

**CITY COUNCIL MINUTES  
OCTOBER 9, 2018**

The Council of the City of Fulton, Missouri, met in Regular Session on Tuesday, October 9, 2018 in the Council Chambers of City Hall located at 18 E. 4th Street. Present and presiding were: LeRoy D. Benton, Mayor; William R. Johnson, Director of Administration; Courtney L. Crowson, City Clerk; and Roger Rice, Assistant Chief of Police. The meeting was called to order by Mayor Benton at 7:05 p.m. Roll call was taken by the City Clerk, and members of the council present were: Chailland, Moore, Shiverdecker, Simmons, Stone, Vaughn, and Braun. Absent was Councilwoman Rehklau. Also present were: Kathy Holschlag, Chief Financial Officer; Darrell Dunlap, Superintendent of Utilities; Kyle Bruemmer, Interim City Engineer; Dennis Houchins, Planning & Protective Services Director; Russell Sing, Fire Training Officer; Clay Caswell, Parks & Recreation Director; Robert Boone, Assistant Director of Administration; Michelle Maupin, Human Resources Director; Pastor Bruce Williamson; Jenny Gray of THE FULTON SUN; Mike Haldeman and Darin Wernig, Audio/Video; and visitors: Deana Ready, Rev. Rebecca Dunger Peak, Chris Garrett, Bobby Mealy, Deanna Hudson, Les Hudson, Greg Thomas, Diana Thomas, Joseph Gray, and Langdon Gray.

**INVOCATION:**

Invocation was given by Pastor Williamson.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Pastor Williamson.

**PRESENTATION OF PROCLAMATION TO LANGDON GRAY:**

Mayor Benton stated he has witnessed many positive actions within the community during his years of service. Mayor Benton was recently contacted by Greg Thomas, a neighbor of a family who experienced a house fire. Mr. Thomas recommended Langdon Gray, a young man who bravely saved his family from the fire, for recognition. Mayor Benton stated that Langdon's actions were heroic, and he should be applauded for his quick-thinking and selflessness in a time of crisis.

Following the presentation of a proclamation to Langdon Gray, Fire Chief Kevin Coffelt and State Fire Marshal Tim Bean also presented the young man with other tokens of appreciation and honor.

**COMMENTS FROM VISITORS:**

There were none.

**PUBLIC HEARING:**

- a. To consider the proposed rezoning of tracts of land known as 711 Nichols St. and 715 Nichols St., Fulton, Missouri, from their present zoning of R-3 Residential District to C-2 Commercial District.

Mayor Benton declared this hearing open at 7:20 p.m. There were three calls for anyone wishing to speak in opposition of the matter being considered.

First Call: Is there anyone present who wishes to speak in opposition of this matter?

There were none.

Second Call: Is there anyone present who wishes to speak in opposition of this matter?

There were none.

Third and Final Call: Is there anyone present who wishes to speak in opposition of this matter?

There were none.

There were three calls for anyone wishing to speak in favor of the matter being considered.

First Call: Is there anyone present who wishes to speak in favor of this matter?

Les Hudson, 903 Bradley Lane, stated the Court Street United Methodist Church would like to see the property zoned as commercial so they may sell the building.

Second Call: Is there anyone present who wishes to speak in favor of this matter?

Rev. Rebecca Dunger Peak, 907 Lyle Street, stated she appreciates the city's assistance in working to rezone this piece of property. Ms. Peak also stated the church would like to see the property's historic nature preserved for commercial uses.

Third and Final Call: Is there anyone present who wishes to speak in favor of this matter?

There were none.

Mayor Benton declared the public hearing closed at 7:24 p.m.

#### **APPROVAL OF THE CONSENT AGENDA:**

The following items were distributed to each member of the City Council for review and study as a part of their council packet. Mayor Benton presented each item and stated the council may choose to remove any item from the Consent Agenda for discussion at this time.

- a. Approval of an event request from Melissa Rolseth, on behalf of Westminster College, for a Homecoming Parade on Friday, October 19, 2018 at 4:30 p.m.
  - i. This parade request has been reviewed and approved by Chief Myers and Chief Coffelt. Police Assistance has been requested.
- b. Approval of an event request from Teri Davis, on behalf of Westminster's Pre Healthcare Professional's Association, for the Miles for Maasai 5K Run/Walk on Friday, October 26, 2018 at 6:00 p.m.
  - i. This request has been reviewed and approved by Chief Myers and Chief Coffelt. No street closures or police assistance is needed; participants will utilize sidewalks to avoid traffic issues.
- c. Appointment of Brian Warren to the Tourism Board as the City/County Representative.
  - i. Warren's term will expire 12/31/2019, as he is completing the term of the previous City/County Representative.
- d. Appointment of Andrea Ravelo to the Tourism Board as a City Representative.
  - i. Ravelo's term will expire 12/31/2021, as this is a new appointment.

Motion was offered by Councilman Shiverdecker and seconded by Councilman Stone to approve the Consent

Agenda as presented. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

**UNFINISHED BUSINESS:**

- a. Approval of Obi E. Igbokwe’s request to designate 410 East Eighth Street as a “Fulton Historic Property”.
  - i. This application has been reviewed by the Historic Preservation Commission and has received their recommendation of approval. If approved, the homeowner will be invited to receive their designation plaque at the October 23, 2018 council meeting.

Councilman Braun stated he has had many conversations with David McDaniel, Historic Preservation Commission Chair, and according to McDaniel, the property owner intends to document the renovation of the property. Motion was offered by Councilman Simmons and seconded by Councilman Stone to approve the request as presented. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

**NEW BUSINESS:**

- a. Parks & Recreation project discussion.

Clay Caswell, Parks & Recreation Director, stated he believes the Park Board’s intention and recommendation is to continue moving forward with both the community center and ball field complex project designs so they may both be placed for bid in February of 2019. Caswell stated there has been a great deal of work that has gone into getting to this point, and he feels that dropping one project now will have been a waste of time and money.

Councilman Stone asked if there is anything stopping Parks & Recreation from putting the ball field complex out for bid now. Caswell said there is nothing stopping the ball fields from going to bid, but there could be an incentive to bid both projects out at the same time. Caswell highlighted page five of his informational packet and stated he believes both projects can be built and not create a financial burden for the city. Additionally, the city could save some money by utilizing volunteers, doing some work in-house, and soliciting grants and other contributions.

Councilman Moore said he believes the city should proceed with the baseball/softball complex and then wait to build anything additional with the tax money the citizens approved in 2016. Councilman Braun stated he believes the city should continue with design plans, as any money already spent will have to be spent again on a new design plan in the future.

Councilman Stone stated he has been through this process as a citizen, Park Board member, and now as a Councilman, and he believes that both projects need to be done. Motion was offered by Councilman Stone and seconded by Councilman Braun to continue forward with both projects by taking them both to the bidding stage. Councilman Vaughn stated he believes there is a great deal of information that needs to be reviewed prior to making a decision.

Motion was offered by Councilman Shiverdecker and seconded by Councilman Vaughn to table a decision on this matter until the next regularly-scheduled council meeting. Councilman Simmons stated he could look over the information provided for weeks and still not have enough information to make a formal decision. Many members expressed there is no need to rush through the process to make a decision one way or another. According to Caswell, the additional funding of approximately \$49,000.00 will need to be paid for the engineering firm to complete the design phase of the community center and take the project to bid.

Mayor Benton stated he would like the Finance Staff to take a look at estimations and projections for costs and revenue. Councilman Moore stated he would like to review this topic at another retreat.

Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

b. 2019 Budget discussion.

Johnson stated the budget is still a fluid, actively-evolving document, and some changes have already been made from the document originally reviewed by the council. According to Johnson, this budget contains \$280,000.00 for staff raises, funds – with the exception of Tanglewood Golf Course – are in the black, and the city can expect to be approximately \$153,000.00 to the good at year-end.

Councilman Stone noted a sales tax projection error within the document, and Johnson stated the number would be corrected and updated. Councilman Braun said he felt the recent retreat was beneficial and would like to see another retreat before the budget is presented for First Reading on October 23, 2018. Many councilmembers expressed agreement.

Mayor Benton stated he will set up a date and notify the council by email. Johnson stated the council will receive a new hard copy of the budget for First Reading, and that copy will be 99.9% done and complete.

**COUNCIL CONCERNS:**

Councilman Simmons stated that during the recent MML Conference, Burns & McDonnell offered to show the council a drone video of the smoke testing work done around the city. Darrell Dunlap, Superintendent of Utilities, stated the group is currently showing the video as part of various conferences.

Councilman Stone stated he believes the documented formal pay ranges are currently out of date and out of touch. Councilman Stone would like to see a very detailed review of the salary ranges versus what salaries are currently in effect.

Councilman Moore asked if the city still has a contract with The Retail Coach. The city does not.

**RESOLUTIONS:**

Resolution No. 3316 was presented for adoption by Councilman Stone.

- a. Resolution No. 3316: A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to sign all necessary documents in relation to a Contract with JTL Landscaping, LLC,

of Florissant, Missouri, for the Old City Warehouse Demolition Project and establishing an effective date.

Motion was offered by Councilman Stone and seconded by Councilman Vaughn to adopt Resolution No. 3316 at tonight's council meeting. Johnson informed the council the rock and stone will be left on-site, and the slab will also remain intact. Councilman Stone asked what will be required to maintain the property once the building is removed. Johnson stated there is no additional maintenance anticipated.

Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

Resolution No. 3317 was presented for adoption by Councilman Stone.

- b. Resolution No. 3317: A Resolution of support by the City Council of the City of Fulton, Missouri, to apply for the "Business 54 – Collier to Westminster Avenue Improvements" Project under the Transportation Alternative Funds Program of the Missouri Department of Transportation.

Motion was offered by Councilman Stone and seconded by Councilman Moore to adopt Resolution No. 3317 at tonight's council meeting. Kyle Bruemmer, Interim City Engineer, stated the improvements would include taking the roadway to three lanes, decorative lighting, curbs, and sidewalks. The city would be responsible for 25% of an estimated \$500,000.00 project. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

Resolution No. 3318 was presented for adoption by Councilman Simmons.

- c. Resolution No. 3318: A Resolution of the City of Fulton, Missouri, informing city voters that Proposition D. will be on the November 6, 2018 statewide ballot.

Motion was offered by Councilman Simmons and seconded by Councilman Chailland to adopt Resolution No. 3318 at tonight's council meeting. Councilman Stone stated the resolution is for informational purposes and should not be misconstrued to be seen as support or promotion of the ballot measure. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

## ORDINANCES:

### FIRST READING

Bill No. 1514 was presented for First Reading by Councilman Shiverdecker.

- a. Bill No. 1514: An Ordinance re-classifying, under the zoning ordinance, certain land in the City of Fulton, Missouri, known as 711 and 715 Nichols Street and establishing an effective date.

Motion was offered by Councilman Shiverdecker and seconded by Councilman Simmons to place Bill No. 1514 for Second Reading at the next regularly-scheduled council meeting. Dennis Houchins read the following excerpt from the October 1, 2018 Planning & Zoning Commission meeting draft minutes:

“After some discussion, motion was offered by Ken McSwain and seconded by Les Hudson to approve the zoning request made for these tracts of land and to recommend passage by the City Council.

Roll call vote of members of the commission were as follows: Mike Eibel, YES; Les Hudson, YES; Pat Kelley, YES; Ken McSwain, YES; Joan Berry Morris, YES; Ron Oldani, YES; Lewis Beaty, YES.

Motion carried with seven members of the commission voting in favor, and one member (Washington) absent.”

Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

Bill No. 1515 was presented for First Reading by Councilman Moore.

- b. Bill No. 1515: An Ordinance amending Section 110-248, Speed Limits. Paragraph (2) of the Code of the City of Fulton, Missouri, by adding Old Jefferson City Road, from Cote Sans Dessein Road to 750 feet southwest of the First Assembly of God (605 Old Jefferson City Road), establishing this section of roadway as a school zone, and establishing an effective date.

Motion was offered by Councilman Moore and seconded by Councilman Vaughn to place Bill No. 1515 for Second Reading at the next regularly-scheduled council meeting. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

Bill No. 1516 was presented for First Reading by Councilman Vaughn.

- c. Bill No. 1516: An Ordinance authorizing the Mayor, on behalf of the City of Fulton, Missouri, to execute an Agreement with the County of Callaway, Missouri, for Public Emergency Communications Operations for the City of Fulton for the year 2019.

Motion was offered by Councilman Vaughn and seconded by Councilman Moore to place Bill No. 1516 for Second Reading at the next regularly-scheduled council meeting. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent.

#### **ANNOUNCEMENTS:**

- a. The next meeting of the City Council will be held Tuesday, October 23, 2018 at 6:30 p.m.

- b. The Fulton Stream Team will host the 3<sup>rd</sup> Annual Scream Clean event on Sunday, October 28, 2018 from 1:00 – 3:00 p.m. For additional information, contact the Engineering Department at 573-592-3111.

**EXECUTIVE SESSION:**

Mayor Benton said there was no need for an Executive Session at this council meeting.

**ADJOURNMENT:**

There being no further business to come before the council, motion was offered by Councilman Shiverdecker and seconded by Councilman Chailland to adjourn this meeting. Motion carried with seven members of the council voting in favor, and one member (Rehklau) absent. The meeting adjourned at 8:22 p.m.

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LeRoy D. Benton, Mayor

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Courtney L. Crowson, MRCC  
City Clerk