



## Olivette City Council Meeting

June 22, 2021

7:00 PM

Meeting Via Zoom

[Please Click Here for the Zoom Link](#)

To Join via Phone: 301 715 8592 or 312 626 6799

1. Roll Call
2. Communications
3. City Manager's Report  
City Manager Sondag will give a verbal report.

### 3.A. Staff Reports

Documents:

[PUBLIC WORKS JUNE 2021.PDF](#)  
[PARKS AND RECREATION JUNE 2021.PDF](#)  
[POLICE JUNE 2021.PDF](#)  
[FIRE JUNE 2021.PDF](#)

4. City Council Reports  
The Mayor and City Council Members will give verbal reports.
5. Monthly Finance Report - May 2021  
Monthly financial report for the eleven months ending May 2021.

Documents:

[MONTHLY FINANCIAL REPORT - MAY 2021.PDF](#)

6. Hearing From Citizens  
Comments may be submitted via email ([kfleming@olivettemo.com](mailto:kfleming@olivettemo.com)) prior to 5pm the day of the meeting.  
Comments will also be accepted during the meeting utilizing the Zoom meeting information.

Documents:

[HEARING FROM CITIZENS.PDF](#)

7. Resolution 2021-207 A Resolution Executing A Collective Bargaining Agreement Between The City Of Olivette And The Olivette Fire Department Shop Local 2665 IAFF

Documents:

[06-22-21 RESOLUTION 2021-207 A RESOLUTION EXECUTING A COLLECTIVE BARGAINING AGREEMENT WITH FIRE DEPARTMENT SHOP LOCAL 2665.PDF](#)

8. Bill #2950 - An Ordinance Making Appropriations For Current Expenses Of The City Government Of The City Of Olivette For The Fiscal Year Beginning July 1, 2021; Adopting A Certain Budget; And Adopting A Certain Salary Schedule - Public Hearing And Second Reading

Consideration of an ordinance to adopt the operating budget for the City of Olivette for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

Documents:

[FY22 - BUDGET 2ND READING.PDF](#)

9. Resolution 2021-208: A Resolution Adopting The Capital Improvement Plan For The City Of Olivette For The Ten Years Ending June 30, 2022 Through June 30, 2031

Presentation and recommended adoption of the Capital Improvement Plan for the ten years ending June 30, 2022 through June 30, 2031. All plan amounts are non-binding. Fiscal year 2022 purchases contained in the plan were authorized separately by Ordinance. The remaining nine fiscal years' purchases are contained in the Plan for consideration and planning purposes.

Documents:

[RESOLUTION 2021-208 - FY22-FY31 CAPITAL IMPROVEMENT PLAN.PDF](#)

10. Request To Encumber Funds To Future Period

A listing of individual requested items were originally included with the budgets of fiscal year 2017, 2018, 2019, 2020 and 2021 respectively, These funds are not expected to be spent by the end of the fiscal year, and therefore, a request is made that the council approve a total of \$602,009 in encumbrances. \$240,844 in the General Fund, \$256,565 in the Capital Improvements Fund, and \$104,600 in the Stormwater/Parks Fund.

Documents:

[FY22 ENCUMBRANCE REQUEST.PDF](#)

11. Bill #2951 An Ordinance Approving A Final Subdivision Plat "Olive Crossing Subdivision" To Create 6-Lots Of Record Within The Fourteen Acre Redevelopment Area. Second Reading.

Approval of a Final Subdivision Plat to be known as Olive Crossing Subdivision.

Documents:

[CCS-BILL 2951 PLAT OLIVE CROSSING SUBDIVISION - 2ND RDG.PDF](#)

12. Bill #2952 - An Ordinance To Amend The Master Development Plan Illustrated As Exhibit B-1 Under Ordinance #2675 An Ordinance Rezoning Certain Redevelopment Area From "M-U"

Gateway I-170/Olive Boulevard Mixed Use Gateway District To Olivette Gateway Plaza Planned Development District, Amending The City's Zoning Map Accordingly, Adopting A Corresponding Master Development Plan, And Adopting Pertinent Land Use And Zoning Regulations. First Reading.

Bill #2952 amends Exhibit "B-1", adopted under Ordinance #2675. Ordinance #2675 is the adopting ordinance establishing the Planned Development District for the development now referred to as Olive Crossing. Under Ordinance #2675, there is a referenced Exhibit "B-1", which serves as the approved "Master Development Plan" (MDP) for the Olivette Gateway Plaza Planned Development District. Under the "MDP", the proposed Lot 4 is illustrated to be an office/commercial structure. The Developer has initiated a change to Lot 4, from an Office/Commercial lot and building to Multifamily Residential lot and building. A 5-story apartment building structure with a 5-level parking structure is being proposed.

<a href="#"><u>CITY COUNCIL AGENDA SUBMISSION FORM</u></a>	<a href="#"><u>BILL #2952, INCLUDING REVISED EXHIBIT "B-1"</u></a>
<a href="#"><u>DEPARTMENT MEMORANDUM DATED MAY 20, 2021</u></a>	

- 13. Bill #2953 - An Ordinance To Create A Planned Development District By Approving The Vacation Of The Streets Known As Irvington Court And Reyem Court; Approving The Cosolidation Of 4.926 Acres To Be Known As Olivette Apartments Boundary Adjustment Plat; Rezoning 4.926 Acres Of Property To Be Known As Olivette Apartments Boundar Adjustment Plat From "SR" Single Family Residential District To "M-U" Gateway I-170/Olive Boulevard Mixed-Use Gateway District; And Approving A Development Plan And Designating A Planned Development District To Beknown As The Irvington-Reyem Olivette Apartments. - First Reading

Bill #2953 vacates the streets known as Irvington Court and Reyem Court, consolidates 4.926 acres consisting of 23 single family homes addressed off of Irvington and Reyem Courts and the vacated streets, rezones the newly created 4.926 acre property from SR Single Family Residential District to MU Gateway District, and authorizes a Planned Development District, to be known as Irvington-Reyem Olivette Apartments, for redevelopment of the area to a 207-unit residential multi-family apartment complex.

<a href="#"><u>COUNCIL AGENDA SUBMISSION FORM</u></a>	<a href="#"><u>BILL #2953, INCLUDING EXHIBITS "A"- "E"</u></a>
<a href="#"><u>DEVELOPMENT REVIEW PLANS</u></a>	<a href="#"><u>STAFF MEMORANDUM TO PCDC, DATED MAY 6, 2021</u></a>

- 14. Bill #2954 An Ordinance Authorizing The City Of Olivette To Issue Taxable Industrial Revenue Bonds (Opus Development Company LLC Project) Series 2021 In Principal Amount Not To Exceed \$55,000,000 For The Purpose Of Providing Funds To Pay The OCsts Of Acquiring Constructing And Improving A Facility For An Industrial Development Project In The City; Approving A Plan For The Project; And Authorizing Teh City To Enter Into Certain Agreements And Take Certain Other Actions In Connection Therewith

The Council will hold a first reading on a bill authorizing the use of Taxable Industrial Revenue Bonds in conjunction with the proposed Development at Irvington and Reyem.

Documents:

[ORDINANCE \(OLIVETTE\).PDF](#)

EXHIBIT A PLAN TAX IMPACT ANALYSIS (OLIVETTE).PDF  
EXHIBIT B BASE LEASE (OLIVETTE).PDF  
EXHIBIT C LEASE (OLIVETTE).PDF  
EXHIBIT D INDENTURE (OLIVETTE).PDF  
EXHIBIT E BPA (OLIVETTE) (002).PDF  
EXHIBIT F DEVELOPMENT AND PERFORMANCE AGREEMENT  
(OLIVETTE).PDF

15. Authorization To Release A Request For Proposal Seeking A General Contractor For The Construction Of A New Community Center- Warson Park Improvements - Centennial Greenway 599C

Documents:

[AUTHORIZATION TO RELEASE RFP FOR COMMUNITY CENTER WARSON PARK AND CENNTENIAL GREENWAY \(599C\).PDF](#)

16. Hearing From Citizens (Part 2)

Documents:

[HEARING FROM CITIZENS - PART 2.PDF](#)

17. Review And Approve Of Minutes

Approval of minutes from the regular meeting of June 8 2021

Documents:

[COUNCIL MINUTES 2021-06-08.PDF](#)

18. City Attorney's Report

City Attorney Paul Martin will give a verbal report.

19. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER. IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444

Individuals wishing to speak at the meeting may do so via Zoom. Persons will be called upon to speak during Hearing from Citizens and during Public Hearings.

Persons may also submit a written statement to Communications Manager Kiana Fleming at [KFleming@OlivetteMo.com](mailto:KFleming@OlivetteMo.com) by 5pm the day of the meeting.

Please note that the City Council may adjourn to closed session pursuant to the Revised Statutes of the State of Missouri to discuss legal, confidential or privileged attorney-client matters pursuant to Section 610.021(1), real estate matters pursuant to Section 610.021(2), personnel matters pursuant to 610.021(3), audit matters pursuant to Section 610.021(17), or for any other reason allowed by Missouri law.

Posted this day June 18, 2021  
Barbara Sondag, City Manager