

**CITY OF OLIVETTE**  
**March 14, 2023**

The Olivette City Council met on March 14, 2023 at 7:00 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 Sidney Clark, Council Member Missy Waldman and Council Member Rick Knox.

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, Public Works Director Bruce McGregor and Acting City Clerk Denise Mandle.

**Item #2 – Communications**

There were no written communications.

**Item #3 – City Manager’s Report**

City Manager Sondag addressed the Council reporting on the following:

- Five Oaks on Warson/Warson Park Monthly Dashboard
- Monthly report on Gateway 1-170 TIF (Olive Crossing)

**UPCOMING EVENTS**

Park & Recreation Commission – 3/15 @ 7pm  
Planning and Community Design Commission - 3/16 @ 7pm  
City Council Special Worksession – 3/21 @ 7pm  
Economic Development Council – 3/27 @ 7pm  
City Council Meeting – 3/28 @ 7pm  
City Council Worksession – 4/4 @ 7pm

**Item #4 – City Council Reports**

Council Member Clark stated he had nothing to report.

Council Member Knox reported he attended the Comprehensive Plan Advisory Committee meeting and the Chamber of Commerce Dinner honoring public safety officers.

Council Member Waldman reported she will be attending the Planning and Design Commission meeting on March 16, 2023 and she also attended the Chamber of Commerce Dinner.

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

Mayor Weil reported she attended the Chamber of Commerce event. She also attended the Housing Authority meeting on March 7, 2023 and gave an overview of the items discussed.

**Item #5 – Hearing From Citizens**

There were no comments from citizens.

**Item #6 - Bill #2998 – An Ordinance Authorizing A Special Permit To Honig Management, LLC To Operate A Private Dog Club And Dog Run Facility On The Property Grounds Addressed As 1160 Walters Way Lane, Zoned “LID” Light Industrial District. Second Reading and Public Hearing**

Acting City Clerk Mandle read Bill #2998 - An Ordinance Authorizing A Special Permit To Honig Management, LLC To Operate A Private Dog Club And Dog Run Facility On The Property Grounds Addressed As 1160 Walters Way Lane, Zoned “LID” Light Industrial District, for the second time, by title only.

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

Mayor Weil opened the public hearing at approximately 7:31 pm.

Director Trejo gave a presentation that included the location and type of business, the procedure for obtaining a special permit, general conditions for a special permit, the Planning and Community Development Commission review and their recommended conditions. He also included the following items for the record: 2006 Comprehensive Plan, public hearing affidavit of publication on February 27, 2023 and addresses notified, staff memorandum dated February 26, 2023 to the Planning and Community Design Commission, Olivette Municipal Code and Zoning Map and the presentation given to the City Council on 3/14/2023, including attachments.

Director Trejo informed the Council the petitioner, Kimberly Honig, was present. Ms. Honig addressed the Council and gave a presentation on the dog club and its benefits.

Mayor Weil closed the public hearing at approximately 7:53.

Council Member Waldman made a motion to approve Bill #2998 - - An Ordinance Authorizing A Special Permit To Honig Management, LLC To Operate A Private Dog Club And Dog Run Facility On The Property Grounds Addressed As 1160 Walters Way Lane, Zoned “LID” Light Industrial District. Motion seconded by Chairman Pro-tem Carl.

**POLL OF THE COUNCIL:**

Council Member Clark	Yea
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 #2998 becomes Ordinance #2769.

**Item #7 –Bill #2999 - An Ordinance Amending Certain Sections Of Article XI Of Chapter 215 Of The Olivette City Code Pertaining To The Possession, Sale, Distribution And Cultivation Of Marijuana And To Drug Paraphernalia. First and Second Readings**

Acting City Clerk Mandle read Bill #2999 - An Ordinance Amending Certain Sections Of Article XI Of Chapter 215 Of The Olivette City Code Pertaining To The Possession, Sale, Distribution And Cultivation Of Marijuana And To Drug Paraphernalia, for the first time, by title only.

City Manager Sondag addressed the Council requesting a first and second reading on this bill, as all changes included in this bill are dictated by the State Constitution.

Police Chief Beth Andreski addressed the Council stating Missouri State Constitutional Amendment 3 requires the City to amend certain laws regarding the possession, purchase and cultivation of marijuana. Amendment 3 allows persons at least 21 years of age to purchase and possess up to three ounces of marijuana. Cultivation of marijuana is also allowed with certain restrictions as outlined in Amendment 3. Amendment 3 also establishes fines for certain violations.

Mayor Weil called for a motion to set aside ordinary rules and read Bill #2999 for a second time.

Chairman Pro-tem Carl made a motion to set aside ordinary rules and read Bill #2999 for a second time. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

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

Motion passed.

Mayor Weil asked if anyone from the public would like to speak on this motion.

Seeing none, Mayor Weil asked the Clerk to read the bill for a second time.

Acting City Clerk Mandle read Bill #2999 - An Ordinance Amending Certain Sections Of Article XI Of Chapter 215 Of The Olivette City Code Pertaining To The Possession, Sale, Distribution And Cultivation Of Marijuana And To Drug Paraphernalia, for the second time, by title only.

Chairman Pro-tem Carl made a motion to approve Bill #2999 - An Ordinance Amending Certain Sections Of Article XI Of Chapter 215 Of The Olivette City Code Pertaining To The Possession, Sale, Distribution And Cultivation Of Marijuana And To Drug Paraphernalia. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

Council Member Clark	Yea
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 #2999 becomes Ordinance #2770.

**Item #8 – Bill #3000 – An Ordinance Of The City Of Olivette, Missouri That Amends Sections Of Chapter 535 Sewers, Article IV Residential Sanitary Sewer Lateral Repair Program Policy And Procedures. First Reading**

Acting City Clerk Mandle read Bill #3000 - An Ordinance Of The City Of Olivette, Missouri That Amends Sections Of Chapter 535 Sewers, Article IV Residential Sanitary Sewer Lateral Repair Program Policy And Procedures, for the first time, by title only.

City Manager Sondag and Public Works Director Bruce McGregor addressed the Council stating staff is here to request two amendments to the new ordinance. Two issues, a significant increase in the cost of sewer lateral repairs and more complicated repair projects, have

increased significantly in the last five months. To address these issues, staff is recommending increasing the City's maximum contribution and adding a new section that addresses projects with exceptional conditions.

**Item #9 – Bill #3001 – An Ordinance Repealing Section 240.100 Of Chapter 240 Of The Olivette Municipal Code And Enacting A New Section 240.100 Relating To Waiving Of Fees For Five Oaks On Warson And The City Center. First Reading**

Acting City Clerk Mandle read Bill #3001 - An Ordinance Repealing Section 240.100 Of Chapter 240 Of The Olivette Municipal Code And Enacting A New Section 240.100 Relating To Waiving Of Fees For Five Oaks On Warson And The City Center, for the first time, by title only.

Parks and Recreation Director Beverly Tucker Knight addressed the Council stating this is a first reading for this bill and she will have a presentation on the new fees at the March 28, 2023 meeting.

**Item #10 – Resolution #2023-235 – A Resolution Approving The Incorporation Of Olivette Parks Foundation, Inc.**

Acting City Clerk Mandle read Resolution #2023-235 - A Resolution Approving The Incorporation Of Olivette Parks Foundation, Inc., by title only.

Finance Director Darren Mann addressed the Council stating the creation of a charitable 501 (c)3 organization has been discussed for many years as a means to accept donations and create new grant opportunities. The proposed Articles of Incorporation and By-Laws are established for the intended creation of a non-profit corporation dedicated to the improvement and maintenance of parks and the promotion of parks and recreational opportunities for all ages.

Chairman Pro-tem Carl made a motion to approve Resolution #2023-235 - A Resolution Approving The Incorporation Of Olivette Parks Foundation, Inc. Motion seconded by Council Member Clark.

**POLL OF THE COUNCIL:**

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

Motion passed.

**Item #11 – Resolution #2023-236 – A Resolution Appointing Darren Mann As The Olivette Interim City Manager And Establishing Reimbursement During The Interim.**

Acting City Clerk Mandle read Resolution #2023-236 - A Resolution Appointing Darren Mann As The Olivette Interim City Manager And Establishing Reimbursement During The Interim.

City Manager Sondag addressed the Council stating she is scheduled to retire on April 3, 2023 and since the new City Manager will not be in place at that time, it is necessary to appoint an Interim City Manager. Finance Director Darren Mann has filled in during absences of the City Manager and is qualified and willing to assume the role of Interim City Manager.

Council Member Waldman made a motion to approve Resolution #2023-236 - A Resolution Appointing Darren Mann As The Olivette Interim City Manager And Establishing Reimbursement During The Interim. Motion seconded by Council Member Knox.

POLL OF THE COUNCIL

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

Motion passed.

**Item 12 – Selection of Depository Institution**

Finance Director Darren Mann addressed the Council and explained the selection process for the City’s depository institution. He further explained that based on the combination of cost, proximity and perceived quality of service demonstrated in the RFP responses and interviews, it is the City’s recommendation to continue the relationship with Enterprise Bank and Trust and award them the depository contract for an additional five year term.

Chairman Pro-tem Carl made a motion to authorize the City Manager to enter into a five-year agreement with Enterprise Bank and trust to provide banking and depository services for the City of Olivette. Motion seconded by Council Member Knox.

POLL OF THE COUNCIL:

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

Motion passed.

**Item #13 – Discussion Of Paving Work Associated With Missouri American Water Company Repair Projects.**

Public Works Director Bruce McGregor addressed the Council stating over the past few years Missouri American Water Company (MAWC) has been replacing mains based on their age and number of breaks. MAWC crews have completed main replacements on Engle, Engleton, Cordel and Green Oaks. Platt Creek Construction is working under contract to replace mains on Olivaire, Chantal, Grandview (east), Pioneer and Mesa.

After an evaluation of adjacent pavement rating and consultation with City on-call paving contractors, it is in the best interest of the City to completely repave Engel, Engleton and Cordel. Green Oaks is rated higher and complete replacement may not be as beneficial. MAWC has agreed to pay the City directly for the asphalt paving portion of the pavement restoration as requested.

**Item #14 – Appointment To The Planning And Community Design Commission**

Council Member Waldman reported the Council had interviewed Sam Wallach prior to the meeting this evening for the vacancy on the Planning and Community Design Commission.

Council Member Waldman made a motion to appoint Sam Wallach to the Planning and Design Commission for a term ending July 31, 2024. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL

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

Motion passed.

**ITEM #15 – Authorization To Enter Into An Agreement With North American Bus Company For Summer Camp Transportation At A Rate Not To Exceed 4,240.**

Parks and Recreation Director Beverly Tucker Knight addressed the Council stating the City of Olivette Parks and Recreation Department requires bus transportation for Camp O summer camp field trips. A Request For Proposals (RFP) was released seeking bids for transportation services. Two vendors responded. North American Bus Company was the lowest bid at \$4,240.

Chairman Pro-tem Carl made a motion to authorize the City Manager to enter into an agreement with North American Bus Company for summer camp transportation at a rate not to exceed \$4,240. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

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

Motion passed.

**Item #16 - Update of Great Rivers Greenway Centennial Greenway Projects Within Olivette**

City Manager Sondag and Public Works Director Bruce McGregor addressed the Council and gave an update on the four projects making up the Centennial Greenway within the City.

**Item #17 - Hearing From Citizens (Part 2)**

There were no comments from citizens.

**Item #18 – Review and Approval of Minutes**

This item was postponed until the March 28, 2023 meeting.

**Item #19 – 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 610.021.3 for personnel matters.

Chairman Pro-tem Carl made a motion to hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.3 for personnel matters. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

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

Motion passed. City Council moved to Executive Session at approximately 9:04 PM.

The City Council reconvened to the regular meeting at approximately 9:45 PM.

**Item #20 – Adjournment**

Being no further business, Chairman Pro-tem Carl made a motion to adjourn the meeting. Motion seconded by Council Member Clark. Mayor Weil adjourned the meeting at approximately 9:46 PM.



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Maxine Weil, Mayor

ATTEST:



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Denise M. Mandle  
Acting City Clerk