

City of Arnold, Missouri

**Public Hearing
Council Chamber**

**July 17, 2014
7:00 p.m.**

- A. 2014-14, Rezoning 2332 and 2340 Ridgecrest From R-4 to C-2.

Council Meeting

Immediately Following the Public Hearing

Amended Agenda

1. Pledge of Allegiance:
2. Opening Prayer: New Hope United Methodist Church – Rev. Steve Majdecki
3. Roll Call:
4. Business from the Floor:
5. Consent Agenda:
 - A. Minutes from July 2, 2014
 - B. Payroll Warrant # 1190 in the Amount of \$271,119.36
 - C. General Warrant # 5623 in the Amount of \$501,167.57
6. Ordinances:
 - A. **Bill No. 2587:** A Ordinance Approving a Rezoning of Two Tracts of Land in the City of Arnold, MO. Identified as Lots 1, 2 & Part of Lot 3 of Sterzik Home-Sites in U.S. Survey No. 2991, City of Arnold, Jefferson County, MO. R-4 to C-2.
7. Resolutions:
 - A. **Resolution No. 14-35: Has been removed.**
 - B. **Resolution No. 14-36:** A Resolution Authorizing the Mayor to Enter into a Contract with E. Meier Contracting to Pave the Main Parking Lot Phase #2 at Arnold City Park.
 - C. **Resolution No. 14-37:** A Resolution Authorizing the City to Accept Sanitary Sewers and Easements for Development known as Richardson Ridge Villas.
 - D. **Resolution No. 14-38:** A Resolution Authorizing the Mayor to Enter into a Contract with Obermoeller Contracting to Provide Construction Services for the Summer Sanitary Sewer Manhole Cured in Place Rehabilitation Project (MCIPR) For the City of Arnold.
 - E. **Resolution No. 14-39:** A Resolution Approving a Lease and Other Necessary Expenses for the Corridor 55 Co-Working Space Project.

F. **Resolution No. 14-40:** A Resolution Supporting Constitutional Amendment No.8
“Veterans Lottery Ticket” on the August 5th Ballot.

8. Motions:

- A. A Motion to Discount Annual Membership Rates at the Recreation Center for the Month of August.
- B. 2014-13, Conditional Use Permit for Drew’s Donut Shop at 1600 Jeffco Blvd.
- C. A Motion to Hold a Closed Session Immediately Following the City Council Meeting for the Purpose of Discussing Litigation Pursuant to RSMo Section 610.021 (1).

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports:

11. Adjournment:

Next Regular Council Meeting August 7, 2014 at 7:00 p.m.
Next Work Session August 14, 2014 at 7:00 p.m.

Mayor Ron Counts called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Rev. Steve Majdecki from New Hope United Methodist Church offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Counts, Crisler, Fulbright, Coleman, McArthur, Amato, Cooley, Freese, Plunk, Richison, Casey, Holden, Lewis, Sweeney, Boone, Blattner, Kroupa, Hall and Captain Ruckman.

RECOGNITION OF COUNTY COUNCIL

Mayor Counts thanked Jefferson County executives for their support with the Road Tax issue they had been discussing. He recognized and called forward Ken Waller, Bob Boyer, Renee Reuter, and Don Bickowski from the Jefferson County Council who were present tonight. The Mayor commended them for their efforts in ensuring that the City of Arnold will receive its fair share of the road tax proposition that will be on the August 5th ballot. Ken Waller stated that the county council voted 5-2 in favor after the first reading of the new percentage breakdown. There will now be a second and third reading before it has final approval, but he is glad that the city and county has been able to work together. He believes it to be greatly beneficial for municipalities and the county to work together for the betterment of the community at large. Mayor Counts stated he believes it shows real leadership to be able to work together. Bryan Richison informed everyone that this discussion has been going on awhile and that Mayor Counts and Ken Waller deserve a lot of credit as they have created many new opportunities to work together, such as the Co-op Purchasing ordinance that the County Council passed at their last meeting. He believes a firm foundation has been started and looks forward to further opportunities. Ken Waller informed the audience and council that they will be looking for locations to place signs for the road tax proposition if anyone has space available.

CHECK PRESENTATION

Susie Boone and Gary Plunk presented Mary Holden and Nancy Crisler a check in the amount of \$1500 for the meet and greet room at the renovated Animal Shelter. This was money raised at the Pomme Creek Golf Course Golf Tournament.

BUSINESS FROM THE FLOOR

Jane Konsewicz, 1286 Windcrest Circle - was here representing the Windcrest Subdivision in regards to the development at Ridgecrest. She stated that the back of their properties are having a lot of issues with dirt and mud after a rain due to the grading that is taking place at Ridgecrest. Residents are very concerned with the grading and what is being done to protect their property. Bryan Richison stated that the grading is far from complete and there will be a retaining wall built as well as a detention. Water will be diverted to an inlet in a controlled manner. He informed Ms. Konsewicz that the property of residents is always a top concern with the City on any development. Mary Holden invited Ms. Konsewicz and any other residents from the Windcrest subdivision to come to the Community Development office to look at the plans for Ridgecrest and to address any concerns. City staff will be happy to answer any questions they may have.

Bob Lindsley, 1182 Jere Lane – Stated he drove through the Windcrest Subdivision to view the progress of the Ridgecrest grading. He saw a lot of dirt piled up and he sees where there could be a problem. He stated he hopes that the City will be proactive, not reactive to this issue.

CONSENT AGENDA

- A. MINUTES FROM THE JULY 2, 2014 MEETING**
- B. PAYROLL WARRANT NO. 1190 IN THE AMOUNT OF \$271,119.36**
- C. GENERAL WARRANT NO. 5623 IN THE AMOUNT OF \$501,167.57**

Butch Cooley made a motion and so moved to approve the consent agenda.

Seconded by Gary Plunk. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Consent agenda approved.**

ORDINANCES

BILL NO. 2587 – AN ORDINANCE APPROVING A REZONING OF TWO TRACTS OF LAND IN THE CITY OF ARNOLD, MO. IDENTIFIED AS LOTS 1, 2 AND PART OF 3 OF STERZIK HOME-SITES IN U.S. SURVEY NO. 2991, CITY OF ARNOLD, JEFFERSON COUNTY, MO R-4 TO C-2 was read twice by City Clerk Tammi Casey. (Please note: Bill No. 2587 was used twice in error, however the ordinance numbers will be different.)

Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 14-36 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH E. MEIER CONTRACTING TO PAVE THE MAIN PARKING LOT PHASE #2 AT ARNOLD CITY PARK

Jason Fulbright made a motion and so moved to approve Resolution No. 14-36. Seconded by Paul Freese. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Resolution passed.**

RESOLUTION NO. 14-37 – A RESOLUTION AUTHORIZING THE CITY TO ACCEPT SANITARY SEWERS AND EASEMENTS FOR DEVELOPMENT KNOWN AS RICHARDSON RIDGE VILLAS

Mary Elizabeth Coleman made a motion and so moved to approve Resolution No. 14-37. Seconded by Brian McArthur. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Resolution passed.**

RESOLUTION NO. 14-38 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH OBERMOELLER CONTRACTING TO PROVIDE CONSTRUCTION SERVICES FOR THE SUMMER SANITARY SEWER MANHOLD CURED IN PLACE REHABILITATION PROJECT (MCIPR) FOR THE CITY OF ARNOLD

Paul Freese made a motion and so moved to approve Resolution No. 14-38. Seconded by Butch Cooley. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Resolution passed.**

RESOLUTION NO. 14-39 – A RESOLUTION APPROVING A LEASE AND OTHER NECESSARY EXPENSES FOR THE CORRIDOR 55 CO-WORKING SPACE PROJECT

Mary Elizabeth Coleman made a motion and so moved to approve Resolution No. 14-39. Seconded by Jason Fulbright. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, no; Freese, yes; Plunk, no; 6 yeas, 2 nays: **Resolution passed.**

**RESOLUTION NO. 14-40 – A RESOLUTION SUPPORTING
CONSTITUTIONAL AMENDMENT NO. 8 “VETERANS LOTTERY TICKET”
ON THE AUGUST 5TH BALLOT**

Nancy Crisler made a motion and so moved to approve Resolution No. 14-40.
Seconded by Brian McArthur. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes;
McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Resolution
passed.**

MOTIONS

**A MOTION TO DISCOUNT ANNUAL MEMBERSHIP RATES AT THE
RECREATION CENTER FOR THE MONTH OF AUGUST**

Susie Boone informed council this is done yearly to help boost membership sales as well
as to help with membership retention.

**Butch Cooley made a motion and so moved to approve the motion to discount
annual membership rates at the Recreation Center for the month of August.**
Seconded by Gary Plunk. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes;
McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Motion
carried.**

**2014-13, CONDITIONAL USE PERMIT FOR DREW’S DONUT SHOP AT 1600
JEFFCO BLVD.**

Mary Holden informed council that the Planning Commission held a public hearing on
July 8, 2014. There were no comments from the public and minimal discussion. The
Planning Commission is forwarding on a recommendation of approval.

**Mary Elizabeth Coleman made a motion and so moved to approve the conditional
use permit for Drew’s Donut Shop at 1600 Jeffco Blvd.** Seconded by Phil Amato.
Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes;
Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Motion carried.**

**A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING
THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING
LITIGATION PURSUANT TO RSMo SECTION 610.021 (1)**

Paul Freese made a motion and so moved to hold a closed session immediately following the city council meeting. Seconded by Butch Cooley. Roll call vote: Crisler, yes; Fulbright, yes; Coleman, yes; McArthur, yes; Amato, yes; Cooley, yes; Freese, yes; Plunk, yes; 8 yeas: **Motion carried.**

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Mayor Ron Counts – Informed council that he had given them information regarding the Global Leadership Summit being held on August 14th and 15th. There are complimentary tickets available from Pastor Schultz, who is present tonight for anyone that would like to attend. He also informed the council that last week he put in place an Ad Hoc committee for the golf course. The members of the committee are Gary Plunk, Dan Kroupa, Tom Scott and Bryan Richison. They will look at finances and the general dealings of the golf course. He believes that Susie Boone and her staff are doing an excellent job, but sometimes a fresh perspective can bring about good ideas. Mayor Counts also thanked the members from Jefferson County Council again for attending tonight's meeting. Mayor Pro-Tem Jason Fulbright will begin meeting regularly with Renee Reuter in an effort to increase communications between the city and county. He asked city residents and the council to support the Road Improvement, Maintenance and Safety Sales Tax proposition that will appear on the August 5th ballot. Mayor Counts stated that he is looking into the possibility of starting a Mayoral Committee for Jefferson County Mayors. There is one already in existence for St. Louis County and he believes that Jefferson County would benefit from Mayors of all municipalities meeting and working together for the betterment of all communities in the county.

Ward 3 – Paul Freese – Believes that a Mayoral Committee for Jefferson County is a great idea. He thanked Ed Blattner for the work that was done in the Rosewood Subdivision. He also encouraged everyone to come to the Farmers Market this Saturday. He thanked Dan Jones and Fortune Bank for the donation of tables and tents to the Farmers Market.

Ward 4 – Butch Cooley – Asked Ed Blattner for an update on Melody Lane. Mr. Blattner stated he has received approval and as long as funds are available they can begin.

Ward 3 – Phil Amato – Thanked Dan Kroupa for his work on the Road Tax Proposition issue. He also mentioned that next Thursday is the Taste of Arnold event at Immaculate Conception Church which benefits Arnold Food Pantry and encourages everyone to attend.

Ward 1 – Jason Fulbright – Informed the council that he will be bringing a resolution forward at the next meeting.

Ward 2 – Brian McArthur - Stated he is concerned about the grading issues at Ridgecrest. He believes we really need to stay on top of the situation and make sure things are done well. It is unacceptable for dirt to come onto someone's property.

ADMINISTRATIVE REPORTS

City Administrator Bryan Richison – Thanked Captain Ruckman for filling in for Chief Shockey at council meetings while he is on vacation. Mr. Richison also wanted to assure council that staff is paying close attention to the Ridgecrest project and they are on top of it.

Dan Kroupa – Informed council that the Finance Committee is looking at next year's budget. He also commended the Mayor for developing the Ad Hoc Golf Committee. There is a budget meeting tomorrow at 3:00 p.m. and encouraged all council members to attend. Mr. Kroupa also commended the Mayor on what he accomplished with the county regarding the road tax proposition. He knows it was difficult, but the Mayor stayed on top of it and it was a major accomplishment.

Susie Boone – Commended her staff for a job well done in regards to the July 4th celebration and thanked everyone that attended the event. She also commended Twilight Fireworks for a great show. The Recreation Center will be closed August 6th and 7th and 8th for yearly maintenance. The Jefferson County Art Show will be coming to the Recreation Center again this year. Ms. Boone also encouraged everyone to attend the Farmers Market.

Mary Holden – Thanked Susie Boone for the donation to the Animal Shelter.

Greg Hall – Informed the council that acquisitions have been completed in regards to the Michigan Ave. project and have been delivered to the Recorder of Deeds. He will submit right of way clearance certification next week. This was originally budgeted for

7

Regular Meeting

July 17, 2014

\$218,000 and the final cost came in under \$80,000. Those funds can now be used towards construction costs.

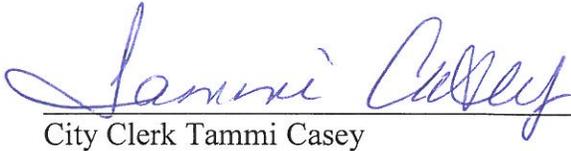
Mayor Counts announced a ten minute recess before going into closed session.

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Closed session ended at 8:27 p.m.

A motion to adjourn meeting was made by Mary Elizabeth Coleman. Seconded by Jason Fulbright. Voice vote: All yeas.

Meeting adjourned at 8:27 pm.


City Clerk Tammi Casey

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 7/17/2014

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	BILL NO. 2587	RESOLUTION NO. 14-36	RESOLUTION NO. 14-37	RESOLUTION NO. 14-38
COUNCIL MEMBERS:							
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	NANCY CRISLER	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	JASON FULBRIGHT	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	MARY ELIZABETH COLEMAN	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	PHIL AMATO	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	PAUL FREESE	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:		SUSIE BOONE	PRESENT	
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:		ED BLATTNER	PRESENT	
COM DEV	MARY HOLDEN	PRESENT	TREASURER:		DAN KROUPA	PRESENT	
FINANCE DIR:	DEBORAH LEWIS	PRESENT	DIR. OF ADMIN.		GREG HALL	PRESENT	
CITY COUNSELOR	BOB SWEENEY	PRESENT	POLICE DEPT.		CAPTAIN RUCKMAN	PRESENT	

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 7/17/2014

PAGE: 2

BILL NO - RESOLUTION - MOTION

		RESOLUTION NO. 14-39	RESOLUTION NO. 14-40	MOTION TO DISCOUNT REC. CENTER MEMBERSHIP FEES FOR AUGUST	MOTION TO APPROVE 2014- 13 CONDITIONAL USE PERMIT FOR DREW'S DONUTS	MOTION TO HOLD CLOSED SESSION	
COUNCIL MEMBERS:							
MAYOR	RON COUNTS						
COUNCIL:	NANCY CRISLER	YES	YES	YES	YES	YES	
COUNCIL:	JASON FULBRIGHT	YES	YES	YES	YES	YES	
COUNCIL:	MARY ELIZABETH COLEMAN	YES	YES	YES	YES	YES	
COUNCIL:	BRIAN MCARTHUR	YES	YES	YES	YES	YES	
COUNCIL:	PHIL AMATO	YES	YES	YES	YES	YES	
COUNCIL:	BUTCH COOLEY	NO	YES	YES	YES	YES	
COUNCIL:	PAUL FREESE	YES	YES	YES	YES	YES	
COUNCIL:	GARY PLUNK	NO	YES	YES	YES	YES	
CITY ADMINISTRATOR	BRYAN RICHISON			PARKS DIR:	SUSIE BOONE		
CITY CLERK	TAMMI CASEY			PUBLIC WORKS:	ED BLATTNER		
COM DEV	MARY HOLDEN			TREASURER:	DAN KROUPA		
FINANCE DIR:	DEBORAH LEWIS			DIR. OF ADMIN.	GREG HALL		
CITY COUNSELOR	BOB SWEENEY			POLICE DEPT.	CAPTAIN RUCKMAN		

The Public Hearing was called to order by Mayor Counts at 7:00 p.m. City Clerk Tammi Casey made note of those in attendance: Mayor Counts, Crisler, Fulbright, Coleman, McArthur, Amato, Cooley, Freese, Plunk, Richison, Casey, Holden, Lewis, Sweeney, Boone, Blattner, Kroupa, Hall and Captain Ruckman.

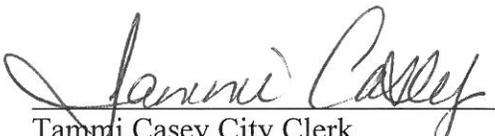
2014-14, REZONING 2332 AND 2340 RIDGECREST FROM R-4 TO C-2

Community Development Director Mary Holden spoke briefly. There has been a request to rezone 2332 and 2340 Ridgcrest. The Planning Commission held a meeting on July 8, 2014. Two residents, who are neighbors to the property, spoke. They were against the rezoning due to traffic issues and questioned who would pay for updates to Ridgcrest Road. The Planning Commission is forwarding a recommendation of approval by a vote of 7-0 with the findings as outlined in their report.

No comments from the public.

Comments followed from the council stating that residents have been asking if there is a plan for improvements to Ridgcrest if more commercial business comes in. Minimal discussion followed.

The Public Hearing ended at 7:04 p.m.


Tammi Casey City Clerk