

CITY OF OLIVETTE
CITY COUNCIL MEETING MINUTES
April 12, 2016

The Olivette City Council met on April 12, 2016 at 7:00 PM in the Council Chambers at Olivette City Hall located at 9473 Olive Boulevard, Olivette, Missouri. Mayor Ruth Springer called the meeting to order.

Item #1 – Roll call

On roll call, the following persons were present: Mayor Ruth Springer, Chairman Pro-tem J. Gregory Carl, Council Member Maxine Weil, and Council Member Missy Waldman. Council Member Suzanne Sewell was absent with excuse.

Also in attendance were City Manager Barbara Sondag, City Attorney Paul Martin, Police Chief Rick Knox, Fire Chief Scott Avery, Finance Director Darren Mann, Planning & Community Development Director Carlos Trejo, Public Works Director Bruce McGregor, and City Clerk Myra Bennett.

Item #2 – Communications

City Clerk Bennett noted that the following written communications were submitted for the April 12, 2016 City Council meeting:

Letter of appreciation from Lieutenant Shawn Applegate, Deputy Commander of the Major Case Squad of Greater St. Louis, to Olivette Police Chief Rick Knox, thanking him for Sergeant Stephen Ford's participation as an investigator, during a recent investigation.

Letter of appreciation from Ms. Ellen Steffen to the Olivette Fire Department for the care she received following an accident at Olive Boulevard and Price Road on January 28, 2016.

Item #3 – City Manager's Report

City Manager Sondag reported the following:

- Construction continues on the new facility. The stair well and apparatus bay are under construction, and the foundation work is complete. Storm water pipes are now being placed.
- Work began this week on the Old Bonhomme Road project. The arborist has begun taking down trees and shrubs. Work will be starting at the portion of Old Bonhomme closest to Price Road, on the south side of the road. Notices of construction will be placed on the doors of residents affected. Traffic will be west-bound only on Old Bonhomme Road between Price and Dielman. Boxes containing information on the project have been placed along Old Bonhomme, and the information will be updated as the project proceeds. Dave Schumake, Cochran Engineering, will be the person to contact with questions or concerns.

Item #4 – City Council Reports

Council Member Waldman reported that she attended the Planning and Community Design Commission (PCDC) meeting on April 7th, and she gave an overview of the actions taken and items discussed. She stated that she has received great feedback from residents regarding City staff, Planning and Community Development Director Trejo and GIS Coordinator Jonathan Roper. Council Member Waldman also congratulated Ruth Springer on her success in the April 5th election.

Council Member Weil stated that she has attended no meetings, and has nothing to report at this time.

Chairman Pro-tem Carl stated that he attended the Economic Development Commission (EDC) meeting on March 28th. He noted that discussion was held regarding the 5 year plan, as well as collection of business licenses fees.

Mayor Springer reported that she attended the Olivette Housing Authority meeting on March 29th. She noted that the city's housing is in great shape, and noted a 100 percent occupancy rate. Mayor Springer congratulated the Ladue School District and Council Member Waldman for their success in the April 5th election.

Item #5 – Hearing from Citizens (Part I)

James Baer, 9370 Old Bonhomme Road, addressed the City Council, asking that WiFi be provided for citizens at the new City Center.

The following individuals addressed the City Council in favor of Greg Yawitz, Keat Properties, being named as the preferred developer for the I-170/Olive Boulevard project:

Will Goldstein, 9307 Old Bonhomme Road

Rabbi Jeffrey Stiffman, Congregation Shaare Emeth, 21 Ramsgate

Mike Kafoury, 19 Heather Hill Lane (He also thanked the City Council for moving forward with the Old Bonhomme Road, sidewalk and street project.)

Michael Silver, 36 Heather Hill Lane

Jim Shermann, 14 Heather Hill Lane, addressed the City Council, thanking them for the progress that has been made within the City over the past few years.

Richard Dempsey, 123 Stoneleigh Towers, addressed the City Council, expressing concerns regarding the effect that the proposed I-170/Olive Boulevard project will have on the wildlife in the area. He also asked why a TIF will be needed for the project, if the proposed project is truly a profitable project.

OLD BUSINESS

None.

NEW BUSINESS

Item #6 – Resolution No: 2016-112 – A Resolution in Recognition of the Service of City of Olivette Volunteers, and Proclaiming April 11-15, 2016, "National Volunteer Week"

City Manager Sondag noted that it has been a while since the City has recognized its volunteers, and it is the volunteers who help build a city. She noted that over 12,000 hours have been volunteered by residents over the past year, and an event will be held on April 13th to recognize its volunteers for their service to the community. City Manager Sondag stated that a resolution has been prepared to present at tomorrow's event, and she read the resolution aloud to the audience.

Council Member Weil made a motion to approve Resolution No: 2016-112 – A Resolution in Recognition of the Service of City of Olivette Volunteers, and Proclaiming April 11-15, 2016, "National Volunteer Week". Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Council Member Weil	Yea
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Council Member Sewell	Absent
Mayor Springer	Yea

Motion passed.

Item #7 – Pension Board of Trustee Appointment

Mayor Springer stated that the City Council has received an application from Mike Vrendenburgh, expressing interest in serving as a member of the Pension Board of Trustees. Mr. Vrendenburgh addressed the City Council.

Chairman Pro-tem Carl made a motion to approve the appointment of Mike Vrendenburgh as a member of the Pension Board of Trustees, with a term ending June 30, 2017. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #8 – Bill #2805 - An Ordinance of the City of Olivette, Missouri Designating a Developer for the Proposed I-170 Interchange Gateway District and Authorizing the City to Enter into a Preliminary Funding Agreement with Said Developer - First and Second Readings

City Clerk Bennett read Bill #2805 - An Ordinance of the City of Olivette, Missouri Designating a Developer for the Proposed I-170 Interchange Gateway District and Authorizing the City to Enter into a Preliminary Funding Agreement with Said Developer, for the first time, by title only.

City Manager Sondag gave an overview of the process for selecting a developer for this project. Planning and Community Design Director Trejo gave a summary of the history of the proposed property, noting that this site has been identified as a prime location for development, ever since 1969. Mayor Springer thanked all of the developers for their proposals, and she announced that Keat Properties has been selected as the preferred developer.

Greg Yawitz, Keat Properties, gave a brief presentation on the proposed development and redevelopment process.

Chairman Pro-tem Carl made a motion to suspend ordinary rules and read Bill #2805 for the second time at tonight's meeting. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent

Council Member Weil Yea
Mayor Springer Yea

Motion passed.

Mayor Springer closed the regular meeting and opened the floor for a public hearing on this matter at approximately 8:00 PM.

Mayor Springer asked if there was anyone in the audience who wished to address the City Council regarding this matter.

Morton Bertish, 8829 Chisholm Court, asked if the project would include access to the northeast quadrant.

Burt Mayfield, 101 Stoneleigh Towers, posed questions regarding fence height, when commercial property abuts residential properties.

Carol Waggoner, 7 Forsythia Lane, noted that choosing a developer is just the first step in this process. She stated that choosing a developer is the easy part, and the hard part is just beginning.

Estie Pruett, 20 Stoneleigh Towers, asked if there would be steps in the process that include community input from the residents. Mayor Springer noted that the City Council is open to input from the residents; however, the final decision will be the City Council's to make.

Mark Biernacki, 31 Kentom Drive, addressed the City Council, stating that the Council must hear the voice of all of the residents of the City; not just those of the residents of Stoneleigh Towers.

Bob Niederhinghaus, 1016 North Price, noted that he lives adjacent to the Price Crossing development, also a development of Keat Properties. He stated that he would like to note that Mr. Yawitz has always been very responsive to any of his concerns regarding the Price Crossing development.

City Clerk Bennett read two e-mail correspondences that were submitted relating to the I-170/Olive development, in support of Keat Properties being named as the preferred developer. (See attached.)

Mayor Springer read a statement from Council Member Sewell, who was unable to be in attendance at the meeting, noting her support for naming Keat Properties as the preferred developer.

Mayor Springer closed the public hearing at approximately 8:10 PM, and reconvened to the regular meeting.

City Clerk Bennett read Bill #2805 - An Ordinance of the City of Olivette, Missouri Designating a Developer for the Proposed I-170 Interchange Gateway District and Authorizing the City to Enter into a Preliminary Funding Agreement with Said Developer, for the second time, by title only.

Council Member Waldman made a motion to approve Bill #2805 - An Ordinance of the City of Olivette, Missouri Designating a Developer (Keat Properties) for the Proposed I-170 Interchange Gateway District and Authorizing the City to Enter into a Preliminary Funding Agreement with Said Developer. Motion seconded by Council Member Weil.

POLL OF THE COUNCIL:

Council Member Waldman Yea

Council Member Weil	Yea
Chairman Pro-tem Carl	Yea
Council Member Sewell	Absent
Mayor Springer	Yea

Motion passed. By action of the City Council, Bill #2805 becomes Ordinance #2579.

Item #9 – Bill #2806 - An Ordinance of the City of Olivette, Missouri Creating the Tax Increment Financing Commission of the City of Olivette, Missouri - First and Second Readings

City Clerk Bennett read Bill #2806 - An Ordinance of the City of Olivette, Missouri Creating the Tax Increment Financing Commission of the City of Olivette, Missouri, for the first time, by title only.

City Manager Sondag gave an overview of this item, noting that the proposed ordinance would create the Tax Increment Financing Commission of the City of Olivette.

Chairman Pro-tem Carl made a motion to suspend ordinary rules and read Bill #2806 for the second time at tonight's meeting. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Mayor Springer closed the regular meeting and opened the floor for a public hearing on this matter at approximately 8:20 PM.

Mayor Springer asked if there was anyone in the audience who wished to address the City Council regarding this matter. Being none, Mayor Springer closed the public hearing at approximately 8:21 PM, and reconvened to the regular meeting.

City Clerk Bennett read Bill #2806 - An Ordinance of the City of Olivette, Missouri Creating the Tax Increment Financing Commission of the City of Olivette, Missouri, for the second time, by title only.

Chairman Pro-tem Carl made a motion to approve Bill #2806 - An Ordinance of the City of Olivette, Missouri Creating the Tax Increment Financing Commission of the City of Olivette, Missouri. Motion seconded by Council Member Weil.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Weil	Yea
Council Member Sewell	Absent
Council Member Waldman	Yea
Mayor Springer	Yea

Motion passed. By action of the City Council, Bill #2806 becomes Ordinance #2580.

Item #10 – Resolution #2016-113: A Resolution Authorizing the City Manager to Execute a Contract with Development Strategies for Professional Services Related to the I-170 Interchange Gateway District TIF Redevelopment Area

City Manager Sondag gave an overview of this item, noting that the proposed resolution would enable the City to contract with Development Strategies to perform the professional studies and analysis required by the State Statutes for a TIF Redevelopment Area.

Chairman Pro-tem Carl made a motion to approve Resolution #2016-113: A Resolution Authorizing the City Manager to Execute a Contract with Development Strategies for Professional Services Related to the I-170 Interchange Gateway District TIF Redevelopment Area. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #11 – Consideration of Missouri Recreations Trails Program, Grant Project Resolution #2016-114

Public Services Director McGregor gave an overview of this issue noting that Public Works staff has completed a grant application to extend the Oak Estates recreations trail from Old Bonhomme Road to Mansfield and install solar crosswalk lighting at the trail crossings. He noted that staff is requesting approval of the application submittal, and project resolution to allocate 20% match funds of \$19,000 in the FY17 budget.

Council Member Weil made a motion to approve Resolution #2016-144 to approve the application submittal and to allocate 20% match funds of \$19,000 in the FY17 budget. Motion seconded by Chairman Pro-tem Carl.

POLL OF THE COUNCIL:

Council Member Weil	Yea
Chairman Pro-tem Carl	Yea
Council Member Sewell	Absent
Council Member Waldman	Yea
Mayor Springer	Yea

Motion passed.

Item #12 – Consideration of Proposal for Restorative Pavement Seal - NE Quadrant

Public Works Director McGregor noted that the Public Works Department issued a request for proposals in February, to seal asphalt pavements in the north east quadrant. The City received one proposal from Corrective Asphalt Materials in the amount of \$59,024, and recommended that the City Council accept the contract. He gave a brief overview of the process for restorative seal, and noted that the streets to be included in the project are identified in the information submitted to the City Council for review. Discussion held.

Chairman Pro-tem Carl made a motion to approve the proposal from Corrective Asphalt Materials in an amount not to exceed \$59,024. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #13 – Consideration of Public Works Truck 6424

Public Works Director McGregor noted that Public Works Truck #6424 (2000 GMC C7500, asset #9020) was purchased 16 years ago, and is being replaced by the Ford F750 that was delivered in January 2016. He noted that staff is asking the City Council to declare Public Works Truck 6424 surplus so that it may be sold at public auction.

Chairman Pro-tem Carl made a motion to declare Public Works Truck #6424 surplus so that it may be sold at public auction. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #14 – Consideration of Proposal for Stake Bed and Snow Removal Equipment for the 2016 F750

Public Works Director McGregor gave an overview of the proposed equipment to be purchased, and noted that staff is recommending that the City Council approve the MODOT state bid quote from Viking-Cives in the amount of \$50,230.

Chairman Pro-tem Carl made a motion to approve the proposal from Viking-Cives in the amount of \$50,230. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Chairman Pro-tem Carl	Yea
Council Member Waldman	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed.

Item #15 - Review and Approval of the Minutes of the March 8, 2016 & March 22, 2016 City Council Meetings

Mayor Springer noted that revised minutes were sent out for review, and asked if there were any additional corrections to be made to the minutes of the March 8, 2016 & March 22, 2016 City Council meetings. Being none, Council Member Weil made a motion to approve the revised minutes of the March 8, 2016 & March 22, 2016 City Council meetings as submitted. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Council Member Weil	Yea
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Council Member Sewell	Absent
Mayor Springer	Yea

Motion passed.

Item #16 - Hearing from Citizens (Part 2)

No speaker cards were submitted.

Item #17 - City Attorney's Report

City Attorney Martin noted that there will be a hearing on the Police Standards litigation on Friday, April 15th.

City Attorney Martin recommended that the City Council hold an Executive Session meeting at the end of tonight's meeting, pursuant to RSMO 610.021.0 for attorney-client privileged communications.

Executive Session

Council Member Waldman made a motion to move into Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.1, for attorney-client privileged communications. Motion was seconded by Chairman Pro-tem Carl.

POLL OF THE COUNCIL:

Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Council Member Sewell	Absent
Council Member Weil	Yea
Mayor Springer	Yea

Motion passed. City Council moved to Executive Session at approximately 8:50 PM.

The City Council reconvened to the regular meeting at approximately 9:38 PM. It was noted that no reportable votes were taken.

Item #18 - Adjournment

Being no further business, Chairman Pro-tem Carl made a motion to adjourn the meeting. Motion seconded by Council Member Weil. Mayor Springer adjourned the meeting at approximately 9:40 PM.


Mayor Ruth Springer

ATTEST:



Myra G. Bennett, CMC/MPCC
City Clerk
City of Olivette