

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 August 2, 2011 were approved.

3. GUESTS

A. Bob Sandefur, of 585 Hilltop Townes Drive, briefly reviewed his recent medical problems and thanked Officer Werges for his assistance when the police were called to his residence.

Mr. Sandefur explained that he and his wife volunteered at the Senior Center and recently there was discussion about the recreation center project. The seniors were curious as to if there would be a bond issue and a tax increase.

City Administrator Sabo said there would be no bond issue and taxes would not be increased as a result of the recreation center. He explained that the cost of the recreation center would be secured through Certificates of Participation and paid for with the Storm Water/Parks Sales Tax. He also said there would be a membership fee but the cost was not yet determined.

B. Eureka Police Canine Officer Mike Werges presented a plaque to Chief Wiegand, for the City, in recognition from the National Police Work Dog Association for the outstanding National Workshop which was held in Eureka in 2010.

Alderman Sir commented about Officer Werges' recent honor of being named the 2010 NAPWDA Member of the Year.

Officer Werges thanked the Mayor and Board for allowing him to have Eureka host the 2010 event.

4. DRIVEWAY EXTENSION APPLICATION - 206 WEBER

A driveway extension application was received from Robert Rothschild at 206 Weber Drive.

The City Administrator stated that he was not aware of any comments received from the individuals who received a letter regarding the application.

On motion by Alderman Beckerle, seconded by Alderman Britt and unanimously passed, the driveway extension was approved.

5. SPECIAL EVENT APPLICATION

A. Farmers and Merchants Bank - Annual Tailgate Party - 619 Stockell Drive - October 7th.

Jeff Maupin, of 826 Top Notch Lane, was in attendance to answer questions regarding the Special Event Application. He said this would be their Fourth Annual Tailgate Party.

City Administrator Sabo asked if this event would be similar to what was held in the past; Jeff Maupin said it would.

Alderman Britt asked the City Administrator if he was aware of any complaints in the past; he said he was not.

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

6. PLANNING AND ZONING COMMISSION RECOMMENDATION FROM 8-10-11

(Due to the lack of a quorum, the meeting could not be held and all agenda items were continued to the meeting of 8-24-11.)

7. BILL NO. 2288 RE: AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AGREEMENT

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, Bill No. 2288 was read for the first time by short title.

## 7. CONT'D.

BILL NO. 2288: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT COOPERATION AGREEMENT OF 2012-2014 AND SUPPLEMENTAL AGREEMENTS THERETO WITH ST. LOUIS COUNTY WITH REGARD TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED.

On motion by Alderman Leistner, seconded by Alderman Britt and unanimously passed, Bill No. 2288 was read for the second time by short title.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, Bill No. 2288 was read for the third and final time.

Alderman Berry moved, THAT BILL NO. 2288 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Leistner.

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

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2288 passed and designated it to be Ordinance No. 2184.

## 8. REVIEW OF SPECIAL USE PERMITS

- A. McDonald's - Fast food restaurant with drive-through component - 12 Hilltop Village Center Dr.
- B. McDonald's - Fast food restaurant with drive-through component - 5699 Fox Creek Road.
- C. Country Doggie Spa & Grooming - Pet grooming shop - 113 Hilltop Village Center Drive.
- D. Cingular Wireless, Inc. - Existing radio, television and communications transmission tower including the installation of additional equipment at the base - 22 Hilltop Village Center Drive (America's Best Value Inn).
- E. Eureka Heating & Cooling - Apartment on property located at 1329 West Fifth Street to be used primarily for commercial purposes.
- F. Steak 'n Shake - Fast food restaurant with drive-through component - 1509 West Fifth Street (Eureka Towne Center).
- G. America's Best Value Inn - Operation of a hotel and retail sales of alcoholic beverages - 15 Hilltop Village Center Drive.
- H. Rockwood Lumber - Lumberyard with outdoor display and sale of fencing, swing sets and sheds - 1027 West Fifth Street.
- I. Monro Muffler Brake, Inc., d/b/a AutoTire Car Care Center - Tire and auto service center - 85 Hilltop Village Center Drive.
- J. Ralph O'Toole - Parking of trucks that haul demolition material and waste equipment - 73 Williams Road.
- K. Eureka Auto Collision - Automotive repair shop with the inclusion of mechanical repairs and tire installation - 1023 West Fifth Street.
- L. Mary Roy - Summer Day Camp - 18539 Fox Creek Forest Drive.
- M. Fire Master Fire Apparatus, Inc. - Display, sales and service of emergency vehicles - 1299 West Fifth Street.
- N. Culver's Restaurant - Fast food restaurant with drive-through component - 400 Meramec Blvd. (The Shoppes at Hilltop).
- O. Eureka Wine House - Inclusion of all classes of alcoholic beverages by the drink and package sale of wine, in addition to the erection of a deck - 107 South Central Avenue.

On motion by Alderman Berry, seconded by Alderman Leistner 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 August, 2012.

## 9. REVIEW OF MODULAR/PREFABRICATED STRUCTURAL PERMIT

- A. SuperSmokers - Walk-in cooler - 601 Stockell Drive.

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, the permit was extended for a twelve (12) month period.

This permit will be scheduled for review in August, 2012.

**10. LIQUOR LICENSE APPLICATION**

A. Most Sacred Heart Church - Temporary Full Liquor By the Drink - 350 East Fourth Street - September 18th.

On motion by Alderman Berry, seconded by Alderman Britt and unanimously passed, the liquor license was approved.

**11. BILLS FOR PAYMENT**

An amended list of bills, with the changes identified, was considered by the Board.

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

**12. STATEMENT OF FINANCES - JULY 31, 2011**

On motion by Alderman Britt, seconded by Alderman Leistner and unanimously passed, the Board of Aldermen acknowledged receipt of the financial statements for the period ending 7-31-11.

**13. CALL FOR CLOSED SESSION**

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

**14.**

Alderman Sir inquired about the status of the occupancy of the new building erected on the Fifth Street Motors property. He said the building has been sitting vacant for about three (3) months and the modular building was still being used.

The City Administrator said that issue was recently brought up and he would have the Building Department contact Fifth Street Motors.

**15. CENTRAL AVENUE EVENTS**

Alderman Beckerle distributed copies of a letter provided to businesses on Central Avenue regarding the prohibition on the sale of food and beverages on the sidewalk during special events and the allowance of coolers. He asked if this was now going to be enforced since it had been permitted up to this point.

City Attorney Kathy Butler commented that she had heard there were businesses that did not have a location on Central Avenue that may want to set up temporary sales stands during the Central Avenue events.

Alderman Sir suggested taking no action at this time regarding the sidewalk sales since August 19th was the last concert.

Economic Development Director Julie Wood said she was contacted about the letter but was not aware that it had been mailed out.

There was consensus that the Economic Development Director should be aware of any general communication that was provided to the local businesses.

Mayor Coffey commented that he did not have a problem with allowing Central Avenue businesses to set up on the sidewalk (when the street was closed for an event) if the businesses did not have ample room for on premise outside sales.

The City Attorney said that in the future the City may want to consider an application process for sidewalk sales at City sponsored events.

The consensus was to allow sidewalk sales for the balance of the year, for Central Avenue businesses, and possibly discuss the matter further for the 2012 Central Avenue events.

**16. CLOSED SESSION**

**17. OPEN SESSION RECONVENED**

**18. CHICKEN ORDINANCE AMENDMENT**

City Administrator Sabo directed the Board to the proposed amendment to the chicken harboring ordinance. The amendment would prohibit chickens within two hundred (200) feet of commercially zoned property.

18. CONT'D.

Following a general Aldermanic discussion, it was the consensus of the Board to limit the prohibition on chickens to residentially zoned property which is contiguous to commercially zoned property (and remove the two hundred (200) foot prohibition). Also, residential property which is at least three (3) acres in size could have chickens, regardless of the zoning of adjoining property. A revised bill will be placed on the 9-6-11 agenda.

19.

The City Administrator reported that the northern "Welcome to Eureka" sign was recently found to be cracked in half. It could not be determined if the sign was vandalized or not. Mr. Sabo suggested that both signs be transitioned to the new City logo, which could be done for \$1,500.00.

It was the consensus of the Board to replace both signs.

20.

Mayor Coffey related that John Schiller, a Eureka resident and sign company representative, contacted him about the City's interest in a message sign to inform the public about upcoming events.

Following a brief general discussion, the consensus was that staff should research the cost of such a sign and the Board would look into possible locations.

21.

City Administrator Sabo explained that a subcontractor of Ameren Missouri contacted him about parking eight (8) bucket trucks on City property. They will be working in Eureka for approximately eight (8) weeks trimming trees around power lines.

The consensus was that the trucks could be parked at the Community Center through August 31st and then an alternate location would need to be found.

22.

There being no further matters for discussion, the meeting was adjourned at 9:10 p.m.

For a record of the Closed Session at Item No. 16, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

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Ralph M. Lindsey, Jr., City Clerk