

MEETING MINUTES
JULY 19, 2023
OAKLAND BOARD OF ALDERMEN

MEETING CALLED TO ORDER by Mayor Tom Steuby at 7 PM.

ROLL CALL showed that Alderpersons Lueker, Heaton and Daake were present and constituted a quorum. Alderperson Morisse was absent and excused due to a medical procedure.

APPROVAL OF JUNE 2023 MINUTES. Alderperson Lueker moved and Alderperson Heaton seconded to approve the June 21, 2023 meeting minutes, and the motion passed by a vote of 3-0 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

CDBG PUBLIC HEARING. Mayor Steuby opened a public hearing regarding CDBG block grant funding options for 2024 funds. The City Administrator read aloud from the eligible activities brochure provided by St. Louis County and also the purposes of the Act. He explained that there are options for spending CDBG funds, including the Home Improvement Program ("HIP") and certain projects for HUD approved expenditures to benefit the community at large to assist in Infrastructure & Public Facilities Improvements, Clearance Activities, Public Services for a variety of activities that were listed in full, and Rehabilitation & Preservation Activities. Ineligible activities were also presented. The City Administrator stated that in prior years the City had allocated some funds to the HIP program, but that there are a limited number of citizens who meet the income threshold for eligibility. He also presented that in prior years, the City had obtained approval to reallocate unused funds into a project to create a pedestrian bridge across Gravois Creek at Oakland Avenue for greater accessibility by those with disabilities and for the safety of children, which constitute an urgent, serious and critical community need of recent origin. Additionally, the City Administrator stated that funding some projects aimed at alleviating floods within the City likely would be eligible because of the flooding in recent years near Minturn Park and the Trellis/Oakland Avenue intersection. The Mayor asked for community input, and emails from residents were entered into the public record. Finally, the City Administrator explained that the City was scheduled to receive \$44,000 in 2024, but no funding in 2025 or 2026 due to a restructuring of the grants to a three-year cycle.

On a motion by Alderperson Lueker and a second by Alderperson Daake, the Board voted 3-0 to allocate \$5,000 to the HIP in 2024 and the balance to the Oakland Avenue bridge project, and if excess funds were available to allocate those funds to flood remediation projects. Alderpersons Heaton, Lueker and Daake voted Aye. There were no nays.

An attendance sheet was circulated and filed with the City Clerk. On a motion by Alderperson Lueker and a second by Alderperson Heaton, the Board voted 3-0 to close the public hearing. Alderpersons Heaton, Lueker and Daake voted Aye. There were no nays.

RV PUBLIC HEARING. The Mayor opened a public hearing regarding certain text amendments to the Zoning Code related to regulations in the single-family residential districts regarding recreational vehicles ("RVs"). City Attorney Andy Bramman stated that all the changes are identical in each residential district and are mirrored in each separate district from R-

1 to R-5. He said that some changes were made to the definitions to make them more precise and to eliminate motorcycles from the definition of an RV but adding boats and trailers with a load such as a boat. He said that legal uses now in place by RV owners would be legal, non-conforming uses as they are used and parked now, assuming such RVs met all current regulations prior to the adoption of the amendments under consideration. Such grandfathering, however, is subject to abandonment, for example, if sold and not replaced with an RV of the same or smaller size of the same type as previously existed (for example, a boat with a boat or a trailer with a trailer of the same or smaller size),

The City Attorney said that parking restrictions comprised the bulk of the changes. In front yards, the amendments do not allow any parking of RVs that are not grandfathered or subject to limited exceptions specified in the Ordinance. In rear yards, RVs can be parked anywhere on any surface except not within the setback. In side-yards, RVs must be parked behind the front façade of the existing primary structure on a paved driveway. On lots with two front yards, an RV cannot be parked in either front yard. An exception for front yards was included on the following terms: the RV must be owned by the occupant, lessee or a guest of or to the premises, must be parked for no more than 72 continuous hours no more than six times per year with separate instances of 72-hour parking no closer together than 5 continuous business days.

The permitted length of RVs was kept at 27 feet and by measuring the entire apparatus that constitutes an RV, for example, a trailer with a boat on it would be measured to the longest distance from the front to the rear. Derelict or inoperable vehicles, including RVs, cannot be parked on a lot except with an enclosed structure.

Two emails were submitted to the City Clerk as part of the public record. No further public comments were made except for thanks from Mike and Victoria Figuera.

On a motion by Alderperson Lueker and a second by Alderperson Daake, the Board voted 3-0 to close the public hearing. Heaton, Lueker and Daake voted Aye. There were no nays.

TREASURER'S REPORT. Treasurer Bud Funk was absent due to an out-of-town event he could not postpone. Discussion of his report was postponed by acclimation.

JULY 2023 VOUCHER. Alderperson Lueker moved and Alderperson Daake seconded to approve the June 2023 Voucher. Alderperson Lueker had questions regarding the Elan credit card payment and the details specified on the check, the amount of the Ameren bill and why it appeared on the credit card, and the amount of cost for the AT&T phone bill. City Administrator Starr explained that the Ameren payment was made on the credit card to avoid interest and late fee charges and with the approval of the Mayor since the amount was within his spending authority. Starr explained that the other detailed items were for recurring expenditures for software licenses and other administrative expenses. Starr also explained that the AT&T bill included two phones, one for him and one for the City Inspector, and monthly charges to purchase the phone for the Inspector since his predecessor used a personal phone that required the purchase of a new phone in 2022. The voucher was then approved by a vote of 3-0 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

NEW BUSINESS.

A. Alderperson Lueker moved for a first and second reading and subsequent adoption of Bill #939 An Ordinance to set salaries and appoint City Officials for the 2023-2024 fiscal year. Alderperson Heaton seconded the motion. There was no discussion. The Ordinance was then approved by a vote of 3-0 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

B. Alderperson Lueker moved for a first and second reading and subsequent adoption of Bill #940 An Ordinance Accepting a Bid for the Swale Construction Project in Minturn Park. Alderperson Heaton seconded the motion, and the City Attorney read the Bill by title twice. Discussion ensued. City Administrator Starr stated that he solicited by E-Mail seven bids from landscape, swale, embankment, and excavation contractors, but received only one bid from Kuesel Contracting Company, Inc. The Board discussed whether to go out for bid a second time, but considerations of timing, the possibilities of flooding and no guarantee that others would bid a second time discouraged another round of bidding. The Kuesel bid in the amount of \$7,400 and Bill # 940 then passed on a vote of 3-0 to become Ordinance # 940 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

C. Alderperson Lueker moved for a first and second reading and subsequent adoption of Bill #941 An Ordinance Accepting a Bid for the reconstruction and slope repair to Oakland Avenue right of way near its intersection with Trellis. Alderperson Daake seconded the motion, and the City Attorney read the Bill by title twice. Discussion ensued. City Administrator Starr stated that he also solicited by E-Mail seven bids from landscape, swale, embankment, and excavation contractors, but received only one bid from Kuesel Contracting Company, Inc. Again, the Board discussed whether to seek a second round of bids but decided not to do so. The Kuesel bid in the amount of \$10,300 and Bill # 941 then passed on a vote of 3-0 to become Ordinance # 942 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

D. Alderperson Lueker moved for a first and second reading and subsequent adoption of Bill #942 An Ordinance adding and removing signatories for the City's bank accounts. Alderperson Daake seconded the motion, and the City Attorney read the Bill by title twice. No discussion was needed. Bill # 942 then passed on a vote of 3-0 to become Ordinance # 942 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

E. Alderperson Lueker moved for a first and second reading and subsequent adoption of Bill #943 An Ordinance Amending the Zoning Code regarding Regulations of Recreational Vehicles. Alderperson Heaton seconded the motion, and the City Attorney read the Bill by title twice. No discussion was needed beyond what was held during the public hearing. Bill # 943 then passed on a vote of 3-0 to become Ordinance # 943 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

F. Election of a Board President. Alderperson Daake nominated Alderperson Lueker, with a second by Alderperson Heaton. The motion then passed on a vote of 3-0 with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

REPORT OF THE CITY ENGINEER. Dan Wind reported that he had been in negotiations with MSD for several weeks and that each round of submissions that addressed comments by MSD required an additional two weeks of MSD review before further comments were made. He stated that he, the City Administrator and City Attorney held a conference call with MSD in July. MSD determined that any plan to gather storm water runoff from multiple properties into a line within the right of way or on private property that crosses lot lines would be

considered a public sewer line by MSD that would require the installation of a much larger line that is too expensive, given the City's budget. Therefore, the discussion moved to how the collection of stormwater runoff from lots that empty onto the street could be kept private. MSD agreed that each individual lot could run its private lines either to an MSD inlet (if abutting the lot line) or be connected directly to an MSD main within the street right of way. The City will need to grant easements to the private property owners, who will be required to maintain the lines up to the connection with the MSD main and will need to acquire construction easements from the property owners. MSD will not charge a connection fee.

Dan Wind also reported that he was dealing with several ongoing floodplain management issues on existing structures and new proposed construction.

REPORT OF CODE ENFORCEMENT OFFICER. Alderperson Lueker read from Alderperson Morisse's written report to the Board that asked questions about why the builder at 802 Lockwood was repeatedly allowing stormwater runoff and mud onto neighboring properties and what the City was doing in response to complaints. Code Enforcement Officer Jeff Wolf explained the several inspections he had conducted, the citation recently issued and additional follow-up to be conducted with the builder. Another question was about the status of construction at 740 E. Argonne. The City Administrator responded that the property was under review by him on zoning issues and by Dan Wind on drainage issues. Finally, Alderperson Lueker stated that the street sign at Sappington and Westwood Forest needed to be repaired or replaced due to repeated truck strikes.

CITIZEN COMMENTS. There were none.

CITY ADMINISTRATOR REPORT. City Administrator Starr reported that:

1. City Depository – Since it has been a number of years since the City sent out an RFQ for designation of a City Depository as defined by Missouri Statute, the Treasurer and City Administrator recommended that the Board authorize them to send a Request for Qualifications to banks doing business close to the Oakland city limits. Alderperson Lueker moved to authorize the Treasurer and City Administrator to prepare and distribute an RFQ for a City Depository. Heaton seconded the motion. Alderpersons Lueker, Heaton and Daake voted Aye. There were no Nays.

2. Electronic Recycling – Starr reported that the County now requires that an electronics recycling company have an R-2 certification to qualify for grant funds. He said there is only one R-2 certified recycling company that he could find, and it has not responded to his calls. Since there is a 4-month lead time to obtain grant money, it seemed likely that the City would need to move the event to 2024.

3. Kirkwood Recreation Cooperation Agreement -- Starr reported that the cities of Kirkwood, Glendale and Oakland continued to discuss an expanded cooperation agreement, but no final terms had been reached.

4. Closure of Frisco Avenue at Berry Road. Starr said that he had not yet received a petition from the residents or obtained comments from the Fire Department but would continue to work on that matter.

5. Striping of Melshire Court – Starr informed the Board that the street striping proposal by Spencer Contracting of Oakland Avenue and the intersection of Melshire Court with Sappington Road did not include striping Melshire all the way to Holmes Avenue as some

thought. The Mayor requested that Starr obtain a bid from Spencer to stripe Melshire from Sappington to Holmes at some time when Spencer is in the vicinity to reduce the cost.

6. Website Update Proposal. Starr reported that he had received a proposal from Black Raven, the City's current website maintenance provider, to refresh the look of the City's website and to reorganize content for a more user-friendly experience and would distribute it to the Board for consideration at the September meeting. He stated that he also requested information about some ability to have an outreach to residents through a social media application. Board members expressed questions about whether a social media approach would require monitoring of content or whether it could be set up to be a one-way communication from the City to residents only. Starr said he would follow up with Black Raven to see what options exist.

REPORTS OF MAYOR AND ALDERPERSONS. Alderperson Lueker reported that Waste Management was missing pickups in her neighborhood and elsewhere. She also stated resident Julie Fulsom was asking the City to review the condition of the curbs on Lennore. Alderperson Heaton also stated concerns raised by residents about Waste Management and asked whether the City could conduct a shredding event as some other cities do. The Mayor raised questions about weeds and overgrowth within the MODOT right of way at Berry and I-44 and requested that the City obtain quotes on stump removal and mowing along Oakland Avenue at Gravois Creek. The Mayor also discussed an inventory of street repairs needed and suggested that in the past, the City had a committee to study street needs and to recommend priorities. The Board agreed that would be appropriate. The Mayor then appointed himself and a Ward 1 Alderperson to canvass Ward 1 and himself and a Ward 2 Alderperson to canvass Ward 2, collectively as a Street Committee.

CLOSED SESSION VOTE. Alderperson Lueker moved to adjourn the public session to a closed meeting pursuant to Mo.Rev.Stat. Section 610.021 (1) Attorney-Client Communications and Section 610.021 (3) regarding the Hiring, Firing, Disciplining or Promoting of Particular Employees. Alderperson Heaton seconded the motion. On a roll call vote, Alderpersons Lueker, Heaton and Daake all individually voted in favor of conducting a closed meeting for the purposes stated. There were no nays.

ADJOURNMENT. The regular meeting was adjourned on a motion by Alderperson Lueker and a second by Alderperson Heaton on a 3-0 vote with the Ayes being Alderpersons Heaton, Lueker and Daake. There were no nays.

These minutes were approved by the Board of Aldermen on this 17th day of August 2023.



Helmut Starr, City Clerk

