

CITY OF OLIVETTE
May 23, 2023

The Olivette City Council met on May 9, 2023 at 7:03 PM via videoconferencing, livestreaming and in person at the Olivette City Center, 1140 Dielman Road, Olivette, MO 63132. 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 Missy Waldman, Council Member Sidney Clark, Council Member Greg Carl and Council Member Rick Knox.

Also, in attendance were Interim City Manager Darren Mann, City Attorney Paul Martin, Planning and Community Development Director Carlos Trejo, Parks and Recreation Director Beverly Tucker Knight and Acting City Clerk Denise Mandle.

Item #2 – Communications

We received written communication from Nina Miller, 36 Pricewoods Lane, regarding the dispensary location at 9270 Olive.

Parks and Recreation Director Beverly Tucker Knight introduced two new staff members, Patrick Magee (Assistant Parks and Recreation Director) and Whitney Smith (Recreation Coordinator for Sports), to the Council.

Item #3 – City Manager’s Report

Interim City Manager Darren Mann reported on the following:

- Dog Park will be opening soon
- Water features in Indian Meadows Park will open this weekend
- Red Cross Blood Drive at City Center on May 24th from 2-7pm
- Sweet Reads at Stacy Park on May 25th from 2-3pm
- Starry Nights at Stacy Park on June 29th from 8:30-10:30pm

UPCOMING MEETINGS

Planning and Community Design – June 1 @ 7pm
City Council Worksession – June 6 @ 7pm
City Council Meeting – June 13 @ 7pm
Planning and Community Design Commission – 6/15 @ 7pm
Parks and Recreation Commission – 6/21 @ 7pm
Economic Development Commission – 6/26 @ 7pm
City Council Meeting – 6/27 @ 7pm

Item #4 – City Council Reports

Council Member Clark reported he attended the Comprehensive Plan Community Meeting.

Council Member Knox reported he attended the Comprehensive Plan Community Meeting.

Council Member Carl reported he attended the Comprehensive Plan Community Meeting.

Chairman Pro-tem Waldman reported she attended the Comprehensive Plan Community Meeting.

Mayor Weil reported she attended the Comprehensive Plan Community Meeting.

Item #5 – Monthly Financial Report

Interim City Manager Mann addressed the Council stating the General Fund revenues are above expectations and the General Fund expenditures are below expectations for a net favorable variance. Sales tax collections continue at a record high and are exceeding expectations while property tax collections are not exceeding expectations and utility taxes remain just below expectations.

Item #6 – Hearing From Citizens

David Razafsky, 9311 Kenneth Pl., addressed the Council regarding the dispensary and read a letter from his neighbor regarding traffic and safety concerns with the dispensary.

Jeff Schneider, 9324 Kenneth Pl., addressed the Council regarding drive-thru businesses.

Stephanie Todd, 7 Heather Hill Ln., addressed the Council regarding location of the dispensary, traffic and safety concerns for walkers.

Raphael Thomadsen, 809 Newcastle Dr., addressed the Council regarding the location of the dispensary as it relates to traffic.

Kate Hellman, 800 N. Price, addressed the Council regarding traffic and safety concerns with the dispensary location.

Item #7 – Bill #3002 – An Ordinance Authorizing A Special Permit To Agri-Genesis, LLC, To Operate A Marijuana Dispensary Facility To Be Known As Sunrise Dispensary On The Property Grounds Addressed As 9270 Olive Boulevard, Zoned "COR" Commercial/Office/Retail District. First Reading

Acting City Clerk Mandle read Bill #3002 - An Ordinance Authorizing A Special Permit To Agri-Genesis, LLC, To Operate A Marijuana Dispensary Facility To Be Known As Sunrise Dispensary On The Property Grounds Addressed As 9270 Olive Boulevard, Zoned "COR" Commercial/Office/Retail District, for the first time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating the following:

Bill #3002 is before the Council tonight for a first reading. This bill represents a recommendation from the Planning and Community Design Commission to authorize the issuance of a Special Permit, for a marijuana dispensary at 9270 Olive Boulevard in accordance with Chapter 450, Marijuana Facilities and Chapter 400, Zoning Regulations (Article X11 Special Permits) subject to certain conditions prescribed therein.

On June 13, 2023, Bill #3002 will be on the Council Agenda for a second reading and public hearing. At the public hearing staff will have a prepared presentation, the Petitioner will address the Council and public comments will be taken into consideration by the Council.

Item #8 – Bill #3003 – An Ordinance Authorizing And Directing The Missouri American Water Company (MAW) To Install One (1) Fire Hydrant Proximal To The Oliver At 9473 Olive Blvd., Approximately 188 Feet North Of Olive Blvd. On The West Side Of Friese Drive And Approximately 44 Feet To The Northeast Corner Of The Building Located In The Island On The West Side Of Friese Drive, In The City Of Olivette, Missouri. First Reading

Acting City Clerk Mandle read Bill #3003 - An Ordinance Authorizing And Directing The Missouri American Water Company (MAW) To Install One (1) Fire Hydrant Proximal To The Oliver At 9473 Olive Blvd., Approximately 188 Feet North Of Olive Blvd. On The West Side Of Friese Drive And Approximately 44 Feet To The Northeast Corner Of The Building Located In The Island On The West Side Of Friese Drive, In The City Of Olivette, Missouri, for the first time, by title only.

Interim City Manager Mann addressed the Council regarding this item and gave an overview of the bill. He stated on June 13, 2023, Fire Chief Carman will be present and will give a full presentation on this item.

Item #9 – Approval Of Contract Agreement With Hicks-Carter-Hicks, LLC

Interim City Manager Mann addressed the Council stating recommendation from the Diversity, Equity and Inclusion (DEI) Assessment included certain trainings that would be beneficial to the Council and staff in the advancement of the City in the DEI Maturity Model. Staff has contacted Hicks-Carter-Hicks, LLC regarding this training and is requesting approval of a contract agreement with them for the training.

Council Member Carl made a motion to approve the contract agreement with Hicks-Carter-Hicks, LLC for certain trainings in an amount not to exceed \$22,925. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

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

Motion passed.

Item #10 – Approval Of Change Orders Totaling \$58,351 To The Contract With Wright Construction For Community Center Project Construction

Interim City Manager Mann addressed the Council stating the Council is asked to approve the following Potential Change Orders:

#81- Curb and sidewalk/Front of the building – the time and material cost associated with this change order is due to conflicting civil and architectural plans.

#86 – Indoor Playground Soffit – the time and material cost associated with this change order is due to conflicts associated with the advance geometries of the indoor playground.

#100 – Drywall changes in Multipurpose Room – the time and material cost associated with this change order is due to aesthetic and functional use of the wood slatted ceiling material in the multipurpose room relating the HVAC systems.

Council Member Carl made a motion to approve Wright Construction proposed change orders 81, 86, and 100 totaling \$58,351 for the Community Center Project. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

Council Member Clark	Yea
Council Member Knox	Yea
Council Member Carl	Yea

Chairman Pro-tem Waldman Yea
Mayor Weil Yea

Motion passed.

Item #11 – Discussion of FY24 Budget

Interim City Manager Mann addressed the Council regarding the new Community Center construction as it relates to the FY24 budget. He gave an update on the Prop C funds and reviewed the background of the funds. He also reviewed the A1 budget sheet, discussed the uses of the funds and how it will affect the FY24 budget. There will be further discussion and a presentation from the Parks and Recreation Directors at the June 6, 2023 Council Worksession.

Item #12 – Hearing From Citizens (Part 2)

Raphael Thomadsen, 809 Newcastle Dr., addressed the Council on behalf of the Boy Scouts and asked the Council to reconsider re-instating free use of the Community Center for the Boy Scouts.

Neal Minor, Representative of Agri-Genesis, addressed the Council stating the company has been in the process for five months and would like an opportunity to have a discussion before any vote is taken.

Item #13 - Review and Approval of Minutes

Mayor Weil asked if there were any corrections to be made to the Council meeting minutes from April 25, 2023 and May 9, 2023. Council Member Carl made a motion to approve the Council meeting minutes from April 25, 2023 and May 9, 2023 as presented. Motion seconded by Chairman Pro-tem Waldman.

POLL OF THE COUNCIL:

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

Motion passed.

Item #14 - City Attorney's Report

City Attorney Martin addressed the Council stating he had no report, however, a closed session had been requested for attorney client privileged communications and for personnel matters pursuant to the Revised Statutes of the State of Missouri, Sections 610.021.1 and 610.021.3.

Council Member Carl made a motion to hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Sections 610.021.1 and 610.021.3 for attorney-client privileged communications and personnel matters. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

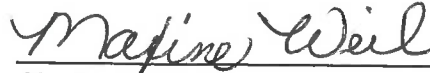
Council Member Clark Yea
Council Member Knox Yea
Council Member Carl Yea
Chairman Pro-tem Waldman Yea
Mayor Weil Yea

Motion passed. City Council moved to Executive Session at approximately 8:24 PM.

The City Council reconvened to the regular meeting at approximately 10:42 PM.

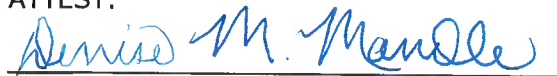
Item #15 – Adjournment

Being no further business, Council Member Carl made a motion to adjourn the meeting. Motion seconded by Chairman Pro-tem Waldman. Mayor Weil adjourned the meeting at approximately 10:43 PM.



Maxine Weil, Mayor

ATTEST:



Denise M. Mandle
Acting City Clerk