

MINUTES
PARK HILLS COUNCIL MEETING
WORK SESSION
JULY 28, 2020

The Park Hills City Council met in work session Tuesday, July 28, 2020, at the Park Hills Council Chambers. Mayor Naucke called the meeting to order at 6:00 p.m. Roll call was as follows:

Councilman Alan Coleman	Present
Councilwoman Stacey Easter	Present
Councilman Ryan Ruble	Present
Councilman Donna Dettmer	Present
Councilman Adam Bowers	Present
Councilman Larry LaChance	Present
Councilman Adam Kell	Absent
Councilman Steven Weinhold	Present
Mayor Daniel Naucke	Present

Also present were City Administrator Mark McFarland, Community Development Director Robert Sullivan, City Attorney Nathan Bollinger, Digital Content Manager Tammi Coleman, and City Clerk Terri Richardson.

DISCUSSION ITEMS AND VISITORS

Cruisin' for a Cause. Committee Chairman Holly Buxton and Committee Member Samantha Vaughn updated the Council on changes planned for the annual Cruisin' for a Cause event. October 3rd at 6:00 p.m. participants will begin a cruise on a mapped route that will take them from downtown through Columbia Park, where there will be judging of the vehicles, and back again. Participants will be able to purchase t-shirts, make a donation, or make an order of the various food trucks (carhop style at the old Country Mart lot) all without leaving their cars and staying safe during this pandemic. The committee is organizing some smaller contests that can be done safely and will keep updating the Council as it gets closer to the event date. Unfortunately, due to COVID 19, there will not be any live bands, car shows or vendors this year in order to comply with the health department recommendations. Buxton mentioned that if the pandemic conditions improve enough, they could possibly plan a full cruising event for the spring.

Possible Establishment of Recycling Center. Councilman Weinhold acknowledged that he has a conflict of interest in the item to be discussed, that he is the manager of Freedom from Waste and asked permission to be excused temporarily from the meeting. The Mayor asked if there were any objects, and hearing none, directed Weinhold to leave the building and informed him he would be called back when this item discussion concluded. Kenny Chiarelli, Jr. introduced himself as the owner of Freedom from Waste and gave a brief synopsis of his latest venture of making items from recycled materials for sale and stating that these items have been sold all over the united states and internationally as well. Mr. Chiarelli indicated that he was looking for a new space to develop these products and also to house a store front and believed he has found one in downtown Park Hills at 101 West Main Street. Council members asked some questions about what role the City would play in his venture and he said that he would eventually like for the City to consider bringing back curbside recycling which would generate some material for his business. He indicated that he would work out a reasonable cost for accepting materials that would be less than the transfer station. Mr. Chiarelli stated that he currently accepts paper, cardboard, plastics (#2 and #5) and glass. He would need some information on number of households in order to give any kind of hard numbers

as requested by the Mayor. Community Development Director Robert Sullivan stated that Mr. Chiarelli should seek an application from Planning and Zoning for a Special Use Permit when he has secured his location. Mr. Chiarelli was thanked by the Mayor for coming to the meeting and addressing the City Council.

Note: Councilman Weinhold re-entered the meeting at 6:25 p.m.

Downtown Request. Mr. Derek Hulsey was not able to make the meeting but City Administrator Mark McFarland stated that his request was to possibly hold some public events in the downtown area such as a street dance, or show movies or build a stage to house a band. McFarland said these requests may include the closing of the street at times and Mr. Hulsey wanted to know if the Council was in favor of considering this before he proceeded with making any plans. Mayor Naucke said there were no problems that he could see and to give him the "go ahead".

Purchase of Real Estate. Brandon Hassell of 10 Sports Complex Road and owner of Hassell's Ivy League Daycare had made a request to purchase some land adjacent to him from the City and was placed on the agenda to address the City Council, however Mr. Hassell was not able to make the meeting. Councilwoman Easter had been contacted by Mr. Hassell and provided a handout prepared by Mr. Hassell to the Council members. The Mayor stated that the Council should review the handout after the meeting and will request that Mr. Hassell appear before them at the next meeting if possible.

Stop Signs on Mill Street. City Administrator Mark McFarland said he had met with residents of Mill Street and heard from them that speeding is a big problem, that a fence has been hit and that supposedly a person on foot had a close call and was almost hit by a speeder. The police department has been patrolling but no one has been caught speeding in the area. McFarland said that they were requesting two stop signs be installed and that Public Works director said he had no issues with that. Councilman LaChance stated that if this is how we are controlling speeders, he would like to request stop signs be installed on Lewis Street at Clark Street as there are issues in that area that can be proven by the tickets issued. After further discussion, Mayor Naucke directed McFarland to prepare an ordinance for installing stop signs on Mill street and to check police reports to see if stop signs are warranted for Lewis Street. Councilman LaChance suggested the City try temporary stop signs with flashing lights, similar to the ones recently used in Farmington at Potosi Street, with a phone number for residents to call with comments. McFarland agreed to check into this type of temporary signage.

Special Use Permit Draft Ordinance concerning animals/livestock. Community Development Director Robert Sullivan informed the Council that after some research, he was not prepared to present a special use draft ordinance at this time and will continue to work on one that will not need the usual Planning and Zoning approval. Sullivan asked if the Council was willing to make an exception to the number of animals allowed according to property size, as this would affect the draft as well. A couple of Council members verbally agreed that size of property could be used in determining the number of animals allowed to be kept there. Sullivan will prepare a draft for consideration at a future meeting.

Table of Permissible Uses – General Commercial District. Sullivan asked if the Council would consider changing the Table of Permissible Uses to allow for multi-family buildings in a C-1 and C-2 districts without the restriction of having to be attached to a business as is the current requirement. Councilman LaChance asked if a special use permit could be used for a decision on a case by case basis and Sullivan agreed to prepare an ordinance for future consideration.

Ordinance requirement of maintaining grass and weeds to the center of street/alley. Robert Sullivan handed out the current Ordinance 1241-18 concerning high weeds and grass, along with several photos depicting various types of properties where the right-of-way, drainage ditch, street or alley is not being maintained by the property owner as required by ordinance. In some cases, it is impossible for the property owner to cut or clear and Sullivan asked the Council for guidance or a solution. After some discussion with the City Council, the City Attorney Nathan Bollinger suggested leaving the ordinance the way it is and to come up with an administrative solution to look at certain cases that may need to be the City's responsibility to maintain. Councilman Ruble added that if an overgrown area were to be cleared by the City, that maybe the property owner would be more inclined to keep the area maintained thus keeping the City from having to address it regularly.

Request from Downtown Park Hills for annual event. A letter was reviewed from Chris Hulsey, President of the Downtown Park Hills Association asking permission to use the municipal parking lot and to close a portion of West Main Street to host the annual Trunk 'n Treat event on October 31, 2020. Mayor Naucke asked if there were any objections and hearing none, told City Administrator Mark McFarland to relay that to the association.

Old Country Mart Building. Mayor Naucke briefly told the Council that he has directed City Administrator Mark McFarland to prepare a bid proposal to go out for the building and he will be back in touch with the City Council soon.

CITY ADMINISTRATOR'S REPORT

City Administrator Mark McFarland updated the Council on an open labor position in the Public Works Department stating that applications are being sought and that he and PW Director Pete DeBlois will review and set up interviews for next week. McFarland further stated that the vacant position left by Hayden Sebastian in the Parks Department will need to be filled as well. Both positions are for a full-time general laborer.

MAYOR/COUNCIL DISCUSSION:

Councilman Weinhold said he had a complaint about cars piling up at 315 Division Street and asked staff to have it checked.

Councilman LaChance stated that the fenced area at the animal control building was very overgrown and looked like it hadn't been cut for a long time. McFarland said he would have the Parks Department address it.

Councilman Ruble asked if there had been any update from MoDOT concerning solutions to the traffic issues in the area of Taylor Avenue and Parkway Drive. McFarland responded stating that MoDOT is having their engineers look at it but basically has left it up to the City to find a solution. Mayor Naucke stated that they are considering a third lane and widening the area; but will wait to see what MoDOT comes up with.

Councilwoman Easter asked about addressing the pamphlet she handed out from Brandon Hassell. The Mayor asked everyone to review it and prepare questions for Mr. Hassell and perhaps he can attend the next meeting as requested previously

ADJOURNMENT TO EXECUTIVE SESSION

Councilman Coleman made a motion, seconded by Councilman Bowers to adjourn to executive session as requested by Mayor Naucke to discuss matters pertaining to:

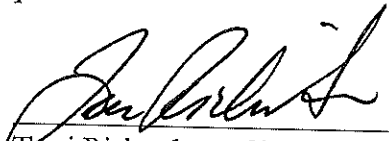
- (a) legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys as authorized by Section 610.021 (1) RSMo.
- (b) leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore as authorize by Section 610.021 (2) RSMo.
- (c) and 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. Roll call was as follows:

Councilman Alan Coleman	Yes
Councilwoman Stacey Easter	Yes
Councilman Ryan Ruble	Yes
Councilwoman Donna Dettmer	Yes
Councilman Adam Bowers	Yes
Councilman Larry LaChance	Yes
Councilman Adam Kell	Absent
Councilman Steven Weinhold	Yes

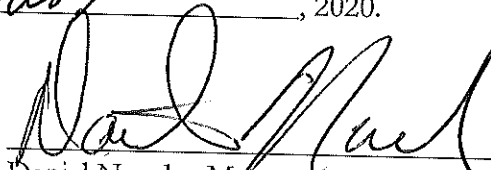
The motion carried with a vote of 7-0. Meeting adjourned at 7:10 p.m.

RECONVENING AND ADJOURNMENT

The City Council reconvened in regular session and Councilman Coleman made a motion, seconded by Councilman LaChance to adjourn. *The motion carried with all in favor on voice vote and the meeting adjourned at 7:35 p.m.*


 Terri Richardson, City Clerk

Approved by City Council this 16th day of August, 2020.


 Daniel Naucke, Mayor

