

**CITY OF FARMINGTON
110 West Columbia
Farmington, MO 63640**

**FEBRUARY 14, 2013
6:30 P.M.**

TENTATIVE AGENDA

NOTICE is hereby given to all citizens and parties of interest that the Farmington City Council will meet on Thursday, February 14, 2013 at 6:30 p.m. at Long Memorial Hall, 110 West Columbia, Farmington, Missouri, 63640.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Approve Agenda

II. PUBLIC HEARING

1. An application for Amended Planned Unit Development (PUD) / Site Plan Approval (Case PZPUD-12-002-A1). The owners of the property requests the City of Farmington approve an amended Planned Unit Development (PUD) / Site Plan for the second phase of the Applewood Apartments Planned Unit Development Site. The property (A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in all of Lot 1 of Applewood Apartments Subdivision , a Subdivision filed for record in Document 2008R-05572 of the Land Records of St. Francois County, Missouri and a Part of Lots 13, 14 and 15 of Electric Place a Subdivision filed for record in Plat Book 4 at Page 19 of the Land Records of St. Francois County, Missouri, described as follows to-wit: Commencing at a found Aluminum Monument marking the Southeast corner of United Stated Survey 340 per DNR Document 600-46850; thence North 34°38'03" West 2696.58' to a found No. 4 rebar marking the Southwest corner of said Lot 1 of Applewood Apartment, Subdivision the POINT OF BEGINNING of the tract herein described; thence along the West boundary of said Lot 1 of Applewood Apartments Subdivision North 18°56'00" West 104.12' to a set No. 4 rebar; thence along the South boundary of Document 2009R-01540 and Document 2011R-11203 of the Land Records of St. Francois County, Missouri South 71°22'47" West 211.61' to a set No. 4 rebar on the East right-of-way of Weber Road; thence along the East right-of-way of Weber Road North 37°05'14" West 118.00' to a set No. 4 rebar on the South right-of-way of Electric Street;

thence leaving said East right-of-way of Weber Road along the South right-of-way of Electric Street North $71^{\circ}55'06''$ East 248.40' to a found No. 4 rebar marking the Northwest corner of said Applewood Apartments; thence continuing along said South right-of-way of Electric Street North $71^{\circ}55'06''$ East 209.96' to a found No. 5 rebar Marking the Northeast corner of said Applewood Apartments; thence leaving said South right-of-way of Electric Street along the East boundary of said Applewood Apartments South $18^{\circ}56'50''$ East 209.19' to a found No. 5 rebar marking the Southeast corner of said Applewood Apartments and on the North right-of-way of a 20' Alley; thence along the said North right-of-way of said 20' Alley and the South boundary of said Applewood Apartments South $70^{\circ}40'48''$ West 209.99' to the point of beginning. Containing 1.60 acres, more or less. Being all of Document 2009R-01540, Deed Book 1629 at Page 390 and Document 2011R-11203.) is located at 870-880 Electric Street. The property is currently zoned "R-7" Multiple Single-Family (Townhouse) Residential Zoning District. Submitted by Taylor Engineering on behalf of Burgess Construction, LLC, Burgess Properties, and Burgess Land Company, LLC.

2. An application for Planned Unit Development (PUD) / Site Plan Approval (Case PZPUD-13-001). The owner of the property requests the City of Farmington grant a Planned Unit Development (PUD) / Site Plan Approval for the Redevelopment of the Site located at 732 Weber Road. The property (A tract of land situated in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of United States Survey 2969, Township 36 North, Range 05 East of the Fifth Principal Meridian, and part of Lot 8 and all of Lots 9, 10, 11 and 12 of Buena Vista Subdivision, a subdivision filed for record in Plat Book 7 at Page 1, described as follows, to-wit: Commencing at a set No.4 rebar w/cap (LS-2170) marking the most Northern corner of Lot 1 of Holman Health Care Subdivision, a subdivision filed for record as Document 2012R-01032, the POINT OF BEGINNING of the tract herein described; thence on the Northwest line of said Lot 1 as follows: South $51^{\circ}50'$ West 30.08' to a set No.4 rebar w/cap (LS-2170); thence South $52^{\circ}17'41''$ West 85.71' to a found right-of-way marker; thence South $44^{\circ}49'12''$ West 50.40' to a set No.4 rebar w/cap (LS-2170) on the Northeast right-of-way line of Karsch Boulevard, marking the most Western corner of said Lot 1 of Holman Health Care Subdivision; thence leaving said Northwest line, on said Northeast right-of-way line as follows: North $50^{\circ}11'13''$ West 44.85' to a set No.4 rebar w/cap (LS-2170); thence North $37^{\circ}11'11''$ West 257.70' to a set No.4 rebar w/cap (LS-2170) at the intersection of said Northeast right-of-way line with the Southeast right-of-way line of Plaza Street; thence leaving said Northeast right-of-way line, on said Southeast right-of-way line, as follows: thence North $22^{\circ}32'10''$ East 69.48' to a set No.4 rebar; thence North $37^{\circ}11'11''$ West 20.44'; thence North $52^{\circ}47'18''$ East 61.32' to a set No.4 rebar w/cap (LS-2170); thence North $52^{\circ}47'18''$ East 73.50' to a set No.4 rebar w/cap (LS-2170) at the intersection of said Southeast right-of-way line with the Northeast right-of-way line of Potosi Street; thence leaving said Southeast

right-of-way line, South 34°03'35" East 349.15' on said Northeast right-of-way line of Potosi Street to the point of beginning. Containing 62,504 square feet, or 1.43 acres, more or less, in the aggregate. (Description includes 627 square feet to be dedicated as an addition to Plaza Street.) is currently zoned "C-2" General Commercial Zoning District. The Submitted by Core States Group and Midwest Land Survey on behalf of Wolk Holdings, LLC.

3. An application for Annexation and Roadway Dedication (Case PZANN-13-002). The City of Farmington and the owners of the properties request annexation into the Corporate Limits of the City of Farmington. The properties (Plat of Annexation Survey, The Children's Foundation of Mid America and Presbyterian Farms, A tract of land located in the County of St. Francois and the State of Missouri, being all of the Southeast Quarter of the Southwest Quarter of Section 29, the Northwest Quarter of Factual Section 32 and the Northeast Quarter of Section 31, Township 36 North, Range 6 East of the Fifth Principal Meridian described as follows to-wit: Commencing at a found 1" iron bar marking the Southeast corner of the Southwest Quarter of Section 29, Township 36 North, Range 6 East, the POINT OF BEGINNING of the tract herein described; thence South 00°17'55" West 930.21' to a found No. 4 rebar; thence North 88°28'48" West 50.0' to a point; thence South 00°17'55" West 397.64' to a set No. 5 rebar; thence North 88°31'28" West 2,478.52' to a set No. 4 rebar marking the Northwest corner of Lot 20 of Harlan Estates Phase II, Plat 2 of the Land Records of St. Francois County, Missouri; thence North 88°29'16" West 402.23' to a found iron pipe marking the Northwest corner of said Harlan Estates Phase II, Plat 2; thence North 16°43'55" East 198.66' to a set No. 5 rebar; thence North 19°29'03" East 851.04' to a found No. 4 rebar marking the Southeast corner of Lot 25 of the Meadowlands a subdivision filed for record in Plat Book 16 at Page 139 of the Land Records of St. Francois County, Missouri; thence South 88°59'09" East 1,113.95' to a set No. 4 rebar marking the Southeast corner of The Meadowlands Estates a subdivision filed for record in Plat Book 16 a Page 432 of the Land Records of St. Francois County, Missouri; thence along the East Boundary of said The Meadowlands Estates North 00°18'00" East 308.82' to a found No. 4 rebar marking the northeast corner of said The Meadowlands; thence South 89°05'58" East 135.77' to a found 2"x4" Stone marking the Southeast corner of the West half of the Southwest Quarter of Section 29, Township 36 North, Range 6 East; thence North 00°33'56" East 1,322.64' to a set No. 5 rebar; thence South 88°24'23" East 1,346.40' to a set No. 5 rebar; thence South 00°37'50" West 1,312.08' to the point of beginning. Containing 114.91 acres, more or less. Being part of Deed Book 239 at Page 165) are located along the west side of Schwartz Road, south of The Meadowlands Estates Subdivision, and north of the Harlan Estates and Lindenwood Subdivisions, respectively. The proposed Zoning is "R-1" Single-Family Residential Zoning District. Submitted by Taylor Engineering, LLC on behalf of the City of Farmington, The Presbyterian Farms, and The Children's Foundation of Mid America.

4. An application for Plat of Survey and Roadway Dedication (Case PZFRP-13-002). The City of Farmington and the owners of the properties request Right-of-Way Dedication and Vacation approval. The properties (Plat of Survey, The Children's Foundation of Mid America and Presbyterian Farms, A tract of land located in the County of St. Francois and the State of Missouri, being all of the Southeast Quarter of the Southwest Quarter of Section 29, the Northwest Quarter of Factual Section 32 and the Northeast Quarter of Section 31, Township 36 North, Range 6 East of the Fifth Principal Meridian described as follows to-wit: Commencing at a found 1" iron bar marking the Southeast corner of the Southwest Quarter of Section 29, Township 36 North, Range 6 East, the POINT OF BEGINNING of the tract herein described; thence South $00^{\circ}17'55''$ West 930.21' to a found No. 4 rebar; thence North $88^{\circ}28'48''$ West 50.00' to a point; thence South $00^{\circ}17'55''$ West 397.34' to a set No. 5 rebar; thence North $88^{\circ}31'28''$ West 2,478.52' to a set No. 4 rebar marking the Northwest corner of Lot 20 of Harlan Estates Phase II, Plat 2 of the Land Records of St. Francois County, Missouri; thence North $88^{\circ}29'16''$ West 402.23' to a found iron pipe marking the Northwest corner of said Harlan Estates Phase II, Plat 2; thence along the West boundary of Harlan Estates Plat Book 16 at Page 2 and Plat Book 16 at Page 33 South $16^{\circ}41'55''$ West 1,446.67' to a set No. 5 rebar marking the Northeast corner of Lot 1 of Harlan Estates No. 3 a subdivision filed for record in Plat Book 15 at Page 2 of the Land Records of St. Francois County, Missouri; thence along the North boundaries of said Lot 1 of Harlan Estates No. 3, Deed Book 1496 at Page 892 and Document 2010R-02181 of the Records of St. Francois County, Missouri North $89^{\circ}24'34''$ West 1,093.68' to a set No. 5 rebar on the East boundary of Deed Book 1362 at Page 292 of the Land Records of St. Francois County, Missouri; thence along said East Boundary of Deed Book 1362 at Page 292 North $07^{\circ}31'39''$ East 921.53' to a found No. 4 rebar marking the Southeast corner of Heritage Meadows a subdivision filed for record in Plat Book 16 at Page 389 of the Land Records of St. Francois County, Missouri; thence along the East boundary of said Heritage Meadows and Royce Coates Addition to City of Farmington a subdivision filed for record in Plat Book 5 at Page 46 of the Land Records of St. Francois County, Missouri North $07^{\circ}42'19''$ East 880.53' to a found 1" iron pipe marking the Southwest corner of Deed Book 515 at Page 441 of the Land Records of St. Francois County, Missouri; thence leaving said East Boundary of Royce Coates Addition to City of Farmington South $82^{\circ}22'40''$ East 25.07' to a found 1" iron pipe marking the Southeast corner of said Deed Book 515 at Page 441; thence North $07^{\circ}33'06''$ East 25.00' to a set No. 4 rebar marking the Northeast corner of Said Deed Book 515 at Page 441; thence North $82^{\circ}22'40''$ West 25.07' to a set No. 4 rebar on the East boundary of Royce Coates Addition to City of Farmington and marking the Northwest corner of Deed Book 515 at Page 441; thence North $07^{\circ}33'06''$ East 6.46' to a set No. 4 rebar marking the Northeast corner of said Royce Coates Addition to City of Farmington; thence North $03^{\circ}39'18''$ East 21.07' to a set No. 5 rebar marking the Northeast corner of

United States Survey 349; thence North 07°24'52" East 18.95' to a found No. 4 rebar marking the Southeast corner of Lot 46 of The Meadowlands, a subdivision filed for record in Plat Book 16 at Page 139 of the Land Records of St. Francois County, Missouri; thence along the East boundary of said The Meadowlands North 07°02'32" East 520.37' to a set No. 5 rebar marking the Northeast corner of Lot 42 of said The Meadowlands; thence along the South boundary of said The Meadowlands South 89°45'06" East 1,539.87' to a found No. 5 rebar marking the Southeast corner of Lot 25 of The Meadowlands and the Southwest corner of Lot 20 of the Meadowlands Estates, a subdivision filed for record in plat Book 16 at Page 432 of the Land Records of St. Francois County, Missouri; thence along the South boundary of said The Meadowlands Estates South 88°59'09" East 1,113.95' to a set No. 4 rebar marking the Southeast corner of Lot 11 of said The Meadowlands Estates; thence along the East boundary of said The Meadowlands Estates North 00°08'00" East 308.82' to a found No. 4 rebar marking the Northeast corner of Lot 10 of said The Meadowlands Estates and being on the South boundary of Deed Book 1411 at Page 1155 of the Land Records of St. Francois County, Missouri; thence along said South boundary of Deed Book 1411 at Page 1155 South 89°05'58" East 135.77' to a found 2" x 6" Stone marking the Southeast corner of Deed Book at Page 1155 and the Southeast corner of the West Half of the Southwest Quarter of Section 29; thence along said East line of said West Half of the Southwest Quarter of Section 29, the East boundary of said Deed Book 1411 at Page 1155, Deed Book 1411 at Page 1168 of the Land Records of St. Francois County, Missouri and the East Boundary of Foxglen Subdivision Phase 4, a subdivision filed for record in Plat Book 16 at Page 352 of the Land Records of St. Francois County, Missouri North 00°33'56" East 1,322.64' to a set No. 5 rebar marking the Southwest corner of Document 2008R-01969 of the Land Records of St. Francois County, Missouri; thence along the South boundary of said Document 2008R-01969 South 88°24' 23" East 1,346.40' to a set No. 5 rebar on the West boundary of Deed Book 12207 at Page 8 of the Land Records of St. Francois County, Missouri; thence along said West boundary of Deed Book 1207 at Page 8 South 00°37'50" 1,312.08' to the point of beginning. Containing 185.94 acres, more or less. Being part of Deed Book 210 at Page 522, part of Deed Book 239 at Page 165, all of Deed Book 584 at Page 239 and all of Deed Book 590 at Page 158.) are located along the west side of Schwartz Road, south of The Meadowlands Estates Subdivision, and north of the Harlan Estates and Lindenwood Subdivisions, respectively. The proposed Zoning is "R-1" Single-Family Residential Zoning District. Submitted by Taylor Engineering, LLC on behalf of the City of Farmington, The Presbyterian Farms, and The Children's Foundation of Mid America.

III. VISITORS TO ADDRESS THE CITY COUNCIL

1. Public Participation for Non-Agenda Items (3 minutes per person)

III. REPORTS

1. Committee Reports, Presentation of Legislation and Discussion
 - A. Public Safety (Smith)
 - a. Fire Department Year End Report
 - B. Public Works (McMillen)
 - C. Public Services (Crites)
 - D. Administrative Services (Holdman)
2. City Administrator Report

IV. NEW BUSINESS

1. Consent Agenda
 - A. Department Reports
 - B. Minutes of Previous Meeting (January 28, 2013)

V. PRESENTATION OF LEGISLATION

(First and Second Reading)

Bill 07022013: An Ordinance of the City of Farmington, Missouri, Approving an Agreement with Jerry Freeman to Provide Concessionaire Services for Wilson Rozier Ball Park, J.C./KREI Ball Park, and the Farmington Sports Complex.

(First Reading)

Bill 08022013: An Ordinance Granting Approval to Burgess Construction, LLC, Burgess Properties, and Burgess Land Company, LLC, for the Applewood Apartments Phase 2, a Planned Unit Development/Site Plan Amendment.

(First Reading)

Bill 09022013: An Ordinance Granting Approval to Wolk Holdings, LLC, for the Redevelopment of the Site Located at 732 Weber Road, a Planned Unit Development.

(First Reading)

Bill 10022013: An Ordinance Vacating Part of a Street Right-of-Way. (732 Weber Road)

(First Reading)

Bill 11022013: An Ordinance for the Purpose of Providing for the Annexation of Territory to the Existing Corporate Boundaries of the City of Farmington, Missouri. (West Side of Schwartz Road, South of the Meadowlands Estates Subdivision, and North of the Harlan Estates and Lindenwood Subdivisions, Respectively)

(First Reading)

Bill 12022013: An Ordinance of the City of Farmington Approving and Accepting the Final Subdivision Record Plat of the West Side of Schwartz Road, South of the Meadowlands Estates Subdivision, and North of the Harlan Estates and Lindenwood Subdivisions, a Subdivision of the City of Farmington.

(First and Second Reading)

Bill 14022013: An Ordinance Authorizing and Directing the Mayor of the City of Farmington, Missouri, to Enter into and Execute a Contract Agreement with Dynamic Sports Construction, Inc.


VI. MAYOR

VII. CLOSED SESSION

Council may vote to adjourn to closed session to discuss matters pursuant to: Litigation as authorized by Section 610.021 (1) RSMo., Real Estate authorized by Section 610.021 (2) RSMo., and Personnel as authorized by Section 610.021 (3).

VIII. ADJOURN

Posted: February 13, 2013



Gregory S. Beavers, MPPA
City Administrator

Copies of the agenda may be obtained by contacting:

Paula Cartee, City Clerk
110 West Columbia Street
Farmington, MO 63640
573.756.1701
pcartee@farmington-mo.gov

The agenda may be viewed on the City's website at: www.farmington-mo.gov 24-hours prior to the meeting.



Disabled parking and entrance to Long Memorial Hall is located at the west entrance on Franklin Street. Persons needing additional special accommodation or access to attend or participate in the meeting should contact the City prior to the meeting at 573.756.1701 or pcartee@farmington-mo.gov.