

1. CALL TO ORDER

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 Flower, Aldermen Diekmann, Kilpatrick, Ascrizzi, Sir, Holloway and Murray.

Also in attendance were City Administrator Craig Sabo, City Attorney Kathy Butler, Police Chief Michael Wiegand and City Clerk Julie Wood.

2. MINUTES

On motion by Alderman Sir, seconded by Alderman Diekmann and unanimously passed, the minutes of September 15, 2020 and September 23, 2020 were approved.

3. GUEST PERIOD

A. Shawn Archambault, of 113 West North Street, stated that he had addressed the Board in June regarding the debris that has remained from the stalled development on Forby Road. He said that the debris, including a large tank and tractor trailer, has remained on the property and that the items are an eyesore to neighbors and the entire Eureka community. Mr. Archambault added that he had not heard from the City regarding the cleanup solutions.

Mayor Flower said that upon researching the property, he learned that the ownership is in transition as the property is in default, therefore the City couldn't find a responsible party. Mayor Flower assured Mr. Archambault that the City will continue to work toward getting the matter resolved, and that Building Commissioner John Boggs will contact Mr. Archambault with a follow-up.

B. Don Hinkebein, of 324 Cerny Avenue, inquired as to the status of completion of work on the Augustine Road trail project, and as to how the intersection of Cerny Avenue and Augustine Road was designed.

Mayor Flower explained that the engineer worked on the various items such as utility relocation and storm water improvements.

Mr. Hinkebein said that in his opinion they took an intersection that was bad and made it worse by putting a vertical curb on both sides of the road with large storm water collection structures. He stated that if there is a vehicle turning on Augustine Road from Cerny Avenue, it is difficult for vehicles turning onto Cerny Avenue to determine the proximity of their vehicle to the curb. He said that others are complaining about it and doesn't understand why it had to be constructed that way. Mayor Flower stated that the curb edge is to allow storm water to be conveyed from the street into the storm water drainage area. He said that he can send City staff to inspect it during a hard rain to determine if any improvements can be made, but he does not believe anything drastic can be done. Mr. Hinkebein also asked if a sign can be erected going East on Augustine Road to warn of the dangerous conditions turning onto side streets.

Mayor Flower said that he will have City staff study the issue to determine if additional signage would make a positive impact.

4. SPECIAL EVENT PERMIT APPLICATION

A. Daniel Grosvenor - Glow-in-the-Dark-Disc-Golf - Kircher Park - October 30th.

Mr. Grosvenor was in attendance to requesting permission to hold a Glow-in-the-Dark Disc Golf event at Kircher Park.

City Attorney Butler explained that it would require a Code amendment to have an event in the park at night.

Alderman Sir asked how attendees will be able to see without light.

Mr. Grosvenor said participants will be equipped with flashlights, so they can see any obstacles.

Alderman Kilpatrick inquired as to if insurance or security will be in place.

Mr. Grosvenor stated that he doesn't believe that security is needed and as far as insurance, he said that participants will be required to sign a waiver.

Following a general discussion, Mr. Grosvenor withdrew his application.

B. Camila's Tex Mex - Taco'about Our Teacher's - 54 Legends Parkway, Suite 152 - October 11th. Sarah Butler stated that she is requesting permission to hold a teacher appreciation event containing a few vendors and a band to celebrate local educators. She explained that tables will be placed six (6) feet apart and Covid-19 regulations will be followed.

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

5. PLANNING AND ZONING RECOMMENDATIONS FROM SEPTEMBER 23, 2020

A. The Commission recommended approval of a petition from Anthony Clavenna, representing Gateway Car Connections, LLC, for a Special Use Permit to perform motor vehicle detailing services at 1091 West Fifth Street in conjunction with their motor vehicle display lot previously authorized at a separate location.

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

B. The Commission recommended approval of a petition from Richard Reichart, representing Executive Auto Plaza, LLC, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue.

In response to concerns which were raised, Mr. Reichart stated that he would not have car carrier vehicles parked on the street for extended periods of time such as overnight.

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

C. The Commission recommended approval of a petition from David Chamberlin, representing Great Escapes RV Center, Inc. to amend their motor vehicle and RV sales display lot and service facility Special Use Permit at 18155 U.S. Highway 66 to include the operation of an outdoor propane tank.

On a motion by Alderman Diekmann, seconded by Alderman Ascrizzi and unanimously passed, the Amended Special Use Permit was approved with recommendations from the Planning and Zoning Commission.

6. RESOLUTION NO. 10-6-20-1 RE: CENVEO CHAPTER 100

Richard Wood, Rob Wilkenson, Jim Buerhig and Benjamin Musholt, representing Cenveo and the property owner, were in attendance to present the request consideration.

Mr. Musholt explained that when the facility was leased to Cenveo nearly ten (10) years ago the City granted tax abatement to Cenveo. He said that the abatement and lease are set to expire and Cenveo is currently renegotiating their lease to stay for an additional ten (10) years. He stated that Cenveo is requesting that the City extend the real property abatement at the same level for another ten (10) years and to discontinue the personal property tax abatement with Cenveo agreeing to maintain the 100 job requirement. Mr. Musholt explained that the tax savings allows a reduction in rent and makes the location more competitive with other locations that Cenveo would be able to lease elsewhere.

Mayor Flower asked if they expect that in ten (10) years Cenveo would ask for another extension. Mr. Wood said that twenty-five (25) years is the maximum period of time allowable for tax abatement and therefore could potentially ask for another five (5) year extension, but beyond that period of time, Cenveo would need to reevaluate how to remain in Eureka.

On motion by Alderman Ascrizzi, seconded by Alderman Diekmann and unanimously passed, the Resolution was read by City Attorney Kathy Butler by short title.

RESOLUTION NO. 10-6-20-1 RE: RESOLUTION OF OFFICIAL INTENT OF THE BOARD OF ALDERMEN OF THE CITY OF EUREKA, MISSOURI, FOR THE ISSUANCE OF THE CITY'S INDUSTRIAL DEVELOPMENT REVENUE BONDS TO FINANCED A PROJECT FOR THE BENEFIT OF VECPLLC, AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.

On motion by Alderman Sir, seconded by Alderman Ascrizzi and unanimously passed, Resolution No. 10-6-20-1 was approved and adopted.

7. BILL NO. 2670 RE: LAND DISTURBANCE REGULATIONS

On motion by Alderman Sir, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2670 was read for the first time by short title.

BILL NO. 2670: AN ORDINANCE AMENDING CHAPTER 10B OF THE MUNICIPAL CODE RELATING TO LAND DISTURBANCE PERMIT REQUIREMENTS.

On motion by Alderman Sir, seconded by Alderman Diekmann and unanimously passed, Bill No. 2670 was read for the second time by short title.

On motion by Alderman Ascrizzi, seconded by Alderman Sir and unanimously passed, Bill No. 2670 was read for the third and final time.

Alderman Sir moved, THAT BILL NO. 2670 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Diekmann.

7. CONT'D.

The roll call vote was as follows: Alderman Kilpatrick - YES; Diekmann - YES; Ascrizzi - YES; Sir - YES; Holloway - YES; Murray - YES.

The motion for adoption was passed unanimously.

Mayor Flower declared Bill No. 2670 passed and designated it to be Ordinance No. 2556.

8. BILL NO. 2671 RE: CONTRACT RENEWAL FOR SPECIAL COUNSEL SERVICES

On motion by Alderman Kilpatrick, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2671 was read for the first time by short title.

BILL NO. 2671: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR SPECIAL COUNSEL SERVICES.

On motion by Alderman Kilpatrick, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2671 was read for the second time by short title.

On motion by Alderman Kilpatrick, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2671 was read for the third and final time.

Alderman Sir moved, THAT BILL NO. 2671 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Diekmann.

The roll call vote was as follows: Alderman Kilpatrick - YES; Diekmann - YES; Ascrizzi - YES; Sir - YES; Holloway - YES; Murray - YES.

The motion for adoption was passed unanimously.

Mayor Flower declared Bill No. 2671 passed and designated it to be Ordinance No. 2557.

9. BILLS FOR PAYMENT

The list of bills was considered by the Board.

On a motion by Alderman Holloway, seconded by Alderman Diekmann and unanimously passed, the list of bills was approved for payment.

10. MAYORAL, ALDERMANIC AND STAFF COMMENTS AND REPORTS

Alderman Dieckmann commented that the Scarecrow Festival looks great and he has seen many people out enjoying viewing them.

Alderman Ascrizzi inquired about a Facebook post she saw that stated the fencing on Fifth Street was being replaced by MoDOT.

Police Chief Wiegand stated that he had not heard that, and questioned if it was accurate.

11. CALL FOR CLOSED SESSION

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

12. CLOSED SESSION

13. OPEN SESSION RECONVENED

14.

There being no further matters for discussion, the meeting was adjourned at 8:54 p.m.

For a record of the Closed Session Minutes at Item No. 12, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

Julie Wood, City Clerk