

CITY OF OLIVETTE

February 14, 2023

The Olivette City Council met on February 14, 2023 at 7:03 PM via videoconferencing, livestreaming and in person. Mayor Weil called the meeting to order.

Item #1 – Roll call

On roll call, the following persons were present: Mayor Maxine Weil, Chairman Pro-tem Greg Carl, Council Member Missy Waldman and Council Member Rick Knox. Council Member Sidney Clark 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, Assistant Fire Chief Tim Fain and Acting City Clerk Denise Mandle.

Item #2 – Communications

Mayor Weil swore in new Firefighter/Paramedic Hannah Schultz and introduced new Police Records Clerk, Jennifer Dudley.

Item #3 – City Manager's Report

City Manager Sondag reported on the following:

- Community Center/Warson Park Dashboard
- Update on Park Improvements
- Update on new Maintenance Facility
- Staff working on FY24 Budget
- Update on abatement/demolition of old Community Center

UPCOMING MEETINGS

Parks & Recreation Commission – 2/15 @ 7pm

Planning and Community Design Commission – 2/16 @ 7pm

Economic Development Commission – 2/27 @ 7pm

City Council Meeting – 2/28 @ 7pm

Item #4 – City Council Reports

Council Member Knox stated he had nothing to report.

Council Member Waldman stated she had nothing to report.

Chairman Pro-tem Carl stated he had nothing to report.

Mayor Weil reported the Council met with Julie Stone, Stone Consulting, regarding the City Manager search.

Item #5 – Hearing From Citizens

There were no comments from citizens.

Item #6 – 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. Second 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 second time, by title only.

Finance Director Darren Mann addressed the Council stating there was an additional increase (\$25,000) for the Diversity, Equity and Inclusion (DEI) study and all other proposed changes discussed at the January 24, 2023 meeting remained the same.

Council Member Waldman made a motion to approve Bill #2994 - An Ordinance Amending Ordinance #2747 Of The City Of Olivette, Missouri By Revising The City’s Fiscal Year 2022-2023 Budget. Motion seconded by Chairman Pro-tem Carl.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council Bill #2994 becomes Ordinance #2765.

Item #7 – Bill #2995 – An Ordinance Amending The Olivette Municipal Code By Enacting A New Chapter 450 Regulating Marijuana Facilities. Second Reading and Public Hearing

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 second time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council and gave a presentation on Bill #2995 that included the history of text amendments, timeline of legislation passed regarding marijuana, a summary of changes in Bill #2995, what the bill accomplishes and what it does not do.

Mr. Trejo asked for the following items be included for the record:

- Initiative Petition as received by the MO Secretary of State dated November 22, 2016, adopting Article XIV Medical Cannabis, Sections 1 through 12
- Ordinance #2660, adopted April 23, 2019, and all associated documents during the public hearing.
- Ordinance #2750 adopted June 28, 2022, and all associated documents during public hearing.
- Initiative Petition as received by the MO Secretary of State dated August 27, 2021, amending Article XIV, amending Section 1 and adding a new Section 2 regarding adult-use recreational marijuana.
- Constitution of the State of Missouri, as amended.
- Ordinance #2760 adopted November 8, 2022, and all associated documents during public hearing.

- 2006 Comprehensive Plan
- Olivette Municipal Code and Zoning Map, including Title IV Land Use
- Bill #2995 and all exhibits
- Public Hearing, affidavit of publication on January 30, 2023
- Staff memorandum dated January 19, 2022, to the PCDC
- Presentation before the City Council 02/14/2023, including attachments.

Mayor Weil opened the public hearing at 7:46 PM.

Nina Miller, 36 Pricewoods Ln., addressed the Council regarding a dispensary application for 9270 Olive.

Raphael Thomadsen, 809 New Castle Dr., addressed the Council regarding dispensaries and property values.

Stephanie Todd, 7 Heather Hill Ln., addressed the Council requesting a delay in passage of Bill #2995.

Kate Hellman, 800 N. Price Rd., addressed the Council regarding dispensaries and requested a delay in passage of Bill #2995.

Robin Park, 9326 Kenneth Place, addressed the Council regarding Bill #2995.

Jeff Schneider, 9324 Kenneth Place, addressed the Council regarding a residential buffer for dispensaries.

Jason Murray, 9328 Kenneth Place, addressed the Council in a written communication regarding suggestions for changes to Bill #2995.

Ishen Desai submitted a written communication regarding a delay in passage of Bill #2995 which was read by City Manager Sondag.

Mayor Weil closed the public hearing at approximately 8:11 PM.

The Council discussed the proposed changes and citizen comments on Bill #2995 and decided to continue the discussion at the next Council meeting. City Manager Sondag requested direction from Council on what additional information would be needed from staff for the next meeting.

Item #8 - Bill #2996 – An Ordinance To Approve A Final Subdivision Plat Titled “Lynne-Bonhomme Subdivision”. Second Reading

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

Planning and Community Development Director Carlos Trejo addressed the Council stating Bill #2996 authorizes the City Clerk to seal legal documents which would allow the recording of the final subdivision plat with the Recorder of Deeds in St. Louis County.

Council Member Waldman made a motion to approve Bill #2996 - An Ordinance To Approve A Final Subdivision Plat Titled “Lynne-Bonhomme Subdivision”. Motion seconded by Council Member Knox.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council Bill #2996 becomes Ordinance #2766.

Item #9 - Bill #2997 – An Ordinance Authorizing Certain Revisions To The Documents Approved By Ordinance #2727 Relating To The Issuance Of Taxable Industrial Revenue Bonds For A Project Located On Irvington Court And Reyem Court In The City. First Reading

Acting City Clerk Mandle read Bill #2997 - An Ordinance Authorizing Certain Revisions To The Documents Approved By Ordinance #2727 Relating To The Issuance Of Taxable Industrial Revenue Bonds For A Project Located On Irvington Court And Reyem Court In The City, for the first time, by title only.

City Manager Sondag addressed the Council stating on July 27, 2021, the Council adopted Ordinance #2727 authorizing the issuance of the City's Taxable Industrial Revenue Bonds in the maximum principal amount of \$55M for the construction of 207 residential apartments at Irvington Court and Reyem Court. All buildings on the property have been demolished and the property graded. Construction has not yet started and the bonds have not been issued. Opus would like to assign its rights to Olivette ODC BREP I, LLC, an affiliate of Balboa Real Estate Partners. The change in ownership does not impact the project design or other site improvements.

Item #10 – Resolution #2023-234 – A Resolution Establishing A Reserve Policy For The City Of Olivette

Acting City Clerk Mandle read Resolution #2023-234 - A Resolution Establishing A Reserve Policy For The City Of Olivette, by title only.

Finance Director Darren Mann addressed the Council stating the General Fund is made up entirely of unrestricted uses and contains the majority of City operational expenditures. This resolution maintains the current minimum General Fund fund balance of 50% of current expenditures and lowers the minimum forecasted General Fund fund balance to 50% from 75% of five (5) year forecasted expenditures.

Chairman Pro-tem Carl made a motion to approve Resolution #2023-234 as presented. Motion seconded by Council Member Knox.

POLL OF THE COUNCIL:

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

Motion passed.

Item #11 – Approval of Wright Construction Proposed Change Order 71.1

City Manager Sondag addressed the Council stating this change order is the result of the realization that framing for the second partition after construction was complete would result in taking rooms out of operation and would cost twice as much.

Council Member Knox made a motion to approve Wright construction Proposed Change Order 71.1 totaling \$45,667 for the Community Center-Warson Park Project. Motion seconded by Chairman Pro-tem Carl.

POLL OF THE COUNCIL:

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

Motion passed.

Item #12 - Hearing From Citizens (Part 2)

Kate Hellman, 800 N. Price, addressed the Council with questions about Chapter 450.040.B.

Item #13 – Review and Approval of Minutes

Mayor Weil asked if there were any corrections to be made to the Council meeting minutes from January 24, 2023 and the Special Council Meetings from January 13 and January 20, 2023. Chairman Pro-tem Carl made a motion to approve the Council meeting minutes from January 24, 2023 and the Special Council Meeting minutes from January 13 and January 20, 2023 as presented. Motion seconded by Council Member Knox.

POLL OF THE COUNCIL:

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

Motion passed.

Item #14 – City Attorney’s Report

City Attorney Martin addressed the Council stating he would include the citizen comments regarding buffers between dispensaries and bus stops and parks in his analysis of Bill #2995.

Item #15 – Adjournment

Being no further business, Chairman Pro-tem Carl made a motion to adjourn the meeting. Motion seconded by Council Member Knox. Mayor Weil adjourned the meeting at approximately 8:55 PM.



Maxine Weil, Mayor

ATTEST:



Denise M. Mandle
Acting City Clerk