

## City of Arnold, Missouri

---

**Public Hearing  
Council Chamber**

**May 7, 2015  
7:00 p.m.**

- A. 2015-08, Proposed C – 2 Commercial District Regulation Addition to Allow a 20 Foot Building Setback if Parking is Located Behind the Building.

---

**Council Meeting**

**Immediately Following the Public Hearing**

### Amended Agenda

1. Pledge of Allegiance:
2. Opening Prayer: TBD
3. Roll Call:
4. Business from the Floor:
5. Consent Agenda:
  - A. Minutes from April 16, 2015
  - B. Payroll Warrant #1210 in the Amount of **\$254,801.69**  
#1211 in the Amount of **\$252,481.23**
  - C. General Warrant #5641 in the Amount of **\$905,785.07**
6. Ordinances:
  - A. **Bill No. 2607:** An Ordinance Amending the Zoning Ordinance Bill No. 285, Ordinance No. 14.2 Relating to Section 6, Schedule of District Regulations, C-2 Commercial District.
7. Resolutions:
  - A. **Resolution No. 15-16:** A Resolution Authorizing the Mayor to Enter into a Agreement with Coca-Cola to Provide Beverage Exclusivity for all Community Events and Locations.
  - B. **Resolution No. 15-17:** A Resolution Authorizing the Mayor to Enter into an Agreement with Gateway Fireworks for Community Celebrations.
  - C. **Resolution No. 15-18:** A Resolution Authorizing the Mayor to Amend by Change Order #2 the Existing Contract with Hurst-Rosche Engineers Inc. to Provide for the Resumption of Engineering Design Services for the Melody Lane Road Improvements Projections Project for the City of Arnold.

8. Motions:
  - A. 2015-07, Conditional Use Permit for a Duplex at 1859 Engle Drive.
  - B. Zoning Map Ratifications.
  - C. A Motion to Hold a Closed Session Immediately Following the City Council Meeting for the Purpose of Discussing Litigation and Real Estate Pursuant to RSMo Section 610.021. (1) (2)
9. Reports from Mayor, Council, and Committees:
10. Administrative Reports:
11. Adjournment:

**Next Regular Council Meeting May 21, 2015 at 7:00 p.m.**  
**Next Work Session May 14, 2015 at 7:00 p.m.**

May 6, 2015  
Z:\CITYDOCS\AGENDA\COUNCIL\2015 Agenda\20150507.doc

Mayor Ron Counts called the meeting to order at 7:03 p.m.

The Pledge of Allegiance was recited.

Jason Fulbright offered the opening prayer.

Mayor Counts asked for a moment of silence in honor of Veteran Commission member Debbie Miller who recently passed away.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Amato, Plunk, Fulbright, Crisler, Freese, McArthur, Owens, Cooley, Richison, Casey, Holden, Sweeney, Boone (excused), Blattner, Kroupa and Captain Bonsack.

#### **BUSINESS FROM THE FLOOR**

NONE

#### **CONSENT AGENDA**

- A. MINUTES FROM THE APRIL 16, 2015 MEETING**
- B. PAYROLL WARRANT NO. 1210 IN THE AMOUNT OF \$254,801.69**
- C. PAYROLL WARRANT NO. 1211 IN THE AMOUNT OF \$252,481.23**
- D. GENERAL WARRANT NO. 5641 IN THE AMOUNT OF \$905,785.07**

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

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

#### **ORDINANCES**

**BILL NO. 2607 – AN ORDINANCE AMENDING THE ZONING ORDINANCE  
BILL NO. 285, ORDINANCE NO. 14.2 RELATING TO SECTION 6, SCHEDULE  
OF DISTRICT REGULATIONS, C-2 COMMERCIAL DISTRICT** was read twice  
by City Clerk Tammi Casey. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes;  
Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Ordinance  
approved.**

## RESOLUTIONS

### **RESOLUTION NO. 15-16 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH COCA-COLA TO PROVIDE BEVERAGE EXCLUSIVITY FOR ALL COMMUNITY EVENTS AND LOCATIONS**

**Gary Plunk made a motion and so moved to approve Resolution No. 15-16.** Seconded by Jason Fulbright. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Resolution passed.**

### **RESOLUTION NO. 15-17 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH GATEWAY FIREWORKS FOR COMMUNITY CELEBRATIONS**

**Paul Freese made a motion and so moved to approve Resolution No. 15-17.** Seconded by Jason Fulbright. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Resolution passed.**

### **RESOLUTION NO. 15-18 – A RESOLUTION AUTHORIZING THE MAYOR TO AMEND BY CHANGE ORDER #2 THE EXISTING CONTRACT WITH HURST-ROSCHE ENGINEERS INC. TO PROVIDE FOR THE RESUMPTION OF ENGINEERING DESIGN SERVICES FOR THE MELODY LANE ROAD IMPROVEMENTS PROJECTIONS PROJECT FOR THE CITY OF ARNOLD**

**Butch Cooley made a motion and so moved to approve Resolution No. 15-18.** Seconded by Gary Plunk. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Resolution passed.**

## MOTIONS

### **A. 2015-07, CONDITIONAL USE PERMIT FOR A DUPLEX AT 1859 ENGLE DRIVE**

Mary Holden informed council that a public hearing was held on April 14, 2015. Two residents spoke against allowing the duplex, citing traffic issues and narrow streets. The Planning Commission is forwarding a recommendation of approval by a vote of 8-0. Discussion from council followed.

Butch Cooley stated for the record, he has concerns with a duplex being built at this location. He and Gary Plunk have visited the site and have seen other duplexes in the immediate area that are in bad shape and look as though they are ready to fall down and he believes people are living in them. He and Mr. Plunk have received phone calls from residents voicing opposition to the building of the duplex, as the streets are narrow and they are concerned about possible traffic issues. Gary Plunk asked if the developer, Amber Cook owns any other property in that area or within the city limits. Ms. Cook stated they own another duplex that they rent behind Glatt Drive and they also own other properties within the city limits. Mayor Counts asked if the council would be more comfortable voting on the conditional use permit. Butch Cooley stated he would like a vote to occur.

**Jason Fulbright made a motion and so moved to approve the conditional use permit for a duplex at 1859 Engle Drive.** Seconded by Paul Freese. Roll call vote: Amato, yes; Plunk, no; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, no; 6 Yeas, 2 Nays: **Motion approved.**

## **B. ZONING MAP RATIFICATIONS**

Mary Holden informed council that this is a process that occurs from time to time. It ratifies all the zoning changes that council has approved by ordinance in the past and updates our zoning map. Ms. Holden reminded council that this is an approval, not legislation. Bryan Richison wanted to make clear the fact that if by chance there is a mistake on the map itself, an approval of the ratification of the zoning map would not re-zone the property. Re-zoning only takes place by the approval of ordinances that have been previously passed by council.

**Jason Fulbright made a motion and so moved to approve the zoning map ratifications.** Seconded by Nancy Crisler. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Motion approved.**

## **C. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING LITIGATION AND REAL ESTATE PURSUANT TO RSMo SECTION 610.021 (1) (2)**

**Butch Cooley made a motion and so moved to hold a closed session immediately following the City Council meeting.** Seconded by Jason Fulbright. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Motion approved.**

## REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

**Mayor Ron Counts** – No report

**Ward 1 – Nancy Crisler** – Thanked the City and School District for holding the Community Summit, it was a big success. Ms. Crisler also thanked Ed Blattner and Bryan Richison for their work with MoDot in regards to trucks using Starling and Tenbrook to get to the industrial area. She has received word that MoDot will be placing signs prohibiting truck use in those areas. Ms. Crisler also thanked the Public Works Department for their quick response times with storm water and other issues.

**Ward 3 – Paul Freese** – Advised council that the Liquor Committee held a meeting tonight. They have received a liquor license application from Sybergs, which will be located in Arnold Crossroads and are forwarding a recommendation of approval. **Paul Freese made a motion and so moved to approve the liquor license application for Sybergs.** Seconded by Butch Cooley. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Motion approved.**

Mr. Freese informed council that the Liquor Committee also reviewed all liquor license renewal applications that have been received to date. **Paul Freese made a motion and so moved to approve all liquor license renewal applications received to date.** Seconded by Nancy Crisler. Roll call vote: Amato, yes; Plunk, yes; Fulbright, yes; Crisler, yes; Freese, yes; McArthur, yes; Owens, yes; Cooley, yes; 8 Yeas: **Motion approved.**

Mr. Freese requested from Captain Bonsack to have the speed trailer used in subdivisions now that school will be out for the summer. It helps to keep children safer while playing outside. Captain Bonsack informed him that the speed trailer has already been deployed.

**Ward 4 – Butch Cooley** – Mentioned that Phil Amato was an extra in a movie that is being filmed in the area.

**Dan Kroupa** – Thanked the Mayor for the Community Summit. He feels it was a great success and a wonderful thing for the community.

**Ward 2 – David Owens** – Thanked Bryan Richison, Ed Blattner and Mary Holden for their work and quick response regarding a sign issue he had.

**Ward 3 – Phil Amato** – Informed the council that the Tourism Committee met this week. The library was requesting the restaurant coupon flyers for placement in the summer reading program bags, and the Tourism Committee approved paying for the

flyers. Also the Russian pianist that held a concert in Arnold before will be back for another concert at St. John's Lutheran Church. The concert will be free, but donations will be accepted and go to the Food Pantry. Mr. Amato invited Mike Evans to the microphone to give an update on the Veterans Commission. Mr. Evans thanked Mayor Counts for the moment of silence in honor of Debbie Miller. The committee is working on placing the flags on Jeffco and Highway 141, the round-a-bout and the Meramec Bridge on May 18<sup>th</sup>. Volunteers from Boeing will be helping to place the flags.

**Ward 1 – Jason Fulbright** – Thought the Community Summit was a wonderful event. Mr. Fulbright also stated that he visited the Farmers Market last Saturday and thinks it will do very well this year.

#### **ADMINISTRATIVE REPORTS**

**Bryan Richison** – Spoke regarding the potential new city logo designs that he had distributed to the council. Mr. Richison took an informal poll to determine which design the council preferred and work will move forward with that choice.

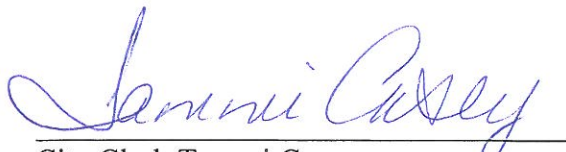
**Ed Blattner** – Informed council that the Michigan Ave. project is progressing. He also stated that the Melody Lane road improvement projections project will resume after the passing tonight of Resolution No. 15-18.

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

.....  
Closed session ended at 8:25 p.m.

A motion to adjourn the meeting was made by Paul Freese. Seconded by Jason Fulbright. Voice vote: All yeas.

Meeting adjourned at 8:25 p.m.

  
\_\_\_\_\_  
City Clerk Tammi Casey

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 5/7/2015

PAGE: 1

BILL NO - RESOLUTION - MOTION

|                           |                 | ROLL CALL | CONSENT AGENDA       | BILL NO. 2607  | RESOLUTION NO. 15-16 | RESOLUTION NO. 15-17 | RESOLUTION NO. 15-18 |
|---------------------------|-----------------|-----------|----------------------|----------------|----------------------|----------------------|----------------------|
| <b>COUNCIL MEMBERS:</b>   |                 |           |                      |                |                      |                      |                      |
| <b>MAYOR</b>              | RON COUNTS      | PRESENT   |                      |                |                      |                      |                      |
| <b>COUNCIL:</b>           | PHIL AMATO      | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | GARY PLUNK      | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | JASON FULBRIGHT | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | NANCY CRISLER   | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | PAUL FREESE     | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | BRIAN MCARTHUR  | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | DAVID OWENS     | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>COUNCIL:</b>           | BUTCH COOLEY    | PRESENT   | YES                  | YES            | YES                  | YES                  | YES                  |
| <b>CITY ADMINISTRATOR</b> | BRYAN RICHISON  | PRESENT   | <b>PARKS DIR:</b>    | SUSIE BOONE    |                      | EXCUSED              |                      |
| <b>CITY CLERK</b>         | TAMMI CASEY     | PRESENT   | <b>PUBLIC WORKS:</b> | ED BLATTNER    |                      | PRESENT              |                      |
| <b>COM DEV</b>            | MARY HOLDEN     | PRESENT   | <b>TREASURER:</b>    | DAN KROUPA     |                      | PRESENT              |                      |
| <b>CITY ATTORNEY</b>      | BOB SWEENEY     | PRESENT   | <b>POLICE DEPT.</b>  | CAPTAIN BONSAK |                      | PRESENT              |                      |



CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 5/7/2015

PAGE: 2

BILL NO - RESOLUTION - MOTION

|                           |                 | MOTION TO APPROVE CONDITIONAL USE PERMIT 2015-07 | MOTION TO APPROVE ZONING MAP RATIFICATIONS | MOTION TO HOLD CLOSED SESSION | MOTION TO APPROVE SYBERGS LIQUOR LICENSE APPLICATION | MOTION TO APPROVE LIQUOR LICENSE RENEWAL APPLICATIONS |  |
|---------------------------|-----------------|--|--|-------------------------------|--|---|--|
| <b>COUNCIL MEMBERS:</b>   |                 |  |  |                               |  |   |  |
| <b>MAYOR</b>              | RON COUNTS      |  |  |                               |  |   |  |
| <b>COUNCIL:</b>           | PHIL AMATO      | YES  | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | GARY PLUNK      | NO   | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | JASON FULBRIGHT | YES  | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | NANCY CRISLER   | YES  | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | PAUL FREESE     | YES  | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | BRIAN MCARTHUR  | YES  | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | DAVID OWENS     | YES  | YES  | YES                           | YES  | YES   |  |
| <b>COUNCIL:</b>           | BUTCH COOLEY    | NO   | YES  | YES                           | YES  | YES   |  |
| <b>CITY ADMINISTRATOR</b> | BRYAN RICHISON  |  |  | <b>PARKS DIR:</b>             | SUSIE BOONE  |   |  |
| <b>CITY CLERK</b>         | TAMMI CASEY     |  |  | <b>PUBLIC WORKS:</b>          | ED BLATTNER  |   |  |
| <b>COM DEV</b>            | MARY HOLDEN     |  |  | <b>TREASURER:</b>             | DAN KROUPA   |   |  |
| <b>CITY ATTORNEY</b>      | BOB SWEENEY     |  |  | <b>POLICE DEPT.</b>           | CAPTAIN BONSAK                                       |   |  |