

December 15, 2014

## Regular Council Meeting

Members present: Mayor, Steve Loucks and City Attorney, David Summers.

Council Members: Darlene Crocker, Ron Davis, Jerry Childers, Robert Sullivan, Ann Whistler, Ryan Pennington, Ronald Eichhorn, and Eric Seyer.

Meeting was opened by Mayor Steve Loucks.

Pledge of Allegiance was led by David Summers.

Minutes of the previous meeting were read by the City Clerk. Motion to approve the minutes of the previous meeting by Eric Seyer, seconded by Darlene Crocker. Motion Carried.

Planning & Zoning Committee – Ron Senciboy advised that all but one voted against the Special Use Permit for the bait shop at 111 Frates due to parking issues.

Mr. Senciboy advised that the Planning & Zoning Committee did a review of Gateway Subdivision Lot 4 sketch plan further subdivision. The Planning & Zoning Committee voted to approve the sketch plan with the following conditions: 1.) The road would not be maintained by the City but is the responsibility of the property owners. 2.) Water and Sewer lines tapped from the city mains are the responsibility of the property owners. 3.) The City will assess the cost and responsibility of cost is to be decided to run a water main from the current main to the North edge of what is now Gateway Acres Lot 4. The City Attorney then explained the Subdivision Ordinance and explained the subdivision that is being requested.

Mr. Senciboy advised that the Planning & Zoning Committee reviewed and approved the Ordinance recommendations for a Special Use Permit. Motion by Ron Davis to table the decision for running the water line for Gateway Subdivision and bring it back to the next meeting, seconded by Jerry Childers. Motion Carried.

Motion by Darlene Crocker to go with the recommendation of the Planning & Zoning Committee not to approve the Special Use Permit at 111 Frates for a bait shop, seconded by Ron Davis. Motion Carried.

Motion to have the reading of A Resolution denying a Special Use Permit for Annetta A. Evans for a Bait Shop at 111 Frates, Chaffee, Missouri by Eric Seyer, seconded by Ann Whistler. Motion Carried. Motion to adopt the Resolution by Darlene Crocker, seconded by Ryan Pennington. Motion Carried.

Ronnie Moyers advised that Kajacs, after laying the water line dug up a sewer line at 207 S. 5<sup>th</sup> and broke a valve. He advised that the sewer backed up and it was cleaned out but has stopped up again. He is having it camered and asked who is responsible to pay for this. Mr. Moyers advised that if Kajacs would dig up the sewer line they will take care of the rest of it themselves.

Doyle Wilson addressed the Council regarding the unlicensed Contractors working in town. He advised they are doing the work and leaving town. They are being turned in and get there license from the Collectors office and recommended a Committee be appointed to enforce the Ordinance and also give

them a citation. The Mayor appointed the Ordinance Committee along with the City Attorney to look into this.

Fire Department – Fire Chief, Sam Glency advised that he will meet with the Fire committee on the billing for water for out of town fires. Mr. Glency asked to purchase 100 to 150 gallons of fuel for the tanks. Motion by Ron Davis to completely fill up the tanks immediately, seconded by Robert Sullivan. Council polled as follows:

Yes	No	Absent
Darlene Crocker		
Ron Davis		
Jerry Childers		
Robert Sullivan		
Ann Whistler		
Ryan Pennington		
Ronald Eichhorn		
Eric Seyer		

Motion Carried.

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Mr. Glency advised that the ISO Fire rating is staying at 7.

The Judges Report was presented for December 2014. Motion to approve the Judges Report by Eric Seyer, seconded by Darlene Crocker. Motion Carried.

Liquor License for the following were presented: Big E's Tavern at 213 N. Main. Motion to approve the liquor license by Robert Sullivan, seconded by Ann Whistler. Motion Carried. Chaffee One Stop at 304 N. Main. Motion to approve the liquor license by Eric Seyer, seconded by Ryan Pennington. Motion Carried. El Mexicano at 150 W. Yoakum. Motion to approve the liquor license by Ryan Pennington, seconded by Ann Whistler. Motion Carried. Chaffee Food Giant at 11934 State Hwy. 77. Motion to approve the liquor license by Eric Seyer, seconded by Ryan Pennington. Motion Carried. Friscos at 109 E. Yoakum. Motion to approve the liquor license by Eric Seyer, seconded by Ryan Pennington. Motion Carried. J Marie's Flowers & Boutique at 149 W. Yoakum. Motion to approve the liquor license by Ronald Eichhorn, seconded by Ryan Pennington. Motion Carried. Rhodes 101 Stop at 12124 State Hwy. 77. Motion to approve the liquor license by Eric Seyer, seconded by Ryan Pennington. Motion Carried. Sandy's Toddle Inn at 105 W. Yoakum. Motion to approve the liquor license by Ryan Pennington, seconded by Ann Whistler. Motion Carried.

The City Clerk presented the following bills for approval: Rhodes 101 – Police-\$ 656.58, Park - \$ 94.43, Public Works - \$ 648.80, Schultz Surveying & Engineering -\$220.00, Schultz Surveying & Engineering - \$4,180.00, Zoellner Construction - \$ 1,448.10, Kajacs Contractors-\$110,004.70 and Schultz Surveying & Engineering -\$1,722.37. Motion by Ron Davis to table the bill from Kajacs pending the outcome of the meetings, seconded by Jerry Childers. Motion Carried. Motion by Darlene Crocker to pay the rest of the bills, seconded by Ann Whistler. Council polled as follows:

Yes	No	Absent
Darlene Crocker		
Ron Davis		
Jerry Childers		
Robert Sullivan		
Ann Whistler		
Ryan Pennington		

Ronald Eichhorn  
Eric Seyer  
Motion Carried.

The City Administrator advised that the City approved a building permit for the Gill group to build apartments to the lot adjacent to the railroad tracks East of Main Street. They would like to know if the City would run water and sewer to their property from Main Street. Discussion was then heard.

The City Attorney explained the Special use permit Ordinance that the Ordinance Committee recommended. The City Attorney explained that the council has the ability to create conditions and periods. The City Attorney advised that depending what the council wants changes will need to be made to the Special Use Permit Application. Motion by Ronald Eichhorn to put a five year limit in the Ordinance for the Special Use permit, seconded by Darlene Crocker. Motion Carried. Motion by Ryan Pennington to add to the Ordinance the recommendation made by the Planning & Zoning Committee that the Chairman should present the minutes of the meetings and recommendations to the City Council, seconded by Ann Whistler. Motion Carried.

Ryan Pennington asked what is done if a bill for an out of Town Fire has not been paid. The City Attorney explained this. The Mayor asked the Fire Committee to look into this and bring back to the Council.

Motion to go into closed session by to discuss or deal with legal actions, causes of action or litigation by Eric Seyer, seconded by Ann Whistler. Council polled as follows:

Yes	No	Absent
Darlene Crocker		
Ron Davis		
Jerry Childers		
Robert Sullivan		
Ann Whistler		
Ryan Pennington		
Ronald Eichhorn		
Eric Seyer		

Motion Carried.

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Motion to go back into regular session by Eric Seyer, seconded by Ryan Pennington. Council polled as follows:

Yes	No	Absent
Darlene Crocker		
Ron Davis		
Jerry Childers		
Robert Sullivan		
Ann Whistler		
Ryan Pennington		
Ronald Eichhorn		
Eric Seyer		

Motion Carried.

Meeting was adjourned.

Respectfully Submitted,

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Diane Eftink, City Clerk

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Mayor, Steve Loucks

While every attempt is made to ensure accuracy, these Council Minutes have not been approved by the council and should not be considered an official record. Official council minutes can be obtained from the City Clerk, City Hall, 222 W. Yoakum, Chaffee, MO 63740.