

1.

The City of Eureka Board of Aldermen met in regular session at 7:15 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 Beckerle and unanimously passed, the Minutes of August 4, 2015 were approved.

3. GUESTS

There were no guests present who wished to address the Board.

4. BOW HUNTING REQUEST

A request was received from Tom Rutz, Jr. for permission to bow hunt on a ten (10) acre parcel on Workman Road, owned by a relative. He said the residence was currently vacant. The bow hunting season runs from 9-15-15 to 1-15-16.

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, the bow hunting request was approved.

5. SPECIAL EVENT APPLICATIONS

A. Len Garson, representing Speedway Automotive - Vehicle and Equipment Auction - 18515 Old Highway 66 - October 10th or 17th.

Len Garson said he did not expect a large crowd and he would use a licensed auctioneer. This would be a one time sale only, on either October 10th or 17th. He said he had ample parking.

Mr. Garson said he had a retail sales license for any equipment that would be sold.

On motion by Alderman Beckerle, seconded by Alderman Murray and unanimously passed, the Special Event was approved.

B. Robin Messerla - Fundraiser - Kircher Park - September 27th.

Robin Messerla reviewed her proposed fundraising event for her granddaughter. She requested that the non-resident rental fee and the insurance requirement be waived.

Following a brief general discussion, on motion by Alderman Beckerle, seconded by Alderman Berry and unanimously passed, the Special Event was approved with the insurance requirement being waived but not the rental fee.

6. REAR YARD SETBACK STRUCTURE APPLICATION

A Rear Yard Setback Application was received from James and Kathleen Yates for a five (5) foot four (4) inch variance for a deck at 72 Autumn Way Court.

Mark Rigna, of Whalen Custom Homes, was in attendance representing the applicant.

Alderman Beckerle asked if there was any response from the adjoining property owner; City Administrator Sabo said there was not.

On motion by Alderman Beckerle, seconded by Alderman Murray and unanimously passed, the rear yard setback variance was approved.

7. DRIVEWAY EXTENSION APPLICATION

A Driveway Extension Application was received from Michael Wiegand for a seven (7) foot wide driveway extension at 17020 Elm Trail Drive.

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

8. PLANNING AND ZONING COMMISSION RECOMMENDATION FROM 8-12-15

The Commission recommended approval of a petition from Derrick Reeves, representing St. Louis Driveway, for a Special Use Permit for a contractor's office with inside storage located at 531 Howerton Lane.

Derrick Reeves reviewed his proposal to construct a building for his business which would serve as an office and provide indoor storage for all of his equipment. He also commented that he was a Eureka resident.

8. CONT'D.

On motion by Alderman Sir, seconded by Alderman Kee and unanimously passed, the Special Use Permit was approved.

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

9. BILL NO. 2451 RE: ESTABLISHING THE HILLTOP VILLAGE CENTER COMMUNITY IMPROVEMENT DISTRICT

On motion by Alderman Berry, seconded by Alderman Sir and unanimously passed, Bill No. 2451 was read for the first time by short title.

BILL NO. 2451: AN ORDINANCE OF THE CITY OF EUREKA, MISSOURI APPROVING A PETITION REQUESTING THE CREATION OF THE HILLTOP VILLAGE CENTER COMMUNITY IMPROVEMENT DISTRICT; DECLARING THE PROPERTY WITHIN SAID DISTRICT TO BE A BLIGHTED AREA UNDER THE COMMUNITY IMPROVEMENT DISTRICT ACT; ESTABLISHING THE DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT; APPROVING A DEVELOPMENT AGREEMENT AMONG THE CITY, THE DISTRICT AND PARCFRONT GROUP, LP; AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH; AND CONTAINING A SEVERABILITY CLAUSE.

On motion by Alderman Sir, seconded by Alderman Kee and unanimously passed, Bill No. 2451 was read for the second time by short title.

Alderman Beckerle inquired about the number of such districts which were already in existence within the City (e.g. Community Improvement Districts, Transportation Development Districts and Tax Increment Financing Districts) and said he would prefer not to vote on the bill at this meeting. Alderman Sir commented that over the years he has seen the center deteriorate and was definitely in favor of creating this Community Improvement District.

Alderman Murray asked about the blight issue.

Rob Klahr explained that the blighting only applied to this particular property and briefly commented about similar such districts in other municipalities with deteriorated shopping centers.

City Attorney Butler asked if all of the proposed improvements would be on private property; Rob Klahr said they would.

Alderman Murray asked if the term of the district could be extended.

Mr. Klahr said the term of the CID could only be extended if a new petition was submitted for City consideration.

Alderman Beckerle inquired as to if all of the tenants were contacted and what was their reaction (to the proposed improvements and to the 1% sales tax increase).

John Bradley said they met with several of the tenants and emailed all of them. No one had any issues and they hoped it would increase traffic to the shopping center.

Alderman Britt expressed concern about the main ingress/egress to the center and felt it needed improvements, such as an electric signal.

Rob Klahr commented that a signal could be something considered in the future as part of the improvement plans, based on traffic generated with new tenants.

With the discussion concluded, on motion by Alderman Kee, seconded by Alderman Berry and unanimously passed, Bill No. 2451 was read for the third and final time.

Alderman Berry moved, THAT BILL NO. 2451 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Sir.

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

The motion for adoption was passed unanimously.

Mayor Coffey declared Bill No. 2451 passed and designated it to be Ordinance No. 2343.

10. BILL NO. 2448 RE: GOLF CART REGULATIONS

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, Bill No. 2448 was read for the first time by short title.

BILL NO. 2448: AN ORDINANCE AMENDING THE MUNICIPAL CODE RELATING TO THE OPERATION OF GOLF CARTS.

10. CONT'D.

On motion by Alderman Berry, seconded by Alderman Murray and unanimously passed, Bill No. 2448 was read for the second time by short title.

On motion by Alderman Murray, seconded by Alderman Sir and unanimously passed, Bill No. 2448 was read for the third and final time.

Alderman Sir moved, THAT BILL NO. 2448 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Murray.

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. 2448 passed and designated it to be Ordinance No. 2344.

11. REVIEW OF SPECIAL USE PERMITS

A. McDonald's - Fast food restaurant with drive-through component - 12 Hilltop Village Center Drive.

B. McDonald's - Fast food restaurant with drive-through component - 5699 Fox Creek Road.

C. Cingular Wireless, Inc. - Radio, television and communications transmission tower with additional equipment at the base - 22 Hilltop Village Center Drive.

D. Steak 'n Shake - Fast food restaurant with drive-through component - 1509 West Fifth Street.

E. Monro Muffler Brake, Inc., d/b/a AutoTire Car Care Center - Tire and auto service center - 85 Hilltop Village Center Drive.

F. Ralph O'Toole - Parking of trucks that haul demolition material and waste equipment - 73 Williams Road.

G. Eureka Auto Collision - Automotive body and mechanical repair shop - 1023 West Fifth Street.

H. Mary Roy - Summer Day Camp - 18539 Fox Creek Forest Drive.

I. Fire Master Fire Apparatus, Inc. - Display, sales and service of emergency vehicles - 1299 West Fifth Street.

J. Culver's - Fast food restaurant with drive-through component - 400 Meramec Blvd.

K. America's Best Inn - Motel - 1725 West Fifth Street.

L. Butler Realty and Investment, Inc. - Residential use of a structure in a Commercial District - 611 West Fifth Street.

M. MotoMart - Convenience store with self-service motor fuel dispensing and all classes of package liquor sales - 5695 Fox Creek Road.

N. Pamela Wilson - Child day care facility - 138 South Virginia Avenue.

O. Big Boy's Towing and Recovery - Towing service - 410 West Fourth Street.

P. Steve and Deborah Nathe - Lavender Farm Special Events - 3 Winding Brook Estate Drive.

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

12. RECURRING BILLS FOR APPROVAL

The list of recurring bills, paid in July, was reviewed by the Board.

On motion by Alderman Berry, seconded by Alderman Britt and unanimously passed, the list of recurring bills was approved and accepted for the record.

13. BILLS FOR PAYMENT

The list of bills was considered by the Board.

Aldermen Sir and Beckerle both asked about the bill for \$43,465.00 to Florissant Sod Company. Upon review of the invoice, it was determined that this was not only for sod but was the entire bill for the creation of a new permanent soccer field in Legion Park.

A question was also raised as to what the annual cost was to change a portion of one of the baseball fields (Lions Park - Field 4) for soccer field use. (The Parks and Recreation Director related to the City Clerk that the annual cost was approximately \$3,500.00.)

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

14. STATEMENT OF FINANCES - JULY 31, 2015

On motion by Alderman Berry, seconded by Alderman Britt and unanimously passed, the Board of Aldermen acknowledged receipt of the financial statements for the period ending 7-31-15.

15. 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, personnel and public safety.

16. BALLOON GLOW EVENT

Alderman Sir thanked the Parks Department for their work in making the Balloon Glow Event such a success, especially considering the short time they had to organize it and the much larger than anticipated number of attendees.

17. CLOSED SESSION

18. OPEN SESSION RECONVENED

19.

There being no further matters for discussion, the meeting was adjourned at 9:15 p.m.

For a record of the Closed Session at Item No. 17, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

Ralph M. Lindsey, Jr., City Clerk