

**CITY OF OLIVETTE**  
**January 24, 2023**

The Olivette City Council met on January 24, 2023 at 7:05 PM via videoconferencing, livestreaming and in person. Chairman Pro-tem Carl called the meeting to order.

**Item #1 – Roll call**

On roll call, the following persons were present: Chairman Pro-tem Greg Carl, Council Member Sidney Clark, Council Member Missy Waldman. Mayor Maxine Weil was present on Zoom and Council Member Rick Knox was absent with excuse.

Also, in attendance were City Manager Barbara Sondag, City Attorney Paul Martin, Finance Director Darren Mann, Planning and Community Development Director Carlos Trejo, Parks & Recreation Director Beverly Tucker Knight, Police Chief Beth Andreski, Major David Berry, Public Works Director Bruce McGregor and Acting City Clerk Denise Mandle.

**Item #2 – Communications**

A written communication was received from Jason Murray regarding Bill #2995, however, he stated since it is a first reading tonight it can just be noted for the record.

**Item #3 – City Manager’s Report**

City Manager Sondag addressed the Council and gave an overview of department reports from the Fire Department, Parks and Recreation, Planning and Community Development, Public Works and Administration.

City Manager Sondag also announced that Bridget Waters, Deputy City Clerk, was leaving to become the Deputy City Clerk for the City of Kirkwood. Mayor Weil, Chairman Pro-tem Carl, Council Members Clark and Waldman and City Attorney Martin also spoke about Bridget, congratulating her and sharing memories of her time at the City.

**UPCOMING EVENTS**

Planning and Community Design Commission – 2/02 @7pm  
Pension Commission – 2/02 @ 5pm  
City Council Worksession – 2/7 @7pm  
Coffee with the Mayor – 2/08 @ 8:45am  
City Council Regular Meeting – 2/14 @ 7pm  
Parks and Recreation Commission – 2/15 @ 7pm  
City Council Regular Meeting – 2/28 @ 7pm

**Item #4 – City Council Reports**

Council Member Clark stated he had nothing to report.

Council Member Waldman stated she attended the Parks and Recreation Commission meeting on January 18, 2023 and she gave an overview of the items discussed. She also attended both the Missouri Municipal League Executive Board meeting and the Planning and Community Design Commission meeting on January 19, 2023 and gave an overview of items discussed at the meetings.

Chairman Pro-tem Carl reported he attended the Economic Development Council meeting on January 23, 2023 and recommended watching the video of the meeting where the topic was Cannabis in Missouri.

Mayor Weil stated she had nothing to report

**Item #5 – Monthly Financial Report – December 2022**

Finance Director Darren Mann addressed the Council stating General Fund revenues are below expectations and expenditures are also below expectations for a net favorable variance. Utility taxes are slow and sales tax collections are at expectations on all accounts. Property tax collections are behind expectations but will even out in January.

**Item #6 – Quarterly Investment Report – December 2022**

Finance Director Darren Mann addressed the Council stating we are starting to see our goals come to fruition. Investment activities expanded again with the initiation of a short ladder to take advantage of rates. Our 12-month ladder has also begun to see maturities with reinvestments at higher rates.

**Item #7 – Hearing From Citizens**

Raphael Thomadsen, 809 New Castle Dr., addressed the Council regarding the constitutionality of Sunrise Dispensary.

**Item #8 – Five Year Public Hearing On The Gateway – I-170 Redevelopment**

City Manager Sondag addressed the Council stating the TIF Act requires the City to hold a public hearing every five years to update the public on the progress of the development. The developer, Greg Yawitz will present an update to the Council on the project's progress. The Council will then take public comment, both verbal and written.

Chairman Pro-tem Carl opened the public hearing at approximately 8:06 PM.

Mr. Yawitz addressed the Council and then gave a PowerPoint presentation. Topics presented and discussed included: major milestones accomplished, challenges faced since approval, MBE/WBE participation, a projected timeline and a leasing update.

Chairman Pro-tem Carl then asked for public comment.

Kate Hellman, 800 N. Price, addressed the Council regarding her concerns with the height of the buildings being constructed.

Chairman Pro-tem Carl closed the public hearing at approximately 8:10 PM. He then asked for questions from the Council. Questions included a timeframe for the apartment rentals, road completion dates and a request for monthly dashboards on the project, similar to the ones for the Parks and Community Center.

**Item #9 - Bill #2991 – An Ordinance Amending Article III Of Chapter 220 Of The Olivette City Code Pertaining To Smoking In Public Places. Second Reading**

Acting City Clerk Mandle read Bill #2991 - An Ordinance Amending Article III Of Chapter 220 Of The Olivette City Code Pertaining To Smoking In Public Places, for the second time, by title only.

City Manager Sondag addressed the Council stating at the December 6, 2022 Council Worksession, the Council discussed amending Chapter 220 Smoking in Public due to the passage of Amendment 3 which allows for the smoking of marijuana in public spaces. The Council gave City Attorney Martin direction on the amendment to the ordinance and Bill #2991 is the result of that direction.

Chairman Pro-tem Carl called for a motion.

Council Member Waldman made a motion to approve Bill #2991 - An Ordinance Amending Article III Of Chapter 220 Of The Olivette City Code Pertaining To Smoking In Public Places. Motion seconded by Mayor Weil.

POLL OF THE COUNCIL:

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed. By Action of the Olivette City Council Bill #2991 becomes Ordinance #2762.

**Item #10 – Bill #2992 – An Ordinance Amending Section 400.220 Permitted Uses, Being Part Of Article IV “SR” Single-Family Residential District Of Chapter 400 Zoning Regulation Of Title IV Land Use Of The Olivette Municipal Code To Reduce The Lot Width Noted Under Section 400.220 (A.3.a) Second Reading and Public Hearing**

Acting City Clerk Mandle read Bill #2992 - An Ordinance Amending Section 400.220 Permitted Uses, Being Part Of Article IV “SR” Single-Family Residential District Of Chapter 400 Zoning Regulation Of Title IV Land Use Of The Olivette Municipal Code To Reduce The Lot Width Noted Under Section 400.220 (A.3.a) for the second time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council requesting a public hearing.

Chairman Pro-tem Carl opened the public hearing at approximately 8:24 PM.

Mr. Trejo gave a presentation and the items presented and discussed included: what the amendment would allow, the areas impacted, an explanation of text amendments and the history of this bill through the Commission and the Commission’s recommendation. He also asked that the following items be included for the record: 2006 Comprehensive Plan, City of Olivette Residential Development and Design Guidelines, as amended March 2017, Olivette Municipal Code and Zoning Map (including Title IV Chapters 400, 405, 420, 422 and 425), Public Hearing Affidavit of Publication on January 9, 2023, staff memorandum dated December 1, 2022 to the Commission, Presentation before the City Council on 1/24/2023, including attachments.

Chairman Pro-tem Carl called for public comment. Seeing none, he closed the public hearing at approximately 8:32.

Council Member Waldman made a motion to approve Bill #2992 - An Ordinance Amending Section 400.220 Permitted Uses, Being Part Of Article IV “SR” Single-Family Residential District Of Chapter 400 Zoning Regulation Of Title IV Land Use Of The Olivette Municipal Code To Reduce The Lot Width Noted Under Section 400.220 (A.3.a). Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed. By Action of the Olivette City Council Bill #2992 becomes Ordinance #2763.

**Item #11 – Bill #2993 – An Ordinance Repealing Section 240.070 Of Chapter 240 Of The Municipal Code And Enacting A New Section Relating To Hourly Rental Rates For The Community Center; And Enacting A New Section, 240.072, Establishing Community Center Membership Fees. Second Reading**

Acting City Clerk Mandle read Bill #2992 - An Ordinance Repealing Section 240.070 Of Chapter 240 Of The Municipal Code And Enacting A New Section Relating To Hourly Rental Rates For The Community Center; And Enacting A New Section, 240.072, Establishing Community Center Membership Fees, for the second time, by title only.

Parks and Recreation Director Beverly Tucker Knight addressed the Council and gave a PowerPoint presentation. The items presented and discussed included: background of the fees, program and fee statement, mission statement, vision and goals, process for the fee ordinance, definitions, the hourly rental rate recommendation, membership rates and next steps.

Council Member Waldman made a motion to approve Bill #2993 - An Ordinance Repealing Section 240.070 Of Chapter 240 Of The Municipal Code And Enacting A New Section Relating To Hourly Rental Rates For The Community Center; And Enacting A New Section, 240.072, Establishing Community Center Membership Fees. Motion seconded by Council Member Clark.

**POLL OF THE COUNCIL:**

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed. By Action of the Olivette City Council Bill #2993 becomes Ordinance #2764.

**Item #12 – Bill #2994 – An Ordinance Amending Ordinance #2747 Of The City Of Olivette, Missouri By Revising The City’s Fiscal Year 2022-2023 Budget. First Reading**

Acting City Clerk Mandle read Bill #2994 - An Ordinance Amending Ordinance #2747 Of The City Of Olivette, Missouri By Revising The City’s Fiscal Year 2022-2023 Budget, for the first time, by title only.

Finance Director Darren Mann addressed the Council stating a number of needed changes which would require a budget amendment became apparent during the first six months of fiscal year 2023. These changes included an increased cost in the Diversity, Equity and Inclusion project, cost escalations for the Police Department covered parking project, an error during the budget process that left out the replacement of a pickup in the Street Maintenance fleet and a need to change the hierarchy of the Police Department command due to recent retirements and changes in leadership. The change would include adding the rank of Corporal.

City Manager Sondag addressed the Council stating they try not to do budget amendments. This ordinance is before the Council because it requires approval of expenditures, salaries and capital improvements.

**Item #13 – Bill #2995 – An Ordinance Amending The Olivette Municipal Code By Enacting A New Chapter 450 Regulating Marijuana Facilities. First Reading**

Acting City Clerk Mandle read Bill #2995 - An Ordinance Amending The Olivette Municipal Code By Enacting A New Chapter 450 Regulating Marijuana Facilities, for the first time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating this is a first reading of a text amendment and there will be a public hearing and second reading at the February 14, 2023 meeting.

**Item #14 – Bill #2996 – An Ordinance To Approve A Final Subdivision Plat Titled “Lynne-Bonhomme Subdivision”. First Reading**

Acting City Clerk Mandle read Bill #2996 - An Ordinance To Approve A Final Subdivision Plat Titled “Lynne-Bonhomme Subdivision”, for the first time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating this is a first reading for the final subdivision plat for the 2 lot single family subdivision to be known as “Lynne-Old Bonhomme Subdivision”. There will be a public hearing and second reading at the February 14, 2023 Council meeting.

**Item #15 – Police Department Patrol Car Covered Parking**

Finance Director Darren Mann addressed the Council stating the FY23 Capital Budgeting approved a covered parking structure for the City’s Police fleet of 9 vehicles. Navigate Building Solutions assisted staff in the selection of a prefabricated metal structure from Hutchinson Recreation and Design. The structure will be funded through Public Safety Funds and be purchased through a cooperative buying program. The structure is a polygon pre-engineered cantilevered steel structure and will include the installation of solar panels that power the lighting under the canopy.

Council Member Waldman made a motion to approve the City Manager to enter into an agreement with Hutchinson Recreation and Design with an amount not to exceed \$239,945 for patrol car covered parking. Motion seconded by Council Member Clark.

**POLL OF THE COUNCIL:**

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed.

**Item #16 – Ratification of Police Vehicle Purchase and Approval of Police Vehicle Upfit**

Police Chief Beth Andreski addressed the Council stating she sent emails to seven auto dealerships listed as approved vendors on the state contract, with the required Price Quote Form (PQF) attached. The PQF’s requested pricing for one 2023 Dodge Charger and one 2023 Dodge Durango for fleet vehicle replacement.

Quotes were received from Landmark Dodge and Cameron Country. The quotes received from Cameron Country were for V8 engines and a request for the quotes to be updated to V6 engines did not receive a response. Based on the numbers, Landmark Dodge offered the best pricing and availability for patrol vehicles.

Council Member Clark made a motion to ratify the purchase of the 2022 Dodge Charger at a price of \$30,999.00 and one 2023 Dodge Durango at a price of \$39,785.00 from Landmark

Dodge and to authorize the City Manager to enter into an agreement with VIP Public Safety for a vehicle upfit for both vehicles at a cost not to exceed \$23,000.00. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed.

**Item #17 – Discussion of Implementation of Flock Camera System**

Police Chief Beth Andreski addressed the Council and asked them to reconsider License Plate Readers in public areas of the City, such as major intersections. She went on to ask the Council to specifically consider the leasing of Flock Safety cameras. Discussion was had and since the Council did not have any concerns, the Police Department will come back with a Capital Improvement action item at a future meeting.

**Item #18 – Hearing From Citizens (Part 2)**

Kate Hellman, 800 N. Price, addressed the Council regarding the proposed dispensary at Olive and Dolores.

**Item #19 - Review and Approval of Minutes**

Chairman Pro-tem Carl asked if there were any corrections to be made to the Council meeting minutes from December 13, 2022 and January 10, 2023. Council Member Clark made a motion to approve the Council meeting minutes from December 13, 2022 and January 10, 2023 as presented. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed.

**Item #20 – City Attorney’s Report**

City Attorney Martin addressed the Council stating he did not have a report, however, he recommended that the City Council hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.1 and Section 610.021.12 for negotiated contracts and attorney client privilege.

Council Member Waldman made a motion to hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.1 and Section 610.021.12 for negotiated contracts and attorney client privilege. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea

Motion passed. City Council moved to Executive Session at approximately 9:38 PM.

The City Council reconvened to the regular meeting at approximately 9:49 PM.

City Manager Sondag reported the Council discussed entering into an agreement with Stone Consulting to conduct a City Manager search for a flat rate of \$15,000. She recommended the Council authorize the City Manager to enter into a contract with Stone Consulting to conduct a search for a City Manager for the City of Olivette, in an amount not to exceed \$15,000.

Council Member Clark made a motion to authorize the City Manager to enter into a contract with Stone Consulting to conduct a search for a City Manager for the City of Olivette, Missouri in an amount not to exceed \$15,000. Motion seconded by Council Member Waldman.

**POLL OF THE COUNCIL:**

Council Member Clark	Yea
Council Member Knox	Absent
Council Member Waldman	Yea
Chairman Pro-tem Carl	Yea
Mayor Weil	Yea


Motion passed.

**Item #21 – Adjournment**

Being no further business, Council Member Clark made a motion to adjourn the meeting. Motion seconded by Council Member Waldman. Chairman Pro-tem Carl adjourned the meeting at approximately 9:51 PM.

  
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Maxine Weil, Mayor

ATTEST:

  
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Denise M. Mandle  
Acting City Clerk