

**FESTUS CITY COUNCIL
MEETING MINUTES
June 13, 2018
7:00 p.m.**

The City Council of the City of Festus, Missouri met in regular session on June 13, 2018 at 7:00 p.m. The following Council members were present for roll call: Tinnin, Boyer, Underwood, Wilkey, Gray and Cook; Absent – Venz and Wehner. Mayor Mike Cage presided over the meeting. Also present City Administrator Greg Camp, City Clerk Kerry Patek, Police Chief Tim Lewis, Fire Chief Kevin Cremer, Public Works Supt. Matt Clemens, Parks Supt. Larry Crites, Finance Director Pat Parsons, Treasurer Lori Eisenbeis and City Attorney Larry Wadsack.

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

Amend the Agenda

Councilman Cook made a motion to Amend the Agenda to Add Item D under New Business – Appointments – Marcus Shepherd to the Board of Adjustment and Charles Underwood to the Park Board. Motion was seconded by Councilman Boyer. Motion carried unanimously.

Minutes

Minutes of the May 23, 2018 council meeting and the June 6, 2018 work session (open and closed) were presented for approval. **Councilman Cook made a motion to approve the minutes, seconded by Councilman Underwood. 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 \$897,448.34. Councilman Gray made a motion to approve the warrants, seconded by Councilman Cook. On a call by the chair the votes were as follows: Ayes – Underwood, Wilkey, Gray, Tinnin, Cook, and Boyer; Nays – None. **Warrants were then approved.**

Bids - none

Visitors - none

Ordinances and Resolutions

Bill No. 4454 – An Ordinance of the City Council of the City of Festus, MO.; Vacating a Fifteen (15) Feet Wide Sanitary Sewer Easement granted by Earl Shapiro and Virginia Shapiro Trust in 1992, and as described in Exhibit "A" attached hereto; and establishing an effective date. Clerk Patek read Bill No. 4454 for the first time. Mayor Cage called for discussion. Matt Clemens gave a staff report. Councilman Gray made a motion to suspend the rules and read Bill No. 4454 for a second time by title only. Motion was seconded by Councilman Cook. Motion carried unanimously. Clerk Patek read Bill No. 4454 for the second time. Bill No. 4454 was then approved by the following votes: Ayes – Cook, Gray, Boyer, Wilkey, Tinnin and Underwood; Nays – none. Mayor Cage declared Bill No. 4454 passed.

New Business

Annexation Agreement

Matt Clemens gave a staff report stating that he had a request from a developer for approval of an annexation agreement based on the sketch plan provided. Matt stated that all property to the north of W. Main St. currently in the city limits is zoned R-1. Matt stated the developer plans to annex the property and rezone it from N-1 to R-1 then apply for a PUD. Matt stated the PUD proposal has 60 ft. frontage on the lots, 25 ft. front setbacks, 20 ft. rear setbacks and 5 ft. side setbacks. Matt stated this proposal was more in line with R-3 and R-4 zoning requirements with the exception that R-3 and R-4 have 7 ft. side yard and 30 ft. rear yard setbacks.

Greg Camp stated that in discussing this proposal with the City's legal counsel they advised that Council proceed cautiously and that annexation laws are mandated by the State and that the City would be setting a precedent and they have not done this before. Greg stated city staff had some concerns with the proposal and an annexation agreement in general.

Council granted permission to Gene Fribis, engineer for the developer Ryan G'Sell, to speak. Mr. Fribis stated his client has done these types of annexation agreements with other cities – stated he did one in Arnold. Mr. Fribis stated his client was aware there would have to be some meetings with the City and revisions to the proposal.

Council members expressed their concerns, but wanted to proceed with discussions on this proposed development.

Matt Clemens urged Council that if they are thinking about actually entering into an annexation agreement that they make sure any future proposals meet all city codes, because what was presented this evening was a basic map of the property and showed no utilities, etc.

Councilman Cook made a motion to proceed with discussions with the developer on an annexation agreement, motion seconded by Councilman Underwood. Motion carried unanimously.

Greg Camp stated he and Matt Clemens would start dialogue with the developer.

Main & Mill Brewing Co. – Green Chile Festival

Greg Camp stated that Denny Foster/Main & Mill requested permission to use part of the city parking lot behind their establishment for their Green Chile Festival to be held on June 16th. Councilman Tinnin made a motion to approve this request, seconded by Councilman Wilkey. Motion carried unanimously.

Destruction of City Records

Clerk Patek asked for permission to destroy records as presented (list attached hereto). Clerk Patek stated the records would be shredded. Councilman Underwood made a motion to approve the request, seconded by Councilman Wilkey. Motion carried unanimously.

Appointments

Mayor Cage stated he would like to appoint Marcus Shepherd to the Board of Adjustment and Charles Underwood to the Park Board. Councilman Cook made a motion to approve these appointments, seconded by Councilman Gray. Motion carried unanimously.

Old Business - none

Reports

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

- Meeting with multiple parties regarding the Festus Commons Dev.
- Met with multiple parties for pre-launch of City's new website, which officially went live June 7th
- Progress and update meeting with Tanglefoot design committee
- Met with multiple parties about camera system upgrades to dispatch, police department and video monitoring system in the parks
- Met with Jacobs Engineering on the WWTF project
- Met with Andy Held – Bottleneck Bridge Ride
- Attended Jefferson Co. Economic Dev. monthly meeting
- Budget process plans

Councilman Boyer – Asked about surveyors on Beffa St. Matt Clemens stated it could be a utility locate such as AT&T.

Councilman Cook – Stated he had talked with a tennis court designer and he felt we could get our tennis court project done for a lot less money according to that gentleman. Stated he was in favor of the project but would like to form a committee of council members and maybe park board members and people from the tennis community before proceeding. Council members Wilkey, Wehner and Tinnin were put on the committee.

Councilman Cook also asked about ballfield fees and if they could be lowered because he was receiving complaints that our fees are not competitive. Larry Crites agreed that the City's fee were high.

Councilman Cook stated that he felt Greg Camp's communication skills were great and he would like to look into a contract extension during the budget process.

Councilman Gray – Asked where we were at with the master plan? Greg Camp stated it is currently on hold and that he and Matt Clemens were working on the future land use map. Councilman Gray asked when the England Drive sewer project was going to start? Matt Clemens stated it is the next project in line and that his crews were finishing up some other work first and also that he was waiting on a design for the flushing station from Doug Bjornstad.

Councilman Tinnin – Expressed concern over what would happen to pickleball in the area if Jim Berger were to cease being involved and if we built new courts in Sunset Park would they be used.

Councilman Tinnin expressed his concern over the proposed annexation agreement – PUD – and that the City should consider the diversity in town and the lots still unused in Truman Village and the Laiben development. Councilman Tinnin stated with that much density traffic is a major concern and he used the example of the traffic issues in Bailey Station Subdivision with which Police Chief Lewis agreed.

Greg Camp stated he agreed that density is a major concern. Matt Clemens stated in his opinion this development should stay in the R-1/R-2 zone with larger lot sizes.

Fire Chief Kevin Cremer – Stated he received plans for the addition today via email. Stated he promoted his three full time firefighters to Captain without a pay increase, but that he would like to discuss pay during budget sessions.

Public Works Supt. Matt Clemens – Stated that the blasting on the Shapiro tract is now complete.

City Clerk Kerry Patek – Stated that Cecil Whitaker's has re-opened by meeting all the requirements placed upon them.

Finance Director Pat Parsons – Stated that her sales tax report was in the packet and it is still in a positive position.

Council agreed unanimously to allow Laura Dane, owner of The Daisy Chain, to speak. Ms. Dane requested permission to bury a time capsule in Schneider Park to coincide with an event they are holding on August 4th. Mayor Cage informed her that the City was only leasing that property and did not own it and also that there were buildings there previously and the concrete foundation remains and that the soil is not very deep there for a time capsule.

ADJOURNMENT

Councilman Cook made a motion to adjourn, seconded by Councilman Boyer. On a call by the chair the motion carried unanimously.