

**City of St. Clair
#1 Paul Parks Drive
St. Clair, MO 63077
Public Hearing
December 15, 2008**

Mayor Pro-tem Marrocco called the meeting to order at 6:15 p.m.

Roll Call:

City Clerk, Chris Fawe called the roll. Present were Mayor Pro-tem Marrocco, Alderman Davis, Administrator Arndt, Alderman Counts and Alderman Pierce. Mayor Blum and Attorney Voss were absent.

Administrator Arndt stated the purpose of the Public hearing was to hear the request of the re-zoning reclassification for Runway Estates from R-1c (Single Family District) to R-2 (Two Family District).

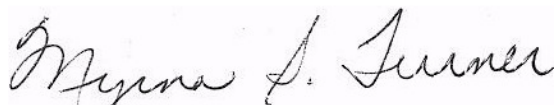
Administrator Arndt stated that the Planning and Zoning board did not recommend the original zoning change. However, after a minor change the Planning and Zoning Commission stated that they recommend the Board of Alderman to approve the zoning reclassification. Administrator Arndt stated that in phone conversations with Mr. Wessels, two family residential were in his original plan for Runway Estates, which Administrator Arndt confirmed with his initial plan. However, Mr. Wessels decided to drop his initial request to make part of the land agricultural and to drop his request to re-subdivide the property. Instead, he is asking for a two family district zoning.

Exhibit A

St. Clair Planning & Zoning Commission

December 8, 2008

The Planning and Zoning Commission recommends that the City Council **approve** the zoning reclassification of Runway Estates, a tract of land being part of the southwest quarter of the southwest quarter of section 13, and part of the northwest quarter of section 24, township 42 north, range 1 west of the 5th principal meridian City of St. Clair, Franklin County, Missouri, from R-1c (Single Family District) to R-2 (Two Family District).



Myrna Turner
President
Planning & Zoning

Public Participation: Mr. Gilbert Hoffman, Highway 47, wanted to know the main reason to re-zone Runway Estates, after the initial plan to re-zone was not approved. Administrator Arndt explained they want to maintain the same plan, the only changes made would be from a single family to a two family zoning. Alderman Counts wanted to clarify that Mr. Wessels first request was to change the zoning to agriculture and it was denied. Then the request was to go from a single family to a two family district. The Planning and Zoning Board approved this request.

Mr. Lee Hinson, 835 East Happy Sac Road, asked if the division of the lots were going to be changed. Administrator Arndt stated those would stay the same as approved by the Board of Alderman in 2005 or 2006, he could do what he wanted with the duplexes as long as they fit on the lot. Administrator Arndt stated if the plats were to be changed; it would have to be brought before the Board.

Alderman Davis made a motion to close the public hearing and Alderman Counts provided the second.

Adjournment: Meeting closed at 6:45p.m.

**City of St. Clair
#1 Paul Parks Drive
St. Clair, MO 63077
City Council Meeting
December 15, 2008**

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

Roll Call:

City Clerk, Chris Fawe called the roll. Present were: Mayor Blum, Administrator Arndt, Alderman Marrocco, Alderman Davis, Alderman Pierce, Alderman Counts and Attorney Voss.

Mayor Blum led everyone in the Pledge of Allegiance.

Consent Agenda:

Mayor Blum asked for approval of the regular Board of Alderman meeting minutes from December 1st, 2008, the monthly bills from November 26th thru December 15th, 2008 and the Board of Alderman Public Hearing Minutes from December 1st, 2008. *Alderman Marrocco made the motion to accept the board meeting minutes, payment of the monthly bills, and the Board of Alderman public hearing minutes. Alderman Counts provided the second.*

Motion carried by voice vote.

Awards and Recognition:

1. **Business of the Month-** Building Blocks E.C.E.C. Alderman Counts presented the award.
2. **Community Pride Award-** None

F. Ordinances and Resolutions:

1. Bill 2008-55- AN ORDINANCE OF THE CITY OF ST. CLAIR, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN OFFICIALS.

Alderman Marrocco introduced Bill 2008-55 for 1st and 2nd reading twice by title only. Mayor Blum read Bill 2008-55 twice by title only. Alderman Counts made the motion to accept Bill 2008-55 as read and Alderman Marrocco provided the second.

Board Polls as follows:

| | | | |
|------------------------|------------|--------------------------|------------|
| Alderman Davis | AYE | Alderman Marrocco | AYE |
| Alderman Pierce | AYE | Alderman Counts | AYE |

Bill 2008-55 becomes Ordinance No. 1511

2. Bill 2008-56- AN ORDINANCE TO ADOPT THE OPERATING BUDGET FOR THE CITY OF ST. CLAIR, MISSOURI, FOR THE FISCAL YEAR BEGINNING JANUARY 1ST, 2009 AND ENDING DECEMBER 31ST, 2009.

Alderman Marrocco introduced Bill 2008-56 for 1st and 2nd reading twice by title only. Mayor Blum read Bill 2008-56 twice by title only. Alderman Marrocco made the motion to accept Bill 2008-56 as read and Alderman Davis provided the second.

Board Polls as follows:

| | | | |
|------------------------|------------|--------------------------|------------|
| Alderman Davis | AYE | Alderman Marrocco | AYE |
| Alderman Pierce | AYE | Alderman Counts | AYE |

Bill 2008-56 becomes Ordinance No. 1512

G. Old Business: None

H. New Business:

1. Zoning Reclassification Request Runway Estates- The owner and developer of Runway Estates located on East Happy Sac Rd and Rt. 47 is seeking a zoning change from single family residential to two family residential. This will allow the construction of two family villas and single family homes within the 30 acre residential development. The Planning and Zoning Commission recommends this request. A public hearing for this request was conducted at 6:15 p.m. this evening, as required by ordinance. *Alderman Davis made a motion to approve the zoning change to R-2 (Two Family District) and Alderman Marrocco provided the second.*

Board Polls as follows:

| | | | |
|------------------------|------------|--------------------------|------------|
| Alderman Davis | AYE | Alderman Marrocco | AYE |
| Alderman Pierce | AYE | Alderman Counts | AYE |

I. City Attorney: Kurt Voss – none

Departmental Reports:

1. Administrator: James Arndt

A. Change order from Don Maggi Inc. sent by C.M. Archer Engineering to extend the time for completion of the Victorian Manor sewer line that crosses Crescent Lake Road, to March 18, 2009. This is for the sewer line that goes across Crescent Lake dam, a joint project with Victorian Manor, Lake St. Clair and the City of St. Clair. *Alderman Marrocco made a motion to approve the change order request and Alderman Counts provided the second.*

Motion carried by voice vote.

B. Main Street Update- Administrator Arndt spoke with Mark Huber from Cochran Engineering and was told the monument was complete and it should be on site and installed this week, along with the rails, weather permitting.

C. The United Methodist Church sent an annexation request to the City. They want to bring in 2.8 acres of church cemetery property into city limits.

Administrator Arndt would like to set up a public hearing for the church annexation request on Monday, January 5, 2009 at 6:45 p.m. This meeting date and time was acceptable.

D. Manhole Rehabilitation Project is budgeted for next year. There have been a lot of complaints around the Crescent Lake Road area. The sewer gas is deteriorating the manholes. Public Works Director Butch Terry has come across a way to get this work done by trading an obsolete sewer cleaner machine to L & R Sewer and Drain L.L.C. to repair the manholes for even trade. The total estimated cost for the project would cost the city \$6885.00. *Alderman Counts made a motion for Administrator Arndt to prepare the agreement and Alderman Davis provided the second.*

Motion carried by voice vote.

E. Administrator Arndt invited the Board to the office Christmas dinner that will be held on Friday, December 19, 2008 at 12:00 in the boardroom.

- 2. Public Works: Butch Terry-absent**
- 3. Police Department: Chief Hammack-none**
- 4. Building Inspector: Joe Davis -absent**
- 5. Planning and Zoning: Myrna Turner -absent**
- 6. Parks: President Barb McGlenn –absent**

Other Business:

Mayor and Board members: Alderman Counts noted that she was thrilled with the downtown improvements and she has heard a lot of positive comments. Alderman Pierce mentioned that the City needs some street signs. Approximately 30-40 street signs have been stolen. Administrator Arndt stated there should be police reports made on these signs when stolen.

Public Participation: none

Motion for Executive Session: none

Re-Opening of Open Meeting: none

Adjournment: Mayor Blum called for a motion to adjourn the meeting at 7:25p.m. *Alderman Counts made the motion to adjourn and the second was provided by Alderman Davis.*

Motion carried by voice vote.

Ron Blum, Mayor

Date: 01-05-2009

Attest:

James Arndt, Administrator

Chris Fawe, City Clerk