

**CITY OF FULTON COUNCIL MINUTES  
REGULAR SESSION  
TUESDAY, DECEMBER 10, 2024**

The Council of the City of Fulton, Missouri, met in Regular Session on Tuesday, December 10, 2024, in the Council Chambers of City Hall located at 18 E. 4th Street.

Present and presiding were: Steve F. Myers, Mayor; Courtney L. Doyle, Director of Administration; Kathie Ratliff, City Clerk; and William Ladwig, Police Chief. The meeting was called to order by Mayor Myers at 6:30 p.m. Roll call was noted by the City Clerk, and members of the Council present were: Alan Combs, Brad Leuther, Bill Hinchie, Lauren Nelson, Mary Rehkla, Jeff Stone, Bob Washington, and Mike West.

Also present were: Kyle Bruemmer, City Engineer; Dustin Dougherty, Chief Financial Officer; Darrell Dunlap, Superintendent of Utilities; Sharlene McArtor, Parks & Recreation Superintendent; Sam Shults, Assistant Director of Administration; Russ Sing, Fire Chief; Doris Pirmantgen, Communications Coordinator; and Jordan Lewis, Audio/Video. Also present were Fulton Sun Editor Emily O'Leary, Nick Prinster, David Hollabaugh, Brandon Glascock, Jessica Sergio, Jonathan Adams, Lance Campbell, David Lorentz, Ryan Delashmutt, and other guests.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Rev. Williamson.

**COMMENTS FROM VISITORS.**

David Hollabaugh, Treasurer of the Kingdom Pilots Association (KPA), 8525 Pitcher Road, Fulton, Missouri, addressed the city council regarding proposed airport hangar rate increases. He noted that in December, six KPA members raised concerns, resulting in the removal of the proposed rates from the 2024 rate book. The Director of Administration promised further discussions with the KPA, but no meetings had occurred since March 5th, despite repeated requests. David expressed frustration over the lack of communication, highlighting that hangar rates would increase 19-22% based on the Missouri Consumer Price Index (CPI) without considering factors like hangar age or improvements. He also pointed out that some hangars would see no increase, suggesting inconsistent application of the CPI. He added that the soccer park's rent paid to the airport remained unchanged, creating an unfair subsidy. David requested that rate adjustments be deferred until further discussions with stakeholders were held.

Lance Campbell, a tenant at the airport, 4601 Nathaniel Drive, Columbia, Missouri, also spoke about the proposed hangar rate increases. He agreed with David's concerns but emphasized that a 20% increase was not moderate. He challenged council members to consider the impact of such an increase on their own mortgage payments. He compared Fulton's proposed rates to nearby communities and noted that Fulton would be the most expensive in the region. Lance warned that higher rates would push pilots to other airports, eventually leading to reduced activity and less federal funding. He suggested that the city consider building more hangars, which would be eligible for federal funding, and recommended using a basic T-hangar model with capped annual CPI increases to stay competitive with surrounding areas. He also called for a clear plan for the airport's future growth.

Jonathan Adams, airport tenant, 42 Iguana Drive, Columbia, Missouri, addressed the council regarding airport land leases. He explained that for over two years, multiple parties had been negotiating with the city for leases to build or improve hangars. However, the city stopped offering new leases and denied meetings. Jonathan recently learned from Brad Luther that the city is still working on revised land leases behind the scenes. He urged the council to expedite the review process to allow interested parties to voice their concerns. Jonathan criticized the current lease terms, which would force tenants to forfeit their buildings after 20 years and prohibited subleasing, fuel sales, and other necessary services for aviation businesses. He also noted that Fulton's land lease costs were double those at neighboring airports. Jonathan requested the city review the leases quickly to avoid tenants seeking locations at other airports.

**RECOGNITION OF FULTON FIRE DEPARTMENT EMPLOYEES.**

Captain Justin Malone, Firefighter Dalton Hood, and Firefighter Braxton McGinnis received Stork Awards for their response on November 4, 2024, when they assisted with a birth at the scene. Their prompt and professional care supported both the mother and newborn.



**PUBLIC HEARING.**

To consider the request for the proposed rezoning of a tract of land located at 512 E. 8<sup>th</sup> Street, Fulton, Missouri, from its current zoning of R-2 Residential to its requested zoning of R-3 Residential.

Mayor Myers opened the meeting at 6:46 p.m. After giving three calls for those wishing to speak in opposition, and receiving no responses, the Mayor then gave three calls for those wishing to speak in favor, with no responses. At 6:47 p.m., the Mayor declared the meeting closed.

**APPROVAL OF THE CONSENT AGENDA:**

- a. City Council Meeting Minutes November 12, 2024

Motion was the made by Councilman Hinchie and Seconded by Councilwoman Nelson to approve the Consent Agenda. Motion carried with eight members of the Council voting in favor.

**NEW BUSINESS.**

Keenan Simon, representing the Mike Wall Project, presented a request for a private street to accommodate six duplex lots off Old Jeff City Road. The request is driven by topographical constraints, with a proposal for a 28-foot-wide street that includes three parking stalls per duplex. Simon explained that utility easements and terrain challenges made a private street the best option. An HOA would be responsible for maintaining the street and stormwater management.

Council members raised concerns about safety, particularly due to the lack of sidewalks, curbs, and gutters. West expressed opposition to the plan as presented. Stone shared that private roads are uncommon and questioned the feasibility of meeting city standards without building a private road. Simon explained that a private street was necessary due to the terrain, and meeting the city's requirements for a public street was unfeasible.

Rehklau inquired about the reasoning behind the private street, with Simon clarifying that utility easements made it the only viable option. Hinchie asked about the cul-de-sac diameter, to which Simon confirmed it would meet city requirements. Washington raised concerns about access for sanitation and fire trucks, which Simon assured would not be an issue.

Nelson expressed concern about safety, especially for children, and advocated for the addition of sidewalks. Simon indicated that adding sidewalks on one side of the street might be possible, though it wouldn't connect to other areas due to the cul-de-sac design.

Further discussion focused on the desire for a more deliberate approach to development, balancing the need for infrastructure with the site's constraints. Bruemmer emphasized that Simon and the owner need clarity on whether the proposed design, including the 28-foot width and the private street, would be acceptable to move forward.

The council would like Simon to return with revised plans that may include the addition of sidewalks and more detailed considerations for safety and city standards. Specifically, the council seeks clarity on whether the private street and proposed design, including curbs and sidewalks, can be made acceptable to move forward with development.

Patrick Bonnot, Loss Control Director for MIRMA, attended the council meeting to present a grant to the city's Parks & Rec Department. The grant, valued at \$1,200, is being awarded for the purchase of an Automated External Defibrillator (AED) for the golf course, as part of MIRMA's program to incentivize cities to proactively reduce liability and workers' compensation claims. Bonnot also acknowledged the successful transition of responsibilities from Fire Chief Russ to the Assistant Director of Administration Sam Shults, thanking them for their efforts in maintaining safety for residents and employees.

**COUNCIL CONCERNS:**

Councilmember Hinchie said that the Public Safety Commission had not met since their last meeting. He had no concerns to share.

Councilmember West reported on the recent Human Rights Commission meeting, where they discussed the upcoming Celia vigil, fair housing month activities, and early discussions for Juneteenth 2025. He expressed appreciation for the city staff's hard work and extended holiday greetings to all.



Councilmember Rehklau noted that the Public Safety Commission hadn't met recently and sent her thanks and holiday wishes to city staff for their dedication.

Councilmember Stone shared that the Historic Preservation Commission would be changing its meeting schedule and praised the city staff for their work on the Field of Joy, which continues to bring joy to the community.

Councilmember Leuther mentioned that there hadn't been an Airport Advisory Board meeting recently but highlighted the progress of flashing crosswalk installations for child safety. He also wished everyone a Merry Christmas and thanked the city staff for their ongoing efforts.

Councilmember Combs updated the council on the Planning and Zoning Commission's discussions, including concerns about rezoning and a missed opportunity to market the large cross-country event hosted by the high school, which brought 5,000 people to the city. He also praised the success of the Field of Joy.

Councilmember Washington expressed gratitude for the outstanding Christmas parade and commended the police department's professionalism. He also shared positive developments in Carver Park improvements.

Councilmember Nelson addressed the holiday recycling schedule, with Superintendent of Utilities Darrell Dunlap confirming the plan for the extra recycling bins and adjusted collection schedule. She thanked city staff for their hard work on the Field of Joy and concluded with holiday greetings.

**RESOLUTIONS:**

**3561: Equipment Lease with Johnson Fitness**

A Resolution of the City of Fulton, Missouri, authorizing the Mayor, on behalf of the City of Fulton, Missouri, to execute all necessary documents in relation to a lease with Johnson Fitness for cardio equipment at Legends Rec-Plex, and establishing an effective date.

Motion was made by Councilman West and Seconded by Councilman Stone to adopt Resolution 3561 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.

**Resolution 3562: Aviation Project Consultant Agreement with CMT**

A Resolution of the City of Fulton, Missouri, authorizing the Mayor, on behalf of the City of Fulton, Missouri, to execute all necessary documents in relation to an Aviation Project Consultant Agreement (Federal Assistance) with Crawford, Murphy, and Tilly, Inc. (CMT) regarding Runway 18-36 at the Elton Hensley Memorial Airport (Project Number 24-040A-1), and establishing an effective date.

Motion was made by Councilwoman Rehklau and Seconded by Councilman West to adopt Resolution 3562 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.

**Resolution 3563: FY25 Mid-Missouri Solid Waste Management District Grant**

A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to make application and sign all necessary documents in relation to the Mid-Missouri Solid Waste Management District grant to purchase additional recycling dumpsters for the city of Fulton Solid Waste Department.

Motion was made by Councilman Stone and Seconded by Councilwoman Rehklau to adopt Resolution 3563 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.

**Resolution 3564: Westminster College Logo Painting Agreement**

A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to enter into an agreement with Westminster College to allow the college to paint its logo at the intersection of 7th Street and Westminster Avenue in Fulton, Missouri, and establishing an effective date.

Motion was made by Councilman Leuther and Seconded by Councilwoman Nelson to adopt Resolution 3564 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.



**Resolution 3565: Equipment Lease with Deere & Company**

A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to sign all necessary documents in relation to a two-year lease with Deere & Company for tractor equipment, and establishing an effective date.

Motion was made by Councilman Combs and Seconded by Councilwoman Nelson to adopt Resolution 3565 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.

**Resolution 3566: Equipment Lease with TurfWerks**

A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to sign all necessary documents in relation to a five-year lease with TurfWerks for a rotary contour mower, and establishing an effective date.

Motion was made by Councilman Washington and Seconded by Councilman Stone to adopt Resolution 3566 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.

**Resolution 3567: Agricultural Land Lease with JT Farms**

A Resolution authorizing the Mayor, on behalf of the City of Fulton, Missouri, to sign all necessary documents in relation to a three-year lease for 5.1 acres of agricultural land located at 4420 County Road 304, and establishing an effective date.

Motion was made by Councilwoman Rehklau and Seconded by Councilman Stone to adopt Resolution 3567 at tonight's council meeting. Motion carried with eight members of the Council voting in favor.

**ORDINANCES PRESENTED FOR EMERGENCY READING:**

**Bill No. 1737 EMERGENCY: Rezoning 512 E. 8<sup>th</sup> Street**

An Ordinance reclassifying, under the zoning code, a tract of land located at 512 E. 8<sup>th</sup> Street from its current zoning of R-2 Residential (one and two family residential) to R-3 (multi-family dwelling) residential in Fulton, Missouri, and establishing an effective date.

Councilman Hinchie read the ordinance in its entirety, which was required for the first reading under emergency conditions. Motion was made by Councilman Hinchie and Seconded by Councilman West to place Bill No. 1737 for Second Reading by Title Only at this council meeting.

The ordinance was introduced as an emergency to address the zoning conflict and expedite the process for the property owner, who has been waiting for some time. The council discussed the property's improvements, the importance of conforming zoning, and the need for additional parking to comply with city codes.

Councilmembers acknowledged the owner's efforts to obtain proper permits and improve the property, emphasizing that the rezoning would bring the current use into compliance. They also highlighted the need for a long-term strategic plan to address legacy zoning issues and ensure adherence to regulations citywide.

Key concerns included the impact of rezoning on the neighborhood's future, parking issues, and broader zoning compliance challenges in the city. It was noted that Planning & Protective Services staff have been proactive in identifying and addressing zoning and permit issues, with plans to present a comprehensive review of nonconforming properties to the Planning and Zoning Commission in 2025.

Ultimately, the council recognized the rezoning as a step forward, enabling the property to meet current standards and resolving long-standing issues. The ordinance was approved for its second reading by title only, with many councilmembers expressing support for the work being done to uphold the city's zoning processes.

Motion carried with seven members of the Council voting in favor, one opposed (Combs).

Councilman Hinchie read bill 1737 again.

Motion was made by Councilman Hinchie and Seconded by Councilwoman Nelson to place Bill No. 1737 for Third Reading at this council meeting. Motion carried with seven members of the Council voting in favor, one opposed (Combs).

Motion was made by Councilman Hinchie and Seconded by Councilwoman Nelson to place Bill No. 1737 for Final Passage at this council meeting. Motion carried with seven members of the Council voting in favor, one opposed (Combs).

Roll call vote of the members of the Council was as follows:

Councilman Combs – No	Councilwoman Rehkla – Yes
Councilman Hinchie – <b>Yes</b>	Councilman Stone– Yes
Councilman Leather – Yes	Councilman Washington – Yes
Councilwoman Nelson – Yes	Councilman West – Yes

Bill No. 1737 having received the affirmative vote of seven members of the Council was declared passed by the President of the Council.

#### **ORDINANCES PRESENTED FOR FIRST READING:**

##### **Bill No. 1738: Animal Shelter Service Agreement**

An Ordinance authorizing the Mayor, on behalf of the City of Fulton, Missouri, to enter into an agreement with the City of Holts Summit for Animal Shelter Services provided by the City of Fulton Grabb Animal Shelter, and establishing an effective date.

Motion was made by Councilman West and Seconded by Councilman Hinchie to move Bill No. 1738 to Second Reading at the next regularly-scheduled council meeting. Motion carried with eight members of the Council voting in favor.

#### **ORDINANCES PRESENTED FOR SECOND READING:**

##### **No. 1733: Schedule of Fees and Charges ("Rate Book") 2025**

An Ordinance adopting an official Schedule of Fees and Charges for the City of Fulton, Missouri, for the fiscal year beginning January 1, 2025, and ending December 31, 2025.

Motion was made by Councilman Stone and Seconded by Councilwoman Rehkla to place Bill No. 1733 for Third Reading at this council meeting.

Councilman Leather expressed concerns about the proposed increases to airport fees. He suggested that the airport fees be removed from the rate book to allow for further review. This would ensure that the other rates in the rate book could move forward without delay. Councilman Stone supported this approach. Councilman Washington questioned the airport's benefits, noting little visible business growth from its operations. Councilman Stone amended the motion with Councilwoman Rehkla's agreement to remove the airport fee changes from the rate book and proceed with the third reading of the remaining rates at the current meeting, which received unanimous approval.

Councilwoman Nelson requested discussion of airport fees at the first council meeting of the year to ensure the topic is addressed promptly. She expressed concern about avoiding delays, as seen with last year's postponed rate increases, and stressed the need to handle the issue fairly without appearing to favor the airport.

Motion was made by Councilman Stone and Seconded by Councilman West to place Bill No. 1733 for Final Passage at this council meeting. Motion carried with six members of the Council voting in favor, two opposed (Combs, Washington).

Roll call vote of the members of the Council was as follows:

Councilman Combs – No	Councilwoman Rehkla – Yes
Councilman Hinchie – Yes	Councilman Stone– Yes
Councilman Leather – <b>Yes</b>	Councilman Washington – No
Councilwoman Nelson – Yes	Councilman West – Yes

Bill No. 1733 having received the affirmative vote of six members of the Council was declared passed by the President of the Council.



Councilman Leuther left the meeting at 8:15 p.m.

**No. 1734: Purchasing Policy: Repeal and Enact Section 2-362**

An Ordinance repealing Article VI, Section 2-362, "Competitive Bidding," of the Fulton City Code, and enacting new legislation under Article VI, Section 2-362, "Purchasing Policy," of the Fulton City Code, in lieu thereof.

Motion was made by Councilman Combs and Seconded by Councilwoman Nelson to place Bill No. 1734 for Third Reading at this council meeting. Motion carried with seven members of the Council voting in favor, one absent (Leuther).

Councilman Leuther returned to the meeting at 8:17 p.m.

Motion was made by Councilman Combs and Seconded by Councilwoman Nelson to place Bill No. 1734 for Final Passage at this council meeting. Motion carried with eight members of the Council voting in favor.

Roll call vote of the members of the Council was as follows:

- |                                  |                             |
|----------------------------------|-----------------------------|
| Councilman Combs – Yes           | Councilwoman Rehkla – Yes   |
| Councilman Hinchie – Yes         | Councilman Stone– Yes       |
| Councilman Leuther – Yes         | Councilman Washington – Yes |
| Councilwoman Nelson – <b>Yes</b> | Councilman West – Yes       |

Bill No. 1734 having received the affirmative vote of eight members of the Council was declared passed by the President of the Council.

**No. 1735: Repeal Article VI - Section 2-367 through 2-369 of the City Code**

An Ordinance repealing Sections 2-367 through 2-369 of the City Code of Fulton, Missouri.

Motion was made by Councilman Combs and Seconded by Councilwoman Nelson to place Bill No. 1735 for Third Reading at this council meeting. Motion carried with eight members of the Council voting in favor.

Motion was made by Councilman Combs and Seconded by Councilman Stone to place Bill No. 1735 for Final Passage at this council meeting. Motion carried with eight members of the Council voting in favor.

Roll call vote of the members of the Council was as follows:

- |                           |                                  |
|---------------------------|----------------------------------|
| Councilman Combs – Yes    | Councilwoman Rehkla – <b>Yes</b> |
| Councilman Hinchie – Yes  | Councilman Stone– Yes            |
| Councilman Leuther – Yes  | Councilman Washington – Yes      |
| Councilwoman Nelson – Yes | Councilman West – Yes            |

Bill No. 1735 having received the affirmative vote of eight members of the Council was declared passed by the President of the Council.

**No. 1736: EOC 2025-2026 Service Agreement**

An Ordinance authorizing the Mayor, on behalf of the City of Fulton, Missouri, to execute an agreement with Callaway County, Missouri, to provide public emergency communications operations services for the City of Fulton for 2025 and 2026.

Motion was made by Councilman Washington and Seconded by Councilman Stone to place Bill No. 1736 for Third Reading at this council meeting. Motion carried with eight members of the Council voting in favor.

Motion was made by Councilman Washington and Seconded by Councilwoman Nelson to place Bill No. 1736 for Final Passage at this council meeting. Motion carried with eight members of the Council voting in favor.

Roll call vote of the members of the Council was as follows:

Councilman Combs – Yes  
Councilman Hinchie – Yes  
Councilman Leuther – Yes  
Councilwoman Nelson – Yes

Councilwoman Rehklaue – Yes  
Councilman Stone– **Yes**  
Councilman Washington – Yes  
Councilman West – Yes

Bill No. 1736 having received the affirmative vote of eight members of the Council was declared passed by the President of the Council.

**ANNOUNCEMENT:**

The next City Council meeting will be held Tuesday, January 14, 2025, at 6:30 p.m.

**EXECUTIVE SESSION:**

There was none.

**ADJOURNMENT:**

There being no further business, Mayor Myers called for a motion to adjourn the meeting. Motion was made by Councilwoman Nelson and Seconded by Councilman West to adjourn at 8:23 p.m. Motion carried with eight members of the Council voting in favor.

  
Kathie Ratliff, City Clerk

  
Steve F. Myers, Mayor