

OCTOBER 19, 2010
BOARD OF ALDERMEN MINUTES
7:00 P.M.

Mayor Jackson called the meeting to order on October 19, 2010 at 7:00 p.m. at Ashland City Hall, 109 East Broadway.

Alderman Uhrig gave the invocation.

Mayor Jackson led in the pledge of allegiance.

Mayor Jackson called the roll:

Ward One: David Thomas-here, Barbara Henke-Christopher-here

Ward Two: Randy Wyatt-here, John Hills-here

Ward Three: Matt Uhrig-here, Carl Long-here

Staff Present: Mike Jackson, Mayor, Chris Heard, City Administrator, David Bandre, City Attorney, Charles Senzee, Community Development Director and Darla Sapp, City Clerk.

Mayor Jackson presented the agenda for October 19, 2010 for consideration. Alderman Thomas made motion and seconded by Alderman Wyatt to accept the agenda as presented. Mayor Jackson proposed moving up Council Bill No. 2010-027 after appearances to allow Boyd Rice to explain his proposal and the citizens to respond. Mayor Jackson called for the vote with the amendment. Motion Carried.

Mayor Jackson presented the minutes of October 05, 2010 for consideration. Alderman Thomas made motion and seconded by Alderwoman Henke-Christopher to approve the minutes as presented. Mayor Jackson called for corrections or amendments. Being none he called for the vote. Motion Carried.

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

Mayor Jackson reported positive sales tax numbers.

Charles Senzee, Community Development Director gave a brief update on projects he is working on. He stated he would be completing the code revisions in the winter months. He informed the board he is working on the street assessment and crack sealing. He reported the crack sealing machine is broken down and is being serviced. Charles Senzee reported the disc golf project is close to completion and they should have a grand opening in the next two to three weeks.

Mayor Jackson presented a business license application for Firefly Bids, LLC. Alderman Wyatt made motion and seconded by Alderwoman Henke-Christopher to approve the business license for Firefly Bids, LLC. as presented. Andrew Sommerer explained his on-line home business. Mayor Jackson called for the vote. Alderwoman Henke-Christopher-aye, Alderman Hills-aye, Alderman Uhrig-aye, Alderman Thomas-aye, Alderman Wyatt-aye, Alderman Long-aye. Motion Carried.

Mayor Jackson asked Charles Senzee, Community Development Director to give his report on the rezoning request for Boyd Rice Construction. Charles Senzee explained the request for rezoning and gave

a back ground/analysis, staff recommendation to approve the requested rezoning from C-N to R-2 and the Planning and Zoning recommendation to deny the rezoning request. This was discussed. David Bandre, City Attorney reported the Council Bill was written in the affirmative. Charles Senzee explained some of the concerns the citizens had are parking issues and that additional duplexes would lower property values.

Boyd Rice, property owner stated he was trying to build duplexes/condo's owner occupied that would not necessarily be rental units, he felt he addressed the parking issues with the 45 foot setback. He stated he also intended to build a 5 foot sidewalk along Martha Crump Drive. He explained he plans to put three duplexes on Martha Crump Drive and one facing Crump Lane. He said he tried to make the best use of the land. The board questioned the change of duplex to condo's.

Brad Neely of 504 Pacer Drive said Charles Senzee summarized the concerns of the neighborhood. He presented some pictures of the parking situation in the area. He stated they are concerned for the safety of the people that walk in the area and that of the rental units may not park in their own driveway. He stated they are concerned with property values since this will adjoin his property. He stated he did not feel there was a demand or need for more duplexes/rental units in Ashland. He stated this is the first he's heard of condo's. He stated that residents come and go in rental units and they don't have a vested interest in the property. He presented a petition with 42 members that oppose the rezoning. He stated there was another petition signed by property owners within 185 feet also opposing the rezoning.

Wayne Selby stated he lived on Crump Lane adjoining this property asking for rezoning and he expressed concern on the impact would have on his property value. He also stated the school is against the rezoning as well.

Mayor Jackson presented Council Bill No. 2010-027 for consideration. Alderman Wyatt made motion and seconded by Alderman Long to take up Council Bill No. 2010-027, an ordinance to change the zoning of Lots 4, 5, 6, and 7 of the Palomino Ridge Subdivision from Neighborhood Commercial (C-N) to Moderate Density Residential district (R-2) within the city limits for Boyd Rice Construction. First Reading by title only. Mayor Jackson called for questions or comments. Alderman Hills updated the board on the Planning and Zoning Commission meeting. He stated the staff recommendation does not follow the comprehensive plan. He stated that we have turned down rezoning request before that did not follow the comprehensive plan. Alderman Wyatt stated that usually a down grade in zoning doesn't have opposition. The board discussed the negative impact commercial use could also have in this subdivision. The board discussed this at length. Mayor Jackson called for the vote. Alderman Long-nay, Alderman Uhrig-nay, Alderman Wyatt-nay, Alderman Hills-nay, Alderman Thomas-nay, Alderwoman Henke-Christopher-nay. Motion Failed.

Mayor Jackson presented Ordinance No.863 for consideration. Alderman Wyatt made motion and seconded by Alderman Thomas to take up Ordinance No. 863, an ordinance adopting work task authorization no. 2, Main Street and Ash Street Improvements to the agreement between the City of Ashland and C.M. Archer Group P.C. dated December 1, 2009 for professional consulting services. Mayor Jackson called for the vote. Alderman Wyatt-aye, Alderman Hills-aye, Alderwoman Henke-Christopher-aye, Alderman Thomas-aye, Alderman Long-aye, Alderman Uhrig-aye. Motion Carried.

Mayor Jackson reported the next item on the agenda was discussion of a Community Improvement District. Chris Heard, City Administrator reported we have received a petition to establish the East Ashland Plaza Community Improvement District from CS Properties-Columbia, LLC. He stated that this is on the east side of the Highway with approximately 30 acres within the proposed district boundaries.

He gave an overview of how this district is established and the procedure's the city will have to follow. The board discussed this at length.

Mayor Jackson asked if anyone wished to appear before the board. No one came forth.

Mayor's Report:

Mayor Jackson presented an invitation to the board from Ameren Missouri for the 2010 Community update meeting. He asked that the board let the City Clerk know who will be attending by next Friday.

Mayor Jackson presented a list of phone numbers for the board and asked them to update the information. The board discussed updating their pictures.

Mayor Jackson asked Alderman Long what was his thought on yard waste disposal. The board discussed establishing a committee consisting of Alderman Long, Darla Sapp, City Clerk, Charles Senzee, Community Development Director, Chris Heard, City Administrator and Harry Harris, citizen.

City Attorney Report:

David Bandre stated he had nothing to report.

City Administrator Report:

Chris Heard asked the board if they understood his memo on paying off the 2000 bond early. He explained this to the board and reported \$52,000.00 interest saved by paying this bond off early. He reported he is working on the solid waste proposal, 6 month budget revision and the audit. He reported that during the code revisions they would be making revisions to the street standards.

Alderman Uhrig left the meeting at 8:30 p.m.

Board of Aldermen's Report:

Alderman Hills reported he has brought up for the last couple of meetings about placing street lights on South Henry Clay in front of the old Movie Gallery and Kidworks Daycare. He asked the status of these. Chris Heard stated we would have to get this scheduled with Ameren.

Alderwoman Henke-Christopher asked that they get a copy of the budget at every meeting.

Alderman Thomas questioned the status of ABC Seamless Siding. Charles Senzee, Community Development Director reported they are in compliance.

Alderman Thomas made motion and seconded by Alderwoman Henke-Christopher to adjourn the meeting. Mayor Jackson called for the vote. Motion Carried.

Darla Sapp
City Clerk

Michael P. Jackson
Mayor