

1.

The City of Eureka Board of Aldermen met in regular session at 7:04 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 Murray. 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 Murray and unanimously passed, the Minutes of June 2, 2015 and June 8, 2015 were approved.

3. GUESTS

A. Don Hinkebein, of 324 Cerny Avenue, expressed concern about City storm water issues. He said he would like developers to be held responsible for problems that occur after a development is completed and should not be fixed with City tax money. He referred to the residential development at Augustine and Eureka Roads as an example.

4. CORNER LOT FRONT YARD FENCE APPLICATIONS

A. Christina Freund - 66 Muir Street

An application was received from Christina Freund for a corner lot front yard fence at 66 Muir Street. Mayor Coffey asked if there were any responses from the adjoining neighbor letters; City Administrator Sabo said there were none.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, the fence was approved with the condition that it not be placed on the easement (a concern expressed by the Hilltop Architectural Committee). Christina Freund said that was acceptable.

B. Victoria and Justin Dixon - 16853 Enderbush Lane

An application was received from Victoria and Justin Dixon for a corner lot front yard fence at 16853 Enderbush Lane.

Mayor Coffey asked if there were any responses from the adjoining neighbor letters; the City Administrator said there were none.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, the fence was approved.

5. PLANNING AND ZONING COMMISSION RECOMMENDATION FROM 5-27-15

A. The Commission recommended approval of a petition from Rebecca Shelton Heinz for rezoning of an approximately 1.75 acre parcel from LLRD (Large Lot Residential District) to C (Commercial) located at 711 Howerton Lane.

(For Board action see Item No. 8.)

6. PLANNING AND ZONING COMMISSION RECOMMENDATIONS FROM 6-10-15

A. The Commission recommended approval of a petition from E.R. Sutter for a Special Use Permit for a private ballfield in an M-2 Zoning District located at 353 Bald Hill Road.

On motion by Alderman Britt, seconded by Alderman Kee and unanimously passed, the Special Use Permit was approved with the two (2) conditions recommended by the Planning and Zoning Commission.

This permit will be scheduled for review in June, 2016.

B. The Commission recommended approval of a petition from Brewster Road, LLC for rezoning of parcels totaling approximately 293 acres from PC (Planned Commercial) and LLRD (Large Lot Residential District) to PRD (Planned Residential District) located at 764 and 765 Brewster Road and a portion of 4900 Six Flags Road.

(For Board action see Item No. 9.)

7. RESOLUTION NO. 6-16-15-1 RE: FISCAL 2014 - 2015 BUDGET AMENDMENT

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, Resolution No. 6-16-15-1 was read by City Attorney Butler by short title.

RESOLUTION NO. 6-16-15-1: A RESOLUTION TO AMEND THE FISCAL 2014 - 2015 BUDGET TO REFLECT ACTUAL EVENTS WHICH TOOK PLACE DURING THE 2014 - 2015 FISCAL YEAR.

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, the resolution was approved and adopted.

8. BILL NO. 2439 RE: REZONING 1.75 ACRES FROM LLRD TO PC

On motion by Alderman Berry, seconded by Alderman Murray and unanimously passed, Bill No. 2439 was read for the first time by short title.

BILL NO. 2439: AN ORDINANCE REZONING AN APPROXIMATELY 1.75 ACRE PARCEL LOCATED AT 711 HOWERTON LANE FROM LARGE LOT RESIDENTIAL DISTRICT TO PLANNED COMMERCIAL.

On motion by Alderman Sir, seconded by Alderman Kee and unanimously passed, Bill No. 2439 was read for the second time by short title.

On motion by Alderman Kee, seconded by Alderman Sir and unanimously passed, Bill No. 2439 was read for the third and final time.

Alderman Berry moved, THAT BILL NO. 2439 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Sir.

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

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2439 passed and designated it to be Ordinance No. 2332.

9. BILL NO. 2440 RE: REZONING 293 ACRES FROM PC AND LLRD TO PRD

Mayor Coffey explained that an amended bill and amended Emergency Access Agreement were prepared and the revised Emergency Access Agreement would be considered at a later date which was stated in the amended bill (Section 6). He said the meeting would be held at The Timbers Recreation Center and all Hilltop residents would be notified of the meeting by mail.

Ms. Jeannie Aumiller, a representative from McBride and Son Homes, spoke on behalf of Brewster Road, LLC and presented their proposal for a 528 home development (The Arbors of Rockwood) off of West Fifth Street at Workman Road. She said they currently owned approximately one-half of the property and the other half was under contract with Six Flags. Ms. Aumiller said they worked with Development Strategies to identify the types of homes which were most desired and also provided estimated statistics for this development. They identified a need for villas, where all maintenance would be provided. She explained that there would be one hundred twelve (112) villas - attached in groups of two (2), two hundred twenty (220) starter homes with fifty-two (52) foot wide lots, one hundred nineteen (119) step-up homes with sixty (60) foot wide lots and seventy-seven (77) luxury homes with seventy (70) foot wide lots. All homes would have two (2) car garages with the exception of the luxury homes which would have three (3) car garages. The price range would be approximately \$200,000.00 to over \$500,000.00. She said all lots would back up to common ground. She also said the project would result in approximately fourteen hundred (1,400) new residents and would generate \$13,100,000.00 in revenue. Jeannie Aumiller reviewed her presentation from the Planning and Zoning Commission meeting regarding water infrastructure, trails, trailhead parking, pavilions, dog park and the entrance lake with a fountain. All of those would be constructed by the developer. McBride will also be dedicating a thirty (30) foot wide trail right-of-way to the City through the development and selling a thirteen (13) acre site to the Rockwood School District for an elementary school. She said there would be one hundred sixty-four (164) acres of common ground and they would be preserving 50.25% of the trees. There would also be a second entrance to the development at Howerton Lane. She said they were currently working with MoDOT towards getting a traffic signal approved at West Fifth Street and Workman Road.

Mayor Coffey commented that in his discussions with Six Flags, they indicated that any future expansion of the park would be to the south of the west side of this development.

Alderman Sir said that in the area of the emergency access, an easement would be provided for possible future development of property to the north which is outside of the City.

Alderman Beckerle asked if restrooms would be provided at the pavilions; Jeannie Aumiller said they would not.

He also asked if there would be a traffic study. Jeannie Aumiller said that a study was being done but it was not yet completed. She added that the Traffic Engineer would be recommending a traffic signal on Fifth Street.

Alderman Beckerle inquired as to who would pay for the signal.

City Administrator Sabo said there was approximately \$112,000.00 remaining in West Fifth TIF Fund, from the dissolved West Fifth TIF District, which would be used to partially fund the signal. The balance will be paid by McBride.

Mayor Coffey commented that the cost of the signal at Highway 109 and Legends Parkway was approximately \$250,000.00.

9. CONT'D.

Alderman Murray asked if there would be sidewalks, for children who may want to walk to school; Ms. Aumiller said there would be sidewalks throughout the subdivision. She also commented about providing adequate storm water management facilities.

City Attorney Butler commented that in addition to McBride's engineer, the City engineer also would review the plans.

With the discussion concluded, on motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, Bill No. 2440 was read for the first time by short title, as amended.

BILL NO. 2440: AN ORDINANCE REZONING AN APPROXIMATELY 293 ACRE AREA FROM PLANNED COMMERCIAL AND LARGE LOT RESIDENTIAL DISTRICT TO PLANNED RESIDENTIAL DISTRICT.

On motion by Alderman Berry, seconded by Alderman Britt and unanimously passed, Bill No. 2440 was read for the second time by short title, as amended.

On motion by Alderman Kee, seconded by Alderman Britt and unanimously passed, Bill No. 2440 was read for the third and final time.

Alderman Kee moved, THAT BILL NO. 2440 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Berry.

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

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2440 passed and designated it to be Ordinance No. 2333.

10. BILL NO. 2441 RE: ADOPTION OF FISCAL 2015 - 2016 BUDGET

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, Bill No. 2441 was read for the first time by short title.

BILL NO. 2441: AN ORDINANCE ADOPTING THE FISCAL YEAR 2015 - 2016 CITY BUDGET.

On motion by Alderman Britt, seconded by Alderman Kee and unanimously passed, Bill No. 2441 was read for the second time by short title.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, Bill No. 2441 was read for the third and final time.

Alderman Berry moved, THAT BILL NO. 2441 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Britt.

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

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2441 passed and designated it to be Ordinance No. 2334.

11. REVIEW OF SPECIAL USE PERMITS

A. L'ecole Garderie Centre' - Alternate driveway in connection with day care facility - 213 Walton Drive.

B. E-Z Clean Car Wash, Inc. - Car wash/detail center to include the use of a drying canopy, free-standing dryer and two (2) vacuum islands - 79 Hilltop Village Center Drive.

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

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

E. E&M Plumbing Co., Inc. - Contractor's office with inside storage only - 101 Dreyer Avenue.

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

G. Kiddie College, LLC - Child day care facility - 600 & 608 Top Notch Lane.

On motion by Alderman Sir, seconded by Alderman Berry 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, 2016.

12. CONSIDERATION OF APPLICATION FOR 2016 CDBG FUNDS

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, the City Clerk was directed to submit the application for the Home Improvement Program for the 2016 Community Development Block Grant (estimated at \$20,000.00).

13. BILLS FOR PAYMENT

The list of bills was considered.

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

14. STATEMENT OF FINANCES - MAY 31, 2015

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, the Board of Aldermen acknowledged receipt of the financial statements for the period ending 5-31-15.

15. CALL FOR CLOSED SESSION

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

16.

Alderman Britt reported that there was a traffic visibility issue with overgrown bushes at South Virginia and West Frisco Avenues.

Alderman Britt also requested that the railroad be contacted about the height of the vegetation along the road between the tracks and that MoDOT should be contacted about cutting their right-of-way.

Alderman Britt said that he was contacted about the possibility of moving the old stone church building in Allenton.

Mayor Coffey said that according to Marilyn Leistner and the Eureka Historical Society, the owner was no longer interested in allowing it to be relocated.

17.

Alderman Sir said it was becoming difficult to see oncoming traffic because of the height of the bushes in the median on Meramec Blvd. He said he was planning to meet with the owner of The Shoppes at Hilltop, Charles Karam, regarding the matter.

18.

There was a brief general discussion about all of the work of the Mayor, Board and staff to get to the point of approving the McBride residential development.

19. CLOSED SESSION

20. OPEN SESSION RECONVENED

21.

There being no further matters for discussion, the meeting was adjourned at 9:00 p.m.

For a record of the Closed Session at Item No. 19, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

Ralph M. Lindsey, Jr., City Clerk