

1.

The City of Eureka Board of Aldermen met in regular session at 7:00 p.m. The meeting was opened with the Pledge of Allegiance.

Present at roll call were: Mayor Coffey, Aldermen Kee, Britt, Sir, Berry, Beckerle and Leistner. Also in attendance were City Administrator Craig Sabo, City Attorney Kathy Butler, Police Chief Michael Wiegand and City Clerk Ralph Lindsey.

2. MINUTES

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, the Minutes of June 7, 2011 were approved.

3. GUESTS

A. Don Hinkebein, of 324 Cerny, spoke in opposition to the City adding a water softening system. He said he had been a resident since 1975 and always had an individual water softener. He feels that if the City installs a water softening system, the cost to residents should be based on water usage and not a flat amount to all households.

4. SPECIAL EVENT APPLICATION

A. Wal-Mart SuperCenter - Grand Reopening Event - June 24th - 131 Eureka Towne Center (parking lot).

Dena Jarrett was in attendance, on behalf of Advantage Sales and Marketing, which is putting on the event. She said the activities would run from 10:00 a.m.-4:00 p.m. on June 24th.

On motion by Alderman Britt, seconded by Alderman Sir and unanimously passed, the Special Event was approved.

5. PLANNING AND ZONING COMMISSION RECOMMENDATIONS FROM 6-15-11
(The meeting was cancelled; therefore, no Board action is required.)

6. RESOLUTION NO. 6-21-11-1 RE: 2010-11 BUDGET

On motion by Alderman Berry, seconded by Alderman Beckerle and unanimously passed, the resolution was read by short title.

On motion by Alderman Berry, seconded by Alderman Beckerle and unanimously passed, Resolution No. 6-21-11-1 was approved and adopted.

7. BILL NO. 2279 RE: AUTHORIZING MODOT TRAIL CONNECTOR LICENSE AGREEMENT

On motion by Alderman Britt, seconded by Alderman Sir and unanimously passed, Bill No. 2279 was read for the first time by short title.

BILL NO. 2279: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A TRAIL CONNECTOR LICENSE AGREEMENT.

On motion by Alderman Leistner, seconded by Alderman Beckerle and unanimously passed, Bill No. 2279 was read for the second time by short title.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, Bill No. 2279 was read for the third and final time.

Alderman Kee moved, THAT BILL NO. 2279 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Berry.

The roll call vote was as follows: Alderman Sir - YES; Britt - YES; Kee - YES; Leistner - YES; Beckerle - YES; Berry - YES.

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2279 passed and designated it to be Ordinance No. 2174.

8. BILL NO. 2277 RE: CODE AMENDMENT RELATING TO EXTERIOR APPEARANCE INSPECTIONS

(At the meeting of 6-7-11 a bill number was assigned, but not read.)

On motion by Alderman Kee, seconded by Alderman Berry and unanimously passed, Bill No. 2277 was read for the first time by short title.

8. CONT'D.

BILL NO. 2277: AN ORDINANCE TO AMEND THE MUNICIPAL CODE RELATING TO EXTERIOR APPEARANCE INSPECTIONS.

On motion by Alderman Sir, seconded by Alderman Leistner and unanimously passed, Bill No. 2277 was read for the second time by short title.

Alderman Beckerle inquired as to if any research was done on what other municipalities do with exterior inspections.

City Attorney Kathy Butler said the majority of municipalities have exterior inspections, either on a change of ownership or change of occupancy.

City Administrator Sabo added that some municipalities have interior as well as exterior inspections.

Alderman Beckerle asked about the inspection procedure.

The City Attorney explained that the inspection would be required prior to the sale of property. A report would be provided to the owner. The repairs could be made by him or the buyer could accept responsibility for the repairs. Based on the items identified in the report, the buyer would be given a reasonable amount of time to complete the work.

Alderman Britt commented that if properties are falling into disrepair it is likely a "pride in ownership" issue.

Alderman Beckerle said that if the bill was passed, inspections should also be done as a result of complaints and observation.

Alderman Kee said he was concerned about minor issues being reported, as was done in the past.

Mayor Coffey said he would like to discuss the matter further in Closed Session.

On motion by Alderman Kee, seconded by Alderman Beckerle and unanimously passed, Bill No. 2277 was tabled for the third reading.

(For additional Board action see Item No. 20.)

9. REVIEW OF SPECIAL USE PERMITS

A. USA Martial Arts Academy - Fitness and martial arts center - 87 & 89 Hilltop Plaza Shopping Center.

B. Eureka Car Care, Inc. - Automotive repair shop - 527 North Central Avenue.

C. Eureka Storage - 78 unit mini-warehouse - 110 Dreyer Avenue.

D. Long's Auto Center - Motor vehicle sales and service facility with the requested building additions and the inclusion of horse, utility, and cargo trailers - 18155 U.S. Highway 66.

E. Donald and David Downes - Contractor's office with inside storage only - 101 Dreyer Avenue.

F. Steve and Deborah Nathe - Special events - 3 Winding Brook Estate Drive.

G. Craig Bessinger - An expanded display lot for the retail sale of used motor vehicles and utility trailers including activities incidental to this use and portable building sales - 18515 U.S. Highway 66.

H. Selbert's Auto Body, Inc. - Automobile repair facility with the inclusion of mechanical repairs, tire installation and the display of auto related products - 410 West Fourth Street.

I. Roberts Auction and Real Estate, LLC - Public auctions - 616 Stockell Drive.

On motion by Alderman Beckerle, seconded by Alderman Britt and unanimously passed, all of the above listed Special Use Permits were extended for a twelve (12) month period.

These permits will be scheduled for review in June, 2012.

10. REVIEW OF OFF-SITE PARKING AND/OR STORAGE PERMITS

A. Gonzolo and Barbara Corvera - Off-site parking and/or storage of vehicles and equipment associated with their business and the inclusion of additional vehicles and equipment belonging to others - 18609 U.S. Highway 66.

B. Craig Bessinger - Off-site parking and/or storage of vehicles - 18515 U.S. Highway 66.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, the above listed permits were extended for a twelve (12) month period.

These permits will be scheduled for review in June, 2012.

11. BILLS FOR PAYMENT

The list of bills was considered by the Board.

On motion by Alderman Berry, seconded by Alderman Beckerle and unanimously passed, the list of bills was approved for payment.

12. STATEMENT OF FINANCES - MAY 31, 2011

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, the Board of Aldermen acknowledged receipt of the financial statements for the period ending 5-31-11.

13. CALL FOR CLOSED SESSION

On motion by Alderman Berry, seconded by Alderman Britt and unanimously passed, a Closed Session was called for discussion of matters relating to attorney-client privilege, contracts, litigation, personnel and real estate.

14.

Alderman Kee requested that Bob Wade check the sanitary sewer manhole in the rear of 94 Augustine Road, for some type of obstruction. The resident had contacted him about having some water in his basement.

15.

Alderman Britt said he had received a call from a resident, thanking the City for having the piles of rock removed which had been stockpiled in the Allenton area.

Alderman Britt inquired as to if MoDOT was contacted regarding the electric signal at Highway 109 and East Fourth Street (see Minutes 6-7-11-5D).

Chief Wiegand said he contacted MoDOT about that intersection and the electric signal on Augustine Road at Highway 109 but had not heard back on either issue. He said he would contact them again.

Alderman Britt thanked the Eureka Police Department on its efforts with getting the Rockwood Board of Education to grant a one (1) year extension for the D.A.R.E. Program.

Alderman Britt asked if there was any estimate of the cost to maintain the City's trail system after construction is completed.

Mayor Coffey said a cost estimate had not been prepared but all work should be able to be done in-house which will keep the cost very reasonable.

16.

Alderman Beckerle said he was contacted by a resident in the Ashton Woods Subdivision, inquiring as to when Eureka-Allenton Road would be paved.

City Administrator Sabo said he asked the contractor if, at all possible, he could schedule the paving of West Main Street (west of the Ashton Woods Subdivision) first, and it should be done by July.

17.

Mayor Coffey reported that construction had begun on the West Frisco gazebo. He said the additional floor support, which the Building Commissioner had recommended, was redesigned and the total cost of the gazebo was now approximately \$400.00 less than originally anticipated.

The comment was made that even with the new parking lot, additional parking was needed with the number of people attending the Central Avenue Concerts.

Mayor Coffey referred to the previous information shared about the plan to add approximately twenty (20) parking spaces on South Central Avenue near the Andrew Brown property (see Minutes 5-3-11-24).

18. CLOSED SESSION

19. OPEN SESSION RECONVENED

20. BILL NO. 2277 RE: EXTERIOR APPEARANCE INSPECTIONS

(Continued from Item No. 8.)

Following a Closed Session discussion, a motion was made by Alderman Kee and seconded by Alderman Beckerle to rescind the motion to table Bill No. 2277.

The motion to rescind was unanimously passed.

20. CONT'D.

On motion by Alderman Sir, seconded by Alderman Britt and unanimously passed, Bill No. 2277 was read for the third and final time.

Alderman Beckerle moved, THAT BILL NO. 2277 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Sir.

The roll call vote was as follows: Alderman Kee - YES; Britt - YES; Sir - YES; Berry - YES; Beckerle - YES; Leistner - YES.

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2277 passed and designated it to be Ordinance No. 2175.

21.

There being no further matters for discussion, the meeting was adjourned at 10:35 p.m.

For a record of the Closed Session at Item No. 18, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

Ralph M. Lindsey, Jr., City Clerk