

DECEMBER 16, 2014 * RECORD OF PROCEEDINGS

**CITY OF PACIFIC
REGULAR MEETING OF THE BOARD OF ALDERMEN
300 HOVEN
PACIFIC, MISSOURI 63069**

The meeting was called to order at 7:00 p.m. by Mayor Palmore.

A roll call was taken with the following results:

Present at Roll Call: Mayor Palmore
Alderman Arnette
Alderman Myers
Alderman Bates
Alderman Gass
Alderman Johnson
Alderman Pigg

A quorum was present:

Also present:
Attorney Schroeder
Chief Mansell
Collector Kelley
City Clerk Barfield

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

A. Regular Meeting- December 2, 2014

Motion by Alderman Arnette, seconded by Alderman Myers to approve the minutes of the regular meeting held December 2, 2014. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

B. Executive Session – December 2, 2014

Motion made by Alderman Pigg, seconded by Alderman Johnson to approve the minutes of the executive session held on December 2, 2014. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

PUBLIC HEARING

PZ 2014-10 A Public Hearing to consider a Boundary Adjustment and Re-Zoning from “C-2” Arterial Commercial District to “PD-C Planned District Commercial for property located at the southwest corner of Osage Street and Lamar Parkway, 2120 W. Osage, to authorize the construction of a 6,000 square foot pharmacy. Missouri CVS Pharmacy, LLC, applicant. The legal description of the property is Lot 1 of East Side Country Club Center per P.B.P, pg. 746, part of the S. W. ¼ of the N. W. ¼ of Section 11, T-43., R.2E.

Mayor Palmore opened the public hearing, and City Clerk Barfield read it into the record. John King, Counselor for CVS was present along with Matt from Premier Civil Engineering. Counselor King stated they were present tonight to request approval of the ordinance to allow CVS to be built. This is the first store of its kind in the Midwest; it will carry all the same products as the bigger stores, just not as many in stock. The parking is for thirty vehicles on site. They are also asking for the intent to sell package liquor along with 24 hour service, 7 days a week, although they will not be requesting approval of the package liquor this evening and in the beginning when the store opens it will not be 24 hour service. They will only start the 24 hour service after two or three years and only if it's necessary to the general public. The 24 hour service is only for medication that can be prescribed by a physician; nothing else will be sold out of the window. MoDot has already approved the plans. There will be four to six employees full time on each shift and two shifts are available. There is no delivery service for prescriptions. Alderman Bates stated this passed unanimously at Planning & Zoning and stated there was two items being brought to the board tonight, the boundary adjustment and the PUD. He continued that Planning & Zoning members agreed this was the best prepared plan that has ever been presented to the city. They project the opening day will be in June or July. Mayor Palmore asked for any additional comments from the public or the Board. There being none the public hearing was closed.

PUBLIC PARTICIPATION

Pastor Harold Harrison, Ministerial Alliance, Assembly of God, 1995 Hwy N, Pacific, MO , stated he would like to have a word of prayer for the community and the leaders. Prayer was given.

MAYORS REPORT

A. Discuss Westlake Subdivision Snow Plowing

Mayor Palmore stated Engineer Rahn prepared a charge for Westlake Subdivision snow plowing if the city provided this service. They now have a private contractor doing this, just like Eagles View Subdivision did. The charge is \$ 418 per trip. They would follow the same protocol; the main roads would be plowed first and then subdivisions. This would also be offered to them on a year by year basis. Motion made by Alderman Pigg, seconded by Alderman Johnson to proceed forward and offer this service to them at \$ 418 per trip. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

B. Discuss request from Local 148 for extension

Mayor Palmore stated the city has received a written request from Local 148 to request an extension of the Agreement retroactive to January 1, 2015. Motion made by Alderman Johnson, seconded by Alderman Gass to extend the contract to February 13, 2015 retroactive to January 1, 2015. A voice vote was taken with an affirmative result and Mayor Palmore declared the motion carried.

COMMITTEE REPORTS

Park Board Committee – No report.

Cemetery Committee – No Report.

IDA Committee – No Report.

Museum Committee – No Report.

Tourism Committee – Alderman Arnette stated Chairman Oliver was present this evening to give a report. Chairman Oliver, 905 Sierra Ridge, Pacific, MO handed out an example of a brochure. On the agenda tonight is a request to amend the Tourism Budget and include \$ 1,500 for the purchase of a tourist map and work with the Chamber of Commerce on this. They will do all the distributing of the brochures. He continued this brochure will have things geared toward if somebody wants to the stay the night. Motion made by Alderman Johnson, seconded by Alderman Myers to approve \$ 1,500 for brochures and work with the Chamber of Commerce. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

Building Advisory Committee – No Report.

Planning & Zoning – Alderman Bates stated they met last Tuesday.

Genealogy Committee – No Report.

Operations Committee – Alderman Bates stated they have not met yet, but would like to schedule one in January to discuss the business license process.

REPORT OF CITY OFFICIALS

Alderman Arnette – stated he saw they started back on the sidewalks at Old Gray Summit Road.

Alderman Myers – asked about the sidewalks being poured back 1' wider, Mayor Palmore agreed it is supposed to be a 5' pour. Alderman Myers asked about the crossing at Payne St. as it is still rough. Mayor Palmore stated we have to obtain permission from the railroad and pay for a flagman. Alderman Gass suggested writing a letter to the road master. Alderman Myers thanked Mayor Palmore for his quick response to the oil spill in Westlake Subdivision. Alderman Myers stated there was a meeting on January 15, 2015 from 2:00 p.m. to 4:00 p.m. at the Tri County Senior Center that the Regional Scenic Library is hosting to discuss the location

of a new library. He has also been to a workshop at East-West Gateway and they discussed grant opportunities and there is 50 million dollars available. He suggested requesting a project to consider the sidewalks out on Highway N at Riverbend be extended to the city limits. Alderman Gass suggested this include the other side of the road with curb and gutter. Alderman Myers stated this should work with the construction of the new bridge. Mayor Palmore stated that Cochran Engineering is also working on the preventative maintenance plan and this is going to be costly. Alderman Myers stated the deadline for the applications are February 19, 2015.

Alderman Bates - stated Planning & Zoning asked for an update on the Master Plan so hopefully that will be completed before April.

Alderman Johnson – thanked CVS for coming this evening. She also thought the Christmas on the Plaza and the parade was a success and Christopher’s Corner is now open for inside dining. She also has concerns about construction on Congress St. beginning and the retention for the residents on the east; she hopes there will be a plan for the water before we begin. Mayor Palmore stated those ditches have been cleaned and he is also meeting with the project manager soon. She also has a cat complaint on E. St. Louis St. that she will speak directly to Richard about. Mayor Palmore stated he has spoken with Richard and he is working every day with the traps and the cat problem. That is all we can do. Alderman Pigg stated the Care Center and residents along St. Louis St. all feed them.

Alderman Gass – asked about the street lights on the east end of town. Mayor Palmore stated they are on photo cells and he was not comfortable with Ameren taking out the old ones yet. Alderman Gass thought the old ones should be taken out, that area had plenty of light after dark. Board members agreed the old lights from Ameren could be removed. Alderman Gass asked about the lighting on the east end Dollar General as the one side is dark and there was a problem with the house across the street. Mayor Palmore read from the Code Section 400.235, he thought he should talk to Dollar General about a solution.

Alderman Johnson – stated on Congress St. where the bridge is at Hawthorne, there needs to be a light there, a resident in the past has even offered to pay for it and she asked Mayor Palmore to look into this.

Alderman Pigg – stated with Thornton Rd. being closed he heard complaints about the residents not being notified along with the police, fire and the school district. He stated they needed to be informed if any road is being shut down. Mayor Palmore stated he was present at the kickoff meeting and it was discussed but everyone was to be notified. He continued the road was not supposed to be completely shut down. Chief Mansell agreed emergency services need to be notified. Alderman Pigg asked about Brush Creek and stated he has asked for an update at every meeting and recently spoke with John Griesheimer and he said a letter was sent from Rural Development in November. Mayor Palmore stated he had a meeting with the engineer and the attorney about their report they submitted, now we are scheduling a meeting with the county about what is in their proposal. Alderman Pigg stated that the city has been disputing this for six years and he thought the commissioners should come to another meeting with the board to discuss the status of this in executive session. Alderman Gass asked if the board could get a copy of the report. Mayor Palmore agreed. Alderman Pigg stated he was worried about the 18

houses that have flooded in the past because of Brush Creek in the Cedars Subdivision.

Chief Mansell – stated the equipment on the police cars come from Ed Roehr and a brochure has been completed by Code 3 and the Pacific Police cars are in the brochure. He handed this out. Mayor Palmore stated the Christmas Parade was also a great event.

INTRODUCTION OF NEW BILLS

BILL NO. 2936 AN ORDINANCE AUTHORIZING A BOUNDARY ADJUSTMENT FOR LOT 1 AND LOT 2 OF EAST SIDE COUNTRY CLUB CENTER LOCATED AT THE SOUTHWEST CORNER OF WEST OSAGE STREET AND LAMAR PARKWAY. THE SITE IS LOCATED WITHIN THE CITY’S PD-C PLANNED DISTRICT COMMERCIAL DISTRICT. (P.Z. 2014-010 CVS (1st reading))

Motion made by Alderman Myers, seconded by Alderman Johnson for the first reading of Bill No. 2936. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried. Mayor Palmore asked for any discussion, there was none. As posted pursuant to ordinance City Clerk Barfield read Bill No. 2936 for the first reading. Mayor Palmore stated this would continue to the second reading.

BILL NO. 2937 AN ORDINANCE AUTHORIZING A CHANGE IN ZONING FROM “C2” ARTERIAL COMMERCIAL DISTRICT TO “PDC” PLANNED DISTRICT-COMMERCIAL TO ALLOW A 6,000 SQUARE FOOT PHARMACY WITH A DRIVE THRU FOR LOT 1 OF EAST SIDE COUNTRY CLUB CENTER LOCATED AT THE SOUTHWEST CORNER OF WEST OSAGE STREET AND LAMAR PARKWAY. (P.Z. 2013.010 CVS)

Motion made by Alderman Pigg, seconded by Alderman Gass for the first reading of Bill No. 2937. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried. Mayor Palmore asked for any discussion, there was none. As posted pursuant to the ordinance City Clerk Barfield read Bill No. 2937 for the first reading. Mayor Palmore stated this would continue to the second reading.

CONSIDERATION OF BILLS PREVIOUSLY INTRODUCED

BILL NO. 2936 AN ORDINANCE AUTHORIZING A BOUNDARY ADJUSTMENT FOR LOT 1 AND LOT 2 OF EAST SIDE COUNTRY CLUB CENTER LOCATED AT THE SOUTHWEST CORNER OF WEST OSAGE STREET AND LAMAR PARKWAY. THE SITE IS LOCATED WITHIN THE CITY’S PD-C PLANNED DISTRICT COMMERCIAL DISTRICT. (P.Z. 2014-010 CVS (2nd reading))

Motion made by Alderman Arnette, seconded by Alderman Myers for the second reading of Bill No. 2936. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 2936 for the second reading by title only. Motion made by Alderman Bates, seconded by Alderman Pigg to approve Bill No. 2936. A roll call vote was taken with the following results: Ayes: Alderman Arnette, Alderman Myers, Alderman Bates, Alderman Gass, Alderman Johnson, Alderman Pigg. Nays: none. Whereupon, Mayor Palmore declared Bill No. 2936 approved 6-0 and became Ordinance No. 2924.

BILL NO. 2937 AN ORDINANCE AUTHORIZING A CHANGE IN ZONING FROM "C2" ARTERIAL COMMERCIAL DISTRICT TO "PDC" PLANNED DISTRICT-COMMERCIAL TO ALLOW A 6,000 SQUARE FOOT PHARMACY WITH A DRIVE THRU FOR LOT 1 OF EAST SIDE COUNTRY CLUB CENTER LOCATED AT THE SOUTHWEST CORNER OF WEST OSAGE STREET AND LAMAR PARKWAY. (P.Z. 2013.010 CVS)

Motion made by Alderman Johnson, seconded by Alderman Pigg for the second reading of Bill No. 2937. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 2937 for the second reading by title only. Motion made by Alderman Myers, seconded by Alderman Gass to approve Bill No. 2937. A roll call vote was taken with the following results: Ayes: Alderman Myers, Alderman Bates, Alderman Gass, Alderman Johnson, Alderman Pigg, Alderman Arnette. Nays: none. Whereupon, Mayor Palmore declared Bill No. 2937 approved 6-0 and became Ordinance No. 2925.

UNFINISHED BUSINESS

NEW BUSINESS

RESOLUTION NO. 2014-42 A RESOLUTION APPROVING GILMORE BELL AS SPECIAL COUNSEL AND BOND COUNSEL FOR THE CITY OF PACIFIC.

Motion made by Alderman Gass, seconded by Alderman Bates to read Resolution No. 2014-42. Mayor Palmore asked for any discussion. Alderman Pigg liked that this was set up on an as needed basis. He also asked that the Board of Aldermen be included on their reports. He also wanted the attorney to look into an alderman from each ward sitting on the CID Boards. Mayor Palmore stated Kim could send out e-mails, Attorney Schroeder reminded everyone that they are not to comment on the e-mails because if more than three of them do this would constitute a meeting. As posted pursuant to the ordinance, City Clerk Barfield read Resolution No. 2014-42. Motion made by Alderman Gass, seconded by Alderman Johnson to approve Resolution No. 2014-42. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

RESOLUTION NO. 2014-55

**A RESOLUTION APPROVING THE
AMENDED 2014-2015 TOURISM
COMMISSION BUDGET.**

Motion made by Alderman Pigg, seconded by Alderman Gass to read Resolution No. 2014-55. Mayor Palmore asked for any discussion, there was none. As posted pursuant to the ordinance, City Clerk Barfield read Resolution No. 2014-55. Motion made by Alderman Arnette, seconded by Alderman Pigg to approve Resolution No. 2014-55. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

MISCELLANEOUS

A. Approve the list of bills.

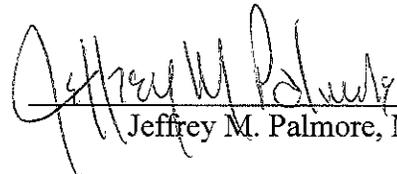
Motion made by Alderman Arnette, seconded by Alderman Myers to approve the list of bills. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

TOURISM EXPENDITURES

ADJOURNMENT

There being no further business, motion made by Alderman Gass, seconded by Alderman Bates to adjourn. A voice vote was taken with an affirmative result, and Mayor Palmore declared the motion carried.

The meeting adjourned at 8:50 p.m.



Jeffrey M. Palmore, Mayor

ATTEST:



City Clerk