorer-aye, Alderman Calvert-absent. Motion carried.

Mayor Jackson's Report:

Mayor Jackson thanked the City Clerk for the report on the business licenses issued for 2012. He asked if David Bandre proceeded with the meeting with the Judge on setting up a bond schedule for the City. There was no status on this. Mayor Jackson asked about the progress of the safe routes to school grant application. Kelly Henderson reported he received the information from the engineering company late this afternoon. The deadline for submittal is November 5, 2012.

#### City Administrator's Report:

Kelly Henderson, City Administrator reported they are continuing to work on the storm water project on Main/Ash Street. It was reported that the mix design has not been approved for the project yet by MoDot. Mr. Henderson discussed the water distribution system, mapping the hydrants and the numerous items that need to be repaired, such as no valves, broken valves, weep holes, painting, flows, pressure etc. Zach Hackett stated this mapping would also be given to the fire department. He stated the valves will be color coded on the map according to valve size. He stated there is a lot of work that needs to be done and they do not have access to a backhoe with the other departments utilizing the piece of equipment. Travis Davidson reported there is a lot of work that needs to be done regarding the smoke testing sewer issues. The Board discussed the work load on these two projects and the need for an additional backhoe. Mr. Henderson reported the lowest rental price for a backhoe they found was \$750.00 per week. He reported he had a backhoe and offered it for rent for \$250.00 per week. The Board discussed a written agreement, possible liability issues and the Missouri Ethics Commission. Kelly Henderson reported they would be looking at a demo on sewer cameras. The Board discussed if the purchase of a sewer camera or the backhoe was more important. Alderman Uhrig suggested borrowing a sewer camera. Kelly Henderson, City Administrator stated we would have to lease purchase both pieces of equipment if the Board decides to purchase them. Mr. Henderson reported we could look at purchasing a used backhoe. Mayor Jackson asked that Mr. Henderson layout options for the Board to review.

#### Board of Aldermen's Report:

Alderman Rhorer reported that the Planning and Zoning Commission would like the Board to make a recommendation for them to review the fence code again. Charles Senzee, Community Development Director reported it is a dead issue and it would have to be started over as far as advertising and public hearings. He suggested possibly doing this in the winter. The Board discussed the previous fence code and the reasons it was voted down at length. The Board was not able to narrow down the issues they had with the previous fence code.

Alderman Uhrig reminded the Board of the Southern Boone Economic Development golf tournament on October 26.

Alderman Crandall asked the status of the grant through MoDot the Police Chief was working on. The status was unknown.

Alderman Crandall reported the minutes were not clear on his request of the generators for Palomino Ridge Subdivision and Setter's Knoll. He stated they do not have the transfer switch needed in order to use them. Kelly Henderson, City Administrator reported we are not any closer.

Alderman Thomas made motion and seconded by Alderman Crandall to adjourn the meeting. Mayor Jackson called for the vote. Motion carried.

Darla Sapp, City Clerk

Michael P. Jackson, Mayor