

1. DANGEROUS BUILDING PUBLIC HEARING RE: 18531 SOUTH FOX CREEK LANE  
Refer to separate Public Hearing Minutes.

2. CALL TO ORDER

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

Also in attendance were City Administrator Craig Sabo, City Attorney Kathy Butler, Captain Mike Werges and City Clerk Julie Wood.

There were sixteen (16) people in the audience; nine (9) in person and seven (7) online.

3. MINUTES

On motion by Alderman Diekmann, seconded by Alderman Ascrizzi and unanimously passed, the Minutes of October 3, 2023 were approved.

4. GUEST PERIOD

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

5. PLANNING AND ZONING RECOMMENDATIONS FROM OCTOBER 11, 2023

A. The Commission recommended approval of a petition from Puff Smoke Shop, Inc. for a Special Use Permit to operate a liquid gaseous nicotine product establishment at 187 Eureka Towne Center Drive.

Alderman Sir moved that the Special Use Permit be approved, seconded by Alderman Diekmann. The roll call vote was as follows: Alderman Sir - Yes; Diekmann - Yes; Murray - Yes; Kilpatrick - Yes; Holloway - Yes; Ascrizzi - No.

With five (5) "YES" votes and one (1) "NO" vote, the Special Use Permit was approved.

B. The Commission recommended approval of a petition from Central Baptist Church for rezoning of an approximately 0.17 acre parcel from R-4 (Single-Family Residential) to Commercial located at 611 North Central Avenue (see Item No. 6 below)

C. The Commission recommended approval of a petition initiated by the City of Eureka for rezoning of an approximately 0.43 acre parcel from Commercial to R-4 (Single Family Residential) at 208 Sheerin Avenue (see Item No. 8 below).

D. The Commission recommended approval of a petition initiated by the City of Eureka for rezoning of an approximate 0.22 acre parcel from Commercial to R-4 (Single Family Residential) at 105 West Avenue (see Item No. 8 below).

6. BILL NO. 2851 RE: REZONING 0.17 ACRES AT 611 NORTH CENTRAL AVENUE

On motion by Alderman Murray, seconded by Alderman Kilpatrick and unanimously passed, Bill No. 2851 was read for the first time by short title.

**BILL NO. 2851: AN ORDINANCE TO REZONE 0.17 ACRES AT 611 NORTH CENTRAL AVENUE FROM R-4 SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL**

On motion by Alderman Murray seconded by Alderman Kilpatrick and unanimously passed, Bill No. 2851 was read for the second time by short title.

**6. CONT'D.**

On motion by Alderman Murray seconded by Alderman Kilpatrick and unanimously passed, Bill No. 2851 was read for the third and final time.

Alderman Murray moved, THAT BILL NO. 2851 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Kilpatrick.

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

The motion for adoption was unanimously passed.

Mayor Flower declared Bill No. 2851 passed and designated it to be Ordinance No. 2737.

**7. BILL NO. 2852 RE: BASEBALL FIELD AND FACILITY LEASE AGREEMENT**

On motion by Alderman Diekmann, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2852 was read for the first time by short title.

**BILL NO. 2852: AN ORDINANCE AUTHORIZING ENTERING INTO A BASEBALL FIELD AND FACILITY LEASE AGREEMENT.**

On motion by Alderman Diekmann, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2852 was read for the second time by short title.

On motion by Alderman Diekmann, seconded by Alderman Ascrizzi and unanimously passed, Bill No. 2852 was read for the third and final time.

Alderman Sir moved, THAT BILL NO. 2852 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Diekmann.

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

The motion for adoption was unanimously passed.

Mayor Flower declared Bill No. 2852 passed and designated it to be Ordinance No. 2738.

**8. BILL NO. 2853 RE: REZONING MULTIPLE PARCELS FROM COMMERCIAL TO R-4**

On motion by Alderman Diekmann, seconded by Alderman Sir and unanimously passed, Bill No. 2853 was read for the first time by short title.

**BILL NO. 2853: AN ORDINANCE TO REZONE PARCELS ON SHEERIN AND WEST AVENUES FROM COMMERCIAL TO R-4 RESIDENTIAL.**

On motion by Alderman Sir, seconded by Alderman Diekmann and unanimously passed, Bill No. 2853 was read for the second time by short title.

On motion by Alderman Sir, seconded by Alderman Kilpatrick and unanimously passed, Bill No. 2853 was read for the third and final time.

Alderman Sir moved, THAT BILL NO. 2853 BE ADOPTED AS ORDINANCE BY ROLL CALL VOTE. The motion was seconded by Alderman Ascrizzi.

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

The motion for adoption was unanimously passed.

Mayor Flower declared Bill No. 2853 passed and designated it to be Ordinance No. 2739.

**9. STATEMENTS OF FINANCE - AUGUST 31, 2023**

The financial statement was reviewed by the Board.

On a motion by Alderman Sir, seconded by Alderman Holloway and unanimously passed, the Board of Aldermen acknowledged receipt of finance statements for the period ending 8-31-23.

**10. APPROVAL OF CITY DISBURSEMENTS**

The list of City disbursements was reviewed by the Board.

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

**11. MAYORAL, ALDERMANIC AND STAFF COMMENTS AND REPORTS**

Alderman Holloway said he wants to make sure that the second property on South Fox Creek Lane is being inspected and there is a course of action to make that property safe as well.

Alderman Murray and Kilpatrick congratulated Officer Sindel on his recent retirement. Alderman Kilpatrick said with various retirements and hiring of police officers, he looks forward to seeing how the new force comes together. He said after speaking with current police officers he would like the Board to consider looking at the vacation benefit. He stated that staff indicated that they would like less of a gap between earning three (3) weeks and four (4) weeks of vacation (currently staff earn three (3) weeks after five (5) years of service and earn four (4) weeks after twenty (20) years of service).

Alderman Ascrizzi thanked the Board and Mayor for donating to the NIOBY fundraiser.

**12. CALL FOR CLOSED SESSION**

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

**13. CLOSED SESSION****14. OPEN SESSION RECONVENED****15. MOUNTAIN BIKE PARK**

Mayor Flower reviewed the proposal that Stray Trails submitted to the Board for further improvements to the Mountain Bike Park.

On motion by Alderman Sir, seconded by Alderman Holloway and unanimously passed, Phase 2 Mountain Bike Park Maintenance and Redesign proposal was approved.

**16. HILLTOP PARK IMPROVEMENTS**

Mayor Flower suggested the Board consider having Bombshell Construction assess the Hilltop Park Lake at an hourly rate and provide a report of improvements for the lake as well as possible structures (pavilion, fishing dock) needed to make it more appealing and safer for people to use. He said their recommendation would be used to develop an RFP for the future project.

On motion by Alderman Sir, seconded by Alderman Diekmann and unanimously passed, Bombshell Construction was approved to work at an hourly rate to assess and develop the Hilltop Park Improvement Project for a future RFP.

17.

There being no further matters for discussion, the meeting was adjourned at 8:00 p.m.

For a record of the Closed Session Minutes at Item No. 13, see Minutes this date in the Closed Session File.

Respectfully submitted,

(Original with signature on file)

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Julie Wood, City Clerk