

**FESTUS CITY COUNCIL  
PUBLIC HEARING MINUTES  
January 9, 2019**

Mayor Cage presided over the three public hearings. In attendance for the hearings were: Mayor Mike Cage, City Administrator Greg Camp, Public Works Supt. Matt Clemens, City Clerk Kerry Patek. Council Members – Dave Boyer, Gary Underwood, Brian Wehner, Bobby Venz, Bill Gray and Mike Cook.

The Festus City Council held a public hearing on January 9, 2019 at 6:45 p.m. for the purpose of receiving public input regarding the adoption of a new Comprehensive Plan for the City of Festus. All interested parties were welcome to attend. Mayor Cage called the hearing to order at 6:45 p.m. City Administrator Greg Camp stated that this process began about three years ago. Mr. Camp stated that H3 Studios had been working on this plan for a while and that the City Council members had a few months to review the plan. Mayor Cage stated the new plan is very similar to the old plan. Mr. Camp stated it was good policy to update a city's comprehensive plan every 15-20 years. Matt Clemens stated the campus concept is new in this plan and is for a mixed use area. No public comments were received. Mayor Cage closed the hearing at 6:49 p.m.

The Festus City Council held a public hearing on January 9, 2019 at 6:50 p.m. for the purpose of hearing a request for rezoning from N-1 to R-1 for a 75 acre tract of land located at 1831 West Main Street (formerly known as the Burns Farm). All interested parties were welcome to attend. Mayor Cage called the hearing to order at 6:50 p.m. Brad R., 1817 Hawk Pointe, expressed concern about traffic flow once the new development is completed. Mayor Cage stated the City did not own the street, that it was in the jurisdiction of the Festus Special Road District. Greg Camp stated the City has a good relationship with the Special Road District and they are aware of the impact this proposed development will have on the area. Jim Chandler, 1963 W. Main, expressed concern about the impact the development may have on his property which is adjoining the development. No further comments were made. Mayor Cage closed the hearing at 7:00 p.m.

The Festus City Council held a public hearing on January 9, 2019 scheduled for 6:55 p.m. Mayor Cage called the hearing to order at 7:00 p.m. Matt Clemens gave a staff report informing Council that this hearing was for the Planned Unit Development for the proposed development at 1831 West Main Street (formerly known as the Burns Farm). No public comments were made. Mayor Cage closed the hearing at 7:04 p.m.

**FESTUS CITY COUNCIL  
MEETING MINUTES  
January 9, 2019  
7:00 p.m.**

The City Council of the City of Festus, Missouri met in regular session on January 9, 2019 at 7:05 p.m. The following Council members were present for roll call: Underwood, Boyer, Venz, Cook, Gray and Wehner; Absent – Wilkey and Tinnin. Mayor Mike Cage presided over the meeting. Also present City Administrator Greg Camp, City Clerk Kerry Patek, Police Chief Tim Lewis, Asst. Fire Chief Chuck Boyer, Finance Director Pat Parsons, Treasurer Lori Eisenbeis, Public Works Supt. Matt Clemens, Parks Supt. Larry Crites and City Attorney Larry Wadsack.

Council, staff, etc. then said the Pledge of Allegiance.

**Minutes**

Minutes of the December 19, 2018 council meeting were presented for approval. **Councilman Cook made a motion to approve the minutes, seconded by Councilman Venz. Motion carried unanimously. On a call by the chair, minutes of the council meeting were then approved.**

**Warrants**

Mayor Cage reported warrants in the amount of \$713,174.28. **Councilman Cook made a motion to approve the warrants, seconded by Councilman Boyer. Councilman Gray asked about a payment and Greg Camp explained it was a Tourism grant for the hosting of a regional conference for the Optimists. Votes to approve the warrants were as follows: Ayes – Underwood, Venz, Boyer, Wehner, Gray, and Cook; Nays – none.**

**Visitors**

Michael Mudd, 10929 Bailey School Rd., addressed Council asking about the proposed development (formerly the Burns Farm) and the Artesian wells on the property and if they would be properly sealed. Councilman Cook explained the process in working with the DNR on closing such wells and that everything would be handled in compliance with DNR regulations.

### Correspondence

Clerk Patek stated she received a letter from Giving Something Back to the Community asking permission to hold their Annual Dr. Martin Luther King Jr. March on Sunday, January 20, 2019. The march will start in Crystal City and end at Trinity Mt. Carmel Church on S. Adams St. in Festus where there will be a short program. The march starts at 2:00 p.m. **Councilman Wehner made a motion to approve this request, seconded by Councilman Venz. Motion carried unanimously.**

### Bids

#### Public Works – New Concrete Power Screed

Matt Clemens stated three bids were received as follows: NuWay \$6,147.40; Carter Waters \$6,138.75; and Bobcat St. Louis \$6,965.00. After review of all bids staff recommends accepting the bid from NuWay for \$6,147.40.

**Councilman Venz made a motion to approve the purchase, seconded by Councilman Underwood. Motion was approved by the following votes: Ayes – Boyer, Gray, Wehner, Venz, Underwood and Cook; Nays – none.**

#### Public Works – New Ford ¾ Ton 4x4 Pick Up

Matt Clemens asked for approval to purchase a Ford ¾ ton 4x4 Pick Up from Joe Machens Ford under the state bid for \$26,504.00. **Councilman Venz made a motion to approve the purchase, seconded by Councilman Boyer. Motion was approved by the following votes: Ayes – Boyer, Gray, Wehner, Venz, Underwood and Cook; Nays – none.**

### Ordinances and Resolutions

**Bill No. 4493** - An Ordinance of the City Council of the City of Festus, MO.; Approving the Plat of Truman Place Plat Two; and establishing an effective date. Clerk Patek read Bill No. 4493 for the first time. Mayor Cage called for discussion. Matt Clemens gave a staff report. **Councilman Cook made a motion to read Bill No. 4493 for a second time by title only. Motion was seconded by Councilman Gray. Clerk Patek read Bill No. 4493 for the second time. Motion was approved by the following votes: Ayes – Boyer, Gray, Wehner, Underwood, Cook and Venz; Nays – none. Mayor Cage declared Bill No. 4493 passed.**

**Bill No. 4494** - An Ordinance of the City Council of the City of Festus, MO.; Amending the Zoning Map of said City as established by the Planning and Zoning Ordinances of the City of Festus, MO.; and establishing an effective date. Clerk Patek read Bill No. 4494 for the first time. Mayor Cage called for discussion. Matt Clemens gave a staff report informing Council this was the rezoning from N-1 to R-1 for 1831 W. Main Street (formerly known as the Burns Farm).

**Councilman Venz made a motion to read Bill No. 4494 for a second time by title only. Motion was seconded by Councilman Boyer. Clerk Patek read Bill No. 4494 for the second time. Motion was approved by the following votes: Ayes – Boyer, Underwood, Cook, Venz, Gray and Wehner; Nays – none. Mayor Cage declared Bill No. 4494 passed.**

**Bill No. 4495** - An Ordinance of the City Council of the City of Festus, MO.; Approving the Planned Unit Development for 63.46 Acres off of West Main Street in Festus, MO. (formerly known as the Burns Farm); and establishing an effective date. Clerk Patek read Bill No. 4495 for the first time. Mayor Cage called for discussion. Matt Clemens gave a staff report. Councilman Gray asked about the sidewalk that was previously discussed from the development to Festus school. Gene Fribis, engineer on the project, stated that the initial idea was to put a sidewalk in the development to the school. However, several issues arose causing the idea to be scratched, such as the topography of the land, stairs would have to be put in which would then make it non ADA compliant, and the sidewalk would go between two properties and that would not be attractive to potential buyers for a public sidewalk going right through their property

**Councilman Cook made a motion to read Bill No. 4495 for a second time by title only. Motion was seconded by Councilman Venz. Motion did not carry as Councilman Gray voted no for a second reading. Bill No. 4495 will be carried over to the January 23, 2019 meeting.**

**Bill No. 4496** - An Ordinance of the City Council of the City of Festus, MO.; Adopting the 2030 City of Festus Comprehensive Plan; incorporating said Comprehensive Plan as a part of this Ordinance; and establishing an effective date. Clerk Patek read Bill No. 4494 for the first time. Mayor Cage called for discussion. Matt Clemens gave a staff report. **Councilman Venz made a motion to read Bill No. 4496 for a second time by title only. Motion was seconded by Councilman Wehner. Clerk Patek read Bill No. 4496 for the second time. Motion was approved by the following votes: Ayes – Boyer, Underwood, Cook, Venz, Gray and Wehner; Nays – none. Mayor Cage declared Bill No. 4496 passed.**

## New Business

### **2019 Road Block Schedule**

Clerk Patek presented the 2019 Roadblock Schedule for approval. Clerk Patek stated all entities had their paperwork in and met the qualifications of the City to hold a road block. The schedule is as follows: January/February – none allowed; March – Twin City Amvets Post 171; April – VFW Buddy Poppy Drive; May – Shop With a Cop; June – Our Cancer Hero; July – Open; August – Festus Fire Department; September – Mapaville State School PTO; October – Knights of Columbus; November/December – none allowed. **Councilman Wehner made a motion to approve this request, seconded by Councilman Underwood. Motion was approved unanimously.**

**Old Business** - none

## **Reports**

City Administrator provided a written report which included the items listed below.

- Employees and Department Heads working on initial surveys for City Pay Plan Consultant, Austin Peters Group
- Met with Randy Casey, Supt. for Festus Special Road District and received their first payment to the City under the tax sharing agreement that was executed in 2017. Approximately \$78,000 to be utilized for upcoming transportation projects
- Anticipating a January 18<sup>th</sup> closing on the Lee Avenue property with Balke Brown Transwestern
- Making progress with Tammy Fadler and Festus Commons, LLC regarding a proposed Community Improvement District for the development
- Spoke with Jason Eisenbeis about upcoming K-Mart closure. Developer RL Jones inquired about possibility of closing Brierton to accommodate future business loading docks. Jones has discussed subdividing the existing building to accommodate three retailers

Councilman Venz – Asked Mr. Camp about street lighting throughout the City. Pat Parsons stated the City pays over \$14,000 per month for street lights. Greg Camp stated that new requirements are coming out relating to lighting for streets and lighting for pedestrians. Asked about basketball goals in the street. Matt Clemens stated that basketball goals cannot be in the street and if he sees one he moves onto the property. Councilman Cook stated there is not enough for kids to do and was not against allowing them to put the basketball goal in the street. Greg Camp stated that if the goal caused an obstruction and caused an accident, the person who placed it there could be liable.

Councilman Venz also asked about dog barking issues. Matt Clemens stated that animal control cannot do anything without a formal complaint in writing.

Councilman Cook – Stated he attended a meeting regarding recycling. Greg Camp stated recycling has become an issue and Council needs to think about how they are going to handle recycling going forward. Councilman Cook asked Greg Camp to look into the landlord ordinance that Maryland Heights has. Councilman Cook asked Chief Lewis how the extra patrol in Bailey Station was going. Chief Lewis stated that the extra patrol presence is making a difference. Councilman Cook asked Greg Camp to contact the gentleman on Sweeney Drive.

Councilman Wehner – Stated that Collins Drive is coming along well.

City Administrator Camp reminded everyone that April 13, 2019 would be the City wide spring clean-up.

Councilman Underwood – Asked if we had any details on the closing of the K-Mart store in Crystal City. Greg Camp stated that he was told the store would close in March.

Councilman Cook – Asked Matt Clemens to take a look at Masters Drive.

### **Adjournment**

Councilman Cook made a motion to adjourn, seconded by Councilman Boyer. On a call by the chair the motion carried unanimously. Meeting adjourned at 8:00 p.m.