

1.

The City of Eureka Board of Aldermen met in regular session at 7:03 p.m. The meeting was opened with the Pledge of Allegiance.

Present at roll call were Mayor Coffey, Aldermen Leistner, Britt, Sir, Berry and Beckerle. Alderman Murray was absent.

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 passed with 4 "YES" Votes and 1 "ABSTENTION" (cast by Alderman Beckerle), the Minutes of June 7, 2016 were approved.

3. GUESTS

A. Jay Goble, of 533 Fairway Oaks Drive, inquired as to when the Planning and Zoning Commission would be considering the Flower and Fendler development proposal on part of The Legends golf course property.

City Attorney Butler said that an application had not yet been received.

City Administrator Sabo added that if and when an application was received the property would be posted and a notice published in the Current News Magazine and posted on the City's website.

B. Tod Fagan and Brian Ligenbacher were in attendance to discuss the Laclede Gas easement request which was initially presented at the meeting of 5-3-16 (see Minutes 5-3-16-4). Tod Fagan said they determined that a twenty (20) foot by forty (40) foot easement would be adequate and a forty (40) foot by forty (40) foot easement would not be necessary. They would plant trees to provide a visual buffer and construct concrete bollards behind the trees and fence enclosure. He also said they would not require an entrance road.

Pictures of a similar facility were provided which had a chainlink fence. Alderman Sir commented that a chainlink fence would not be appropriate for a residential area and he also asked about the types of trees which would be planted.

Tod Fagan said the fence did not have to be chainlink and they would plant whatever species of trees the City desired.

Alderman Beckerle inquired as to the distance the regulator station would be from the roadway; Brian Ligenbacher said it would be at least twenty (20) feet from the sidewalk.

City Attorney Butler commented that there was still a safety issue with the proposed location.

Alderman Sir asked about the frequency of activity at the regulator station.

Mr. Fagan said there would be normal monthly maintenance of about an hour and a half and rarely was anything else required.

Mayor Coffey asked if a site in Muir Park had been considered.

Tod Fagan said they looked at the site and determined that with the number of trees which would need to be removed, the amount of rock and it being in a low area where water accumulates they were opposed to that location.

Alderman Sir said he would prefer not to vote on the matter at this time.

There was consensus to table the request.

4. MODULAR/PREFABRICATED STRUCTURAL PERMIT APPLICATION

McBride and Son Homes - Office trailers (2) - Lots 5A/6A and 7A/8A (The Arbors of Rockwood).

Jeff Lewis, the Senior Project Manager for McBride, reviewed their application to place two (2) temporary office trailers on their property. He said the trailers were new and would be immediately removed once the display homes were constructed. They would also construct a parking lot for the trailers which would then be used for the display homes.

Alderman Beckerle inquired about the time frame for completion of the display homes. Jeff Lewis said they would be completed in approximately ninety (90) days from the start date. He added that the two (2) sales trailers would serve the entire development.

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

5. PLANNING AND ZONING COMMISSION RECOMMENDATION FROM 6-15-16

A. The Commission recommended approval of a petition from Dale Hicks, representing Dale Hicks and Associates, for rezoning of approximately 6.26 acres from R-1 (Single-family Residential) and R-5B (Multiple-family Residential) to R-5B (Multiple-family Residential) located at 119 W. North Street (Unit A), 119 W. North Street, 125 W. North Street (Unit A), 125 W. North Street (Unit B), 125 and 243 W. North Street, 311, 321 and 329 Forby Road.

(For Board action see Item No. 6.)

6. BILL NO. 2492 RE: REZONING 6.26 ACRES TO R-5B

Dale Hicks reviewed his development proposal for eighteen (18) single-family attached homes and two (2) single-family detached homes. All the attached homes will be on individual lots with a common wall. The common wall will be insulated concrete up to the roof. He said there would be no more driveways on West North Street/Forby Road than what was there originally. The driveways will be constructed so that vehicles can turn around and not back onto the roadway.

Alderman Berry requested that the fee in lieu of park land for this subdivision be earmarked for Berry Park since the residents will likely use that park.

On motion by Alderman Sir, seconded by Alderman Berry and unanimously passed, Bill No. 2492 was read for the first time by short title.

BILL NO. 2492: AN ORDINANCE REZONING APPROXIMATELY 6.26 ACRES LOCATED ALONG FORBY ROAD AND WEST NORTH STREET TO "R-5B" MULTIPLE-FAMILY RESIDENTIAL.

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, Bill No. 2492 was read for the second time by short title.

On motion by Alderman Britt, seconded by Alderman Sir and unanimously passed, Bill No. 2492 was read for the third and final time.

Alderman Leistner moved, THAT BILL NO. 2492 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Berry.

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

The motion for adoption was passed unanimously by those Board members present.

Mayor Coffey declared Bill No. 2492 passed and designated it to be Ordinance No. 2380.

7. BILL NO. 2493 RE: CODE AMENDMENT RELATING TO COURT COSTS

An amended bill was distributed with the changes emboldened.

On motion by Alderman Britt, seconded by Alderman Berry and unanimously passed, the amended bill was read for the first time by short title.

BILL NO. 2493: AN ORDINANCE TO AMEND THE MUNICIPAL CODE RELATING TO MUNICIPAL COURT COSTS PROVISIONS.

On motion by Alderman Sir, seconded by Alderman Britt and unanimously passed, Bill No. 2493 was read for the second time by short title, as amended.

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, Bill No. 2493 was read for the third and final time.

Alderman Sir moved, THAT BILL NO. 2493 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Berry.

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

The motion for adoption was passed unanimously by those Board members present.

Mayor Coffey declared Bill No. 2493 passed and designated it to be Ordinance No. 2381.

8. RESOLUTION NO. 6-21-16-1 RE: FISCAL 2015 - 2016 BUDGET AMENDMENT

Resolution No. 6-21-16-1 was read by City Attorney Butler by short title.

RESOLUTION NO. 6-21-16-1: A RESOLUTION TO AMEND THE FISCAL 2015 - 2016 BUDGET TO REFLECT ACTUAL EVENTS WHICH TOOK PLACE DURING THE 2015 - 2016 FISCAL YEAR.

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

9. REVIEW OF SPECIAL USE PERMITS

A. 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.

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

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

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

E. 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, 2017.

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

A. Arthur and Meeghan Kociela - Off-site parking and storage - 615 Votaw Road and portions of 1400 and 1450 South Outer Road.

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

This permit will be scheduled for review in June, 2017.

11. CONSIDERATION OF APPLICATION FOR 2017 CDBG FUNDS

On motion by Alderman Berry, seconded by Alderman Leistner and unanimously passed, the City Clerk was directed to submit the application for the Home Improvement Program for the 2017 Community Development Block Grant (estimated at \$20,000.00).

12. RECURRING BILLS FOR APPROVAL

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

13. BILLS FOR PAYMENT

An amended list of bills, with the one (1) addition identified, was distributed and considered by the Board. On motion by Alderman Berry, seconded by Alderman Britt and unanimously passed, the amended list of bills was approved for payment.

14. STATEMENT OF FINANCES - MAY 31, 2016

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 5-31-16.

15. 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, potential litigation and public safety.

16.

Alderman Leistner reported that a resident contacted her about having a streetlight installed at the intersection of Augustine and Eureka Roads.

Mayor Coffey suggested waiting until the final placement of the trail at that point is determined.

Alderman Leistner also commented about the condition of the Burlington Northern Railroad crossing on South Central Avenue.

17.

Alderman Britt said he was contacted by a Eureka Police Officer, requesting consideration for a guardrail on the Williams Road off-ramp exit from eastbound I-44.

City Administrator Sabo said the request was under review by MoDOT.

Alderman Britt also said the timing of the traffic signal at East Fourth Street and Highway 109 needed to be reviewed.

Chief Wiegand said he has contacted MoDOT several times regarding that matter.

MoDOT will again be asked to review this request.

18. CLOSED SESSION

19. OPEN SESSION RECONVENED

20.

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. 18, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

Ralph M. Lindsey, Jr., City Clerk