

Date:10-Jul-2012

MINUTES
PARK HILLS CITY COUNCIL
REGULAR MEETING
JULY 10, 2012

The Park Hills City Council met Tuesday, July 10, 2012, at the Park Hills Council Chambers. Mayor Easter opened the meeting at 7:00 p.m. The invocation was given by Councilman Reed and the Pledge of Allegiance was said by all. Roll call was as follows: Council Members Cruse, Dickerson, House, Kelly, McRaven, Politte and Reed and Mayor Easter were present. Councilman Cunningham was absent. Also present were City Administrator John Kennedy, Director of Community Development/Assistant Administrator Matt Whitwell, City Attorney Ed Pultz and City Clerk Carla Johnson.

PUBLIC HEARINGS AND POSSIBLE ACTION THEREON

Public Hearing concerning the request for a Special Use Permit to allow for an Automobile Repair Garage in an R-2 Zoning District

Mayor Easter opened the Public Hearing concerning the request for a Special Use Permit to allow for an Automobile Repair Garage in an R-2 Zoning District. Director of Community Development Matt Whitwell explained that Clyde Thomas has applied for a Special Use Permit to allow for an automobile repair garage at 213 Lewis Street. The property is located within the R-2 Zoning District of the City. As an R-2 zoned property, the use of the property for an automobile repair garage is only authorized if the City Council grants a Special Use Permit. There are a number of additional conditions required by the City Code under the Special Use Permit regulations for this use, if the request is approved by the City Council. The Planning and Zoning Commission has reviewed the request and has made a recommendation that the City Council take favorable action on the request.

Councilwoman Dickerson said she had one resident that expressed his opposition to the garage but didn't explain why. She invited him to speak at the public hearing, but he did not attend. Councilman Kelly said that Mr. Thomas' father has owned a garage for years and has always kept it immaculate, and he is sure that Clyde Thomas will do the same. Mr. Thomas addressed the council and said he would certainly abide by all rules and said he was available to answer any questions.

City Attorney Ed Pultz reminded the Council that this is an administrative not a legislative decision and there are six factors that the Council must take into consideration. To vote against the request, the Council must find that one or more of those six factors is a problem.

No one else asked to address the council and Mayor Easter declared the hearing closed.

A motion was made by Councilwoman House and seconded by Councilwoman Dickerson to approve the special Use Permit. Roll call vote was as follows: Ayes; Council Members Reed, Politte, McRaven, Kelly, House, Dickerson and Cruse. Nays; None. ***The motion carried with all in favor.***

MINUTES OF PREVIOUS MEETING(S)

A motion was made by Councilwoman Dickerson and seconded by Councilwoman McRaven to approve the minutes of the meeting held June 12 as amended and the meeting held June 26th as presented. ***The motion carried with all in favor on voice vote.***

CITY ADMINISTRATOR'S REPORT

Commerce Street Bridge:

- Gansner has poured all three piers for the bridge and both sets of wing walls
- They are awaiting receipt of the pre-cast beams before they can begin backfilling behind the wing walls
- They are doing general site work in preparation for delivery and setting of the beams

Haney Park Remediation

- The Doe Run Company continues to excavate 1 foot of soil from the eastern limits of the floodway to the river bank and are backfilling with clean soil
- They have progressed about halfway from Mimosa Street toward Mahogany Street
- They have staked out the centerline for the entire length of the trail from Mimosa to Juniper, and for the first 500 feet, are filling up to the edge of the 8-foot wide trail. They still need to stake out the 8-foot width for the remaining trail to Juniper. They will come back later and install the rock base for the trail.
- They broke a 12-inch water main on June 29th when they dug too deeply. It took the Water Department several hours to relieve the pressure enough to place a temporary clamp. Two additional valves were installed to bracket the area to allow the main to be isolated and permanent repairs made.

Meadow Street/Stephens Street Water Main Replacement:

- The Water Department has completed all of the new connections of service lines on Meadow Street and has two more to complete on Stephens Street.
- They will concrete the pavement cut they made on Smith Street, but will leave the others in rock since the Street Department plans to remove the old asphalt and install a new rock base for Meadow and Stephens Streets
- Once they finish in this area, they will be moving to the 500 block of Hampton to upsize the water main in that area

Street/Sidewalk Work:

- The Street Department has completed installation of curb and gutter and drainage improvements in the first block of Meadow between Front and Camilla Streets.
- Street crew is continuing to work on the south side of the 200 block
- They have about 250 feet left to complete that street

Water Main Breaks:

- In addition to the broken 12-inch main that Doe Run caused on Haney Street, the hot and dry weather has caused a few other water main breaks around town.
- Prior to the Haney Street problem, there was a main on Cypress Street the week of June 25th
- There was an 8-inch main near the north end of Crane Street that ruptured shortly after the Haney Street break
- There was a 6-inch main on First Street near Emerson during the week of July 2nd.

- Hopefully the moisture and cooler temperatures will ease the problem

Other:

- Sales Tax Report:

- Mr. Kennedy gave each Council Members a 10 year comparison of a the city sales taxes
- July receipts are below the average for July and below last year
- Year-to-date for the first ten months are still about 4.1% above the same period last year for the General Sales Tax and about 4.9 % for the remaining half-cent sales taxes, which was our previous highest 10 months

- Annual Budget:

- Mr. Kennedy gave everyone a handout of 2012-13 budget schedule and of Municipal Budgeting presentation
- Note that August 21st is first Council budget session

- MML Legislative Alert:

- Kennedy gave the Council Members a handout of the MML legislative alert regarding HB 1329
- Library Director Position
- Applications will be taken until July 13th for the Library Director Position
- Depending on interviews and recommendation may be made at the July work session
- Bids for Stormwater Project
 - Advertisement for bids for the Storm Water Project will be published in the newspaper on July 13th . A contract could be ready for the July work session on the regular August Council Meeting.

MAYOR'S DISCUSSION

Mayor Easter thanked Director of Parks and Recreation Dennis Politte and his staff for an outstanding and safe fireworks display. He also thanked Fire Chief Jackie Wagganer and his firemen for their assistant during the Fourth of July holiday. Easter also commended city residents for celebrating the holiday safely.

COUNCIL DISCUSSION

Councilman Kelly asked about a bill that had been paid to UPRR for the Parkway Drive Crossing. Mr. Kennedy told him that the bill was actually for preliminary work done on the Seventh Street Crossing.

Councilwoman House asked why the list of expenditures has not been included in the council packets the last few months.

Councilwoman Cruse said she had received a complaint about a number of near collisions at Lee and Second Street. She asked if there could be some signage placed at that intersection.

NEW BUSINESS

Resolution #129 - Permitting sidewalk sales downtown on August 11, 2012

Resolution #129 will allow downtown merchants to hold their annual sidewalk sales on August 11th in conjunction with the Chamber of Commerce's city-wide yard sale.

Resolution #129, permitting sidewalk sales downtown on August 11, 2012, was read by Mayor Easter. A motion was made by Councilwoman House and seconded by Councilwoman McRaven to approve the resolution as read. ***The motion carried with all in favor.***

CITY ATTORNEY'S REPORT

City Attorney Ed Pultz had nothing to report at this time.

ADJOURNMENT

A motion was made by Councilman Kelly and seconded by Councilman Politte to adjourn regular session and reconvene in executive session to discuss matters related to 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 vote was as follows: ***The motion carried and the meeting adjourned at 7:30 p.m.***

RECONVENING/ADJOURNMENT

Immediately following executive session, the Council reconvened in regular session at the Council Chambers. A motion was made by Councilwoman House and seconded by Councilwoman McRaven to adjourn. ***The motion carried with all in favor and the meeting adjourned at 8:02 p.m.***