

MINUTES
PARK HILLS COUNCIL MEETING
WORK SESSION
APRIL 25, 2017

The Park Hills City Council met in a work session meeting on Tuesday, April 25, 2017, at the Park Hills Council Chambers. Mayor Naucke called the meeting to order at 6:01p.m. and led those present in the pledge of allegiance. The following members were present on roll call; Councilman Adam Bowers, Councilman Larry LaChance, Councilwoman Sara Cruse, Councilwoman Charlotte House, Councilman Charles Politte, Councilman John Clark and Mayor Daniel Naucke. Councilman Tom Reed was absent.

Also present were City Attorney Ed Pultz, Utility Director John Black, Police Chief William Holloway and City Clerk Terri Richardson.

Mayor Naucke called for a motion to amend the agenda. Councilwoman House made a motion, seconded by Councilman Bowers to amend the agenda to remove item 5(a) Resolution #174 until a future meeting. *The motion carried with all in favor on voice vote.*

DISCUSSION ITEMS

Noise Ordinance discussion with Police Chief William Holloway. Councilwoman Cruse thanked Chief Holloway for coming and for the clarification of the letters supplied to the Council from Prosecuting Attorney Julie McCarver and from the Police Department. No further discussion ensued and no further questions were posed.

Discussion of zoning change request from Nicholas Gibson to allow construction of apartments on Falcon Drive. An extended discussion from the previous meetings public hearing was allowed to address the zoning change request that will allow for an apartment development on Falcon drive. The Council posed questions to both the developers and the homeowners in opposition to the project, as well as, the Utility Director John Black. Black stated that the current sewer line is sufficient for the proposed development. Developers (Cory Gibson, Nicholas Gibson and Ernie Gibson) assured Council that they will follow all applicable codes, work with DNR and have a retention plan for storm water. They further explained their investment would be about 4.5 million and estimated revenue of approximately \$78,000 in utility taxes, real estate taxes and water services. They concluded in stating that they also use a strict screening process so that unfavorable tenants are weeded out, and all tenants are monitored ongoing.

Property owners Zack Mills, Josh Rinker, Kathy Rulo and Chris Deleal were also present and still opposed to the development stating that they were aware of a similar proposal 10 years ago in which property owners were opposed and Gibson had backed off the project until now. Most feel that property values will be affected negatively and reiterated that fact that several of these homes were built around 1901 by the Federal Lead Company. Mills stated that he was pursuing the possibility of having the area declared a Missouri historic district but was not sure it would meet the requirements. Owners said they had met with developers and asked to purchase the 4.1 acres but were turned down. They also asked if the development could be changed to have only one large unit and a green-space, but developers were unwilling to change the original plan.

Mayor Naucke indicated that the Council will vote on the zoning change at the May 9, 2017, meeting and thanked everyone for coming.

ACTION ITEMS

Consider Approval of purchase of handheld meter reader replacement computer for Utility Department.

John Black, Utility Director explained the need to replace a current handheld computer for \$7000. Councilman Clark made a motion seconded by Councilwoman Cruse to approve the request to purchase a handheld meter reader replacement computer as presented. Roll Call was as follows;

Councilman Bowers	Yes
Councilman LaChance	Yes
Councilwoman Cruse	Yes
Councilman Reed	Absent
Councilwoman House	Yes
Councilman Politte	Yes
Councilman Clark	Yes

The motion carried / failed with a vote of 6-0.

Consider approval of advertisement for positions of Community Development Director and Building

Inspector. Councilwoman Cruse expressed her disagreement with the line in the ad "To be considered, candidates must reside in the City of Park Hills or agree to relocate within 9 months of hire". Cruse said she thought this limited the pool of qualified applicants. Councilman LaChance made a motion, seconded by Councilman Politte to approve the advertisement for positions of Community Development Director and Building Inspector as presented with the addition of preference given to applicants who apply within 30 days but will continue to accept applications until position is filled. *The motion carried with 5 in favor on voice vote and 1 opposed (Sara Cruse).*

Approval of advertisement for general laborer for Utility Department. Staff requested the approval to advertise both internally and externally for the open laborer position in the utility department. Councilwoman Cruse made a motion, seconded by Councilwoman House to approve the simultaneous advertisement for labor position in utility department. *The motion carried on voice vote with all in favor.*

Mayor's appointment of search committee for City Administrator position. Mayor Naucke asked the council to approve his appointment of a committee to search for a new City Administrator. The committee members he asked to be considered are Councilman Bowers, Councilman LaChance and Councilman Reed. The committee is asked to collect, report number of applicants, screen applicants and then bring the most qualified applicants before the entire Council for interviews. He asked that the advertisement be produced and sent out immediately with Norm Lucas being assigned to that task. Councilman Clark made a motion, seconded by Councilman Politte to approve the committee consisting of Councilman Bowers, Councilman LaChance, and Councilman Reed to serve as a search committee for the City Administrator position with additional direction of the entire Council as needed. *The motion carried on voice vote with all in favor.*

Consider Mayor's appointment to the Planning and Zoning Commission

Mayor Naucke asked the Council to accept the resignation of John Clark from the Planning and Zoning commission. Councilwoman Cruse made a motion, seconded by Councilwoman House to accept John Clark's resignation from the Planning and Zoning Commission. *The motion carried with all in favor on voice vote.*

Mayor Nauke asked the Council to consider appointing James Watkins of Hovis Farm Road to fill Clark's unexpired term through August 2018. Councilman Bowers made a motion, seconded by Councilwoman Cruse to approve the appointment as presented. *The motion carried with all in favor on voice vote.*

Consider approval to bid City code violation property mowing for the 2017 season

Staff asked the Council to allow an advertisement for bids for the mowing of code violation properties for the 2017 season. Councilwoman Cruse made a motion, seconded by Councilman LaChance to authorize the advertisement for bids as requested. *The motion carried with all in favor on voice vote.*

OTHER ITEMS:

DEVELOPMENT – PROJECT REPORT

Mayor Nauke gave brief updates on:

- A) East Main paving project is 60% completed
- B) Fairgrounds Extension Project out to bid – bids due May 18, will name developer
- C) St. Joe Hiking & Biking Trails – redefining width
- D) ATV motorized trail is progressing
- E) Haney Park – Jokerst Paving is to start compaction of the tennis courts
- F) Ameren Missouri –preparing a draft lighting plan for the Haney trail
- G) Parkway Drive-Chester Cross hoping to complete railroad crossing by mid June
- H) Pirimal Glass- expansion is on schedule
- I) SFC Special Road District – Bridge Replacement Project- second concrete pour happening and on schedule for completion in late August
- J) Flat River Bank Stabilization – sewer and water crossing at the walking bridge site

PUBLIC WORKS UPDATE (Mayor Nauke)

- A) Flat River Road sewer line project is 50% completed and expect to be finished in 3-4 weeks
- B) Bennett Street curb, gutter and sidewalk improvements continue progressing, some milling still to do before ready for paving
- C) Continue to clean drains, patch potholes, and complete service requests

PARKS & RECREATION UPDATE (Mayor Nauke)

- A) Patching cracks in the pool, will begin filling May 15 – 16, Jessica Wilfong will return as pool manager and hiring underway for lifeguards (Mayor wants plans looked at for Columbia Park, after Haney is completed, for improvements to begin with new budget)
- B) Mowing season is here, parks are mowing daily in areas throughout town
- C) Regular ball leagues have started, some leagues still registering, ball season in full swing
- D) All four new playgrounds in Columbia park are installed and open for use
- E) Disc golf course is being used regularly and we even have a Tuesday league there

UTILITIES UPDATE (Utility Director John Black)

- A) Wastewater is busy inspecting jobs
- B) Working on a main on Cowling in Desloge
- C) Maintaining right-of-ways
- D) Water is working with developer on Fox Crossing – 14 lot subdivision of single family homes
- E) Large replacement being done on West Elvins Blvd.

Mayor Discussion / Public Comment

Mayor Naucke asked the Council to indulge him, and against the city ordinance allowed for public comment, asking for the first person to begin.

Joel Lawson of A Street addressed the Council, stating that A Street is too narrow and needs to be made one-way. Lawson went on to say there is a speeding problem and he feels it's a dangerous situation. Mayor Naucke said that the Council will consider making a section of A Street one way at a future meeting.

Theresa Naucke spoke next about the special session meeting held on April 7th where the Council voted to accept Whitwell's severance package. Mrs. Naucke singled out certain Council members and questioned their motives for their "yes" vote at that meeting and then thanked the members that voted "no".

Councilman Clark asked if he could be allowed to explain his position and why he voted in favor of Whitwell's severance package. Clark stated that in his experience as both a mayor and as a previous council member, he has dealt with previous administrator's contracts and those contracts all contained provisions for their departure no matter what the circumstances. Some of those resulted in public uproar and disapproval, but none the less, were dealt with based on what was always in the best interest of the City, as was this one. He reiterated the fact that had they handled it differently, they would have left the city vulnerable to litigation which would have most likely cost more than the severance that was given to Whitwell according to the terms of his contract. Clark says he honored both the contract terms and the wishes of constituents to see Whitwell gone, and believes after speaking with Whitwell prior to the April 7 meeting, that he would not have worked well with the new administration. Clark expressed that the one of the differences between past dealings and this one was most likely the use of social media and the negative and immediate comments that can be posted and seen before actual facts are released to the media clarifying the actions of the Council. Clark was thanked by Theresa Naucke for explaining his position.

Janet Dixon of 109 Buckley Street asked about terms of his contract and changes made along the way and if he (Whitwell) lived with 5 miles of the City or what? City Attorney Ed Pultz responded that at some point the Council voted that he did not have to reside within the city limits. Dixon said she believes "they need to live in the city limits".

Councilwoman Cruse stated that residing in the City or not is not the issue as much as getting wrong information. Some think they should live inside and some don't, that doesn't make is totally "wrong" one way or the other. She encouraged the public to contact your council member and ask questions, reasons will be provided, opinions differ and you need to make yours known but also find out why decisions were made.

William Dixon of 109 Buckley Street welcomed the new Mayor and reminded him that the citizens put him there and entrusted him with their future. Dixon expressed his desire to see the city improve and thrive and be a place our young people could work and build a future in.

Council Discussion

Councilwoman House welcomed the Mayor and said she thought he was doing a good job so far.

Councilman Clark welcomed the new Mayor and said he enjoyed meeting the public.

Councilwoman Cruse appreciated the public's comments. She also announced that she has sold her home and will be moving out of the City limits on June 1st and will tender a letter of resignation soon. Cruse said it has been a privilege to serve Ward 2 and she appreciated the opportunity to represent the people in this City.

Councilman LaChance also welcomed the new Mayor and said he was looking forward to working with him.

Councilman Bowers said he, too, welcomed Mayor Naucke.

Mayor Naucke thanked the Council. He then read a thank you note from a couple of citizens that praised the work of the Police and Fire personnel for a recent problem at their residence.

ADJOURN TO EXECUTIVE SESSION


Mayor Naucke asked for a motion to move to executive session to discuss personnel and possible litigation matters. Councilwoman Cruse made a motion, seconded by Councilman Bowers to adjourn and reconvene in executive session to discuss matters related to hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded as authorized by Section 610.021 (3) RSMo and legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys as authorized by Section 610.021 (1) RSMo.. Roll call was as follows:

- Councilman Bowers Yes
- Councilman LaChance Yes
- Councilwoman Cruse Yes
- Councilman Reed Absent
- Councilwoman House Yes
- Councilman Politte Yes
- Councilman Clark Yes

The motion carried with a vote of 6-0. Meeting adjourned at 8:04 p.m.

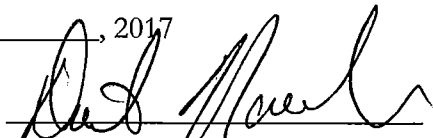
RECONVENING AND ADJOURNMENT

The Council reconvened in regular session and Councilman Bowers made a motion, seconded by Councilwoman Cruse to adjourn the meeting. *The motion carried with all in favor on voice vote and the meeting adjourned at 9:18 p.m.*



Terri Richardson, City Clerk

Approved by City Council on 9th day of May, 2017



Daniel Naucke, Mayor

