

CITY OF OLIVETTE
June 27, 2023

The Olivette City Council met on June 27, 2023 at 7:05 PM via videoconferencing, livestreaming and in person at the Olivette City Center, 1140 Dielman Road, Olivette, MO 63132. Chairman Pro-tem Waldman called the meeting to order.

Item #1 – Roll call

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

Also, in attendance were Interim City Manager Darren Mann, City Prosecutor Ross Davis, City Planner Dawn Doty, Acting City Clerk Denise Mandle, and Deputy City Clerk Jennifer Conrad

Item #2 – Communications

There were no written communications.

Item #3 – City Manager’s Report

Interim City Manager Darren Mann reported on the following:

UPCOMING EVENTS

- Stacy Starry Nights – 6/29 – 8:30 – 10:30 p.m. – Stacy Park
- Soccer Registration Closes – 6/30
- City Offices Closed – 7/4 – Trash Collection one day behind
- Coffee with the Mayor – 7/12 @ 8:45 a.m. – City Center
- Coffee with a Cop – 7/20 @ 8 a.m. – McDonald’s
- CDBG Public Hearing – 7/25 @ 7 p.m.
- Turkey Trot – 11/23 – Registration Opens 8/1

UPCOMING MEETINGS

- Council Work Session Canceled – 7/4
- Planning and Community Design Commission Canceled – 7/6
- City Council Meeting – 7/11 @ 7 p.m.
- Comprehensive Plan Committee – 7/13 @ 6 p.m.
- Parks and Recreation Commission – 7/19 @ 7 p.m.
- Planning and Community Design Commission – 7/20 @ 7 p.m.
- Economic Development Commission – 7/24 @ 7 p.m.

Interim City Manager Mann reported to Council on various topics including the success of the Night Out event, new sidewalk from Charlesgate to Villa Park, new paving on Engel Lane, and additional new paving that will be occurring throughout the community as Missouri American finishes their work. He updated the Council on the Centennial Trail, Warson Park trail, and 39 North trail spurs.

Item #4 – City Council Reports

Council Member Clark stated he attended the Olivette Night Out event.

Council Member Knox stated he attended the Olivette Night Out event and thanked the staff.

Council Member Carl stated he attended the Olivette Night Out event. He also stated the Economic Development Commission meeting scheduled for June 26 was canceled.

Chairman Pro-tem Waldman stated she attended the Olivette Night Out event. She recapped the report from the Park Board meeting and stated that a recommendation on dog park fees could be coming to Council for consideration. There will be a shred event on 10/20 at Stacy Park and the Harvest Festival will be 10/27. She also gave an update on the County Municipal League Board meeting.

Item #5 – Monthly Financial Report – May 2023

Interim City Manager Mann addressed the Council regarding the financial report for the period ending May 31, 2023.

Item #6 – Hearing from Citizens

Luada Buckels, 9638 Huron Drive, addressed the Council regarding her concerns with Indian Meadows Park regarding the pavilion.

Chris Osborn, 15 Bon Hills Drive, addressed the Council regarding his concerns with speeding on Price Road and thanked them for their work regarding speeding on Old Bohomme.

Wilhemina Shackelford, 9656 Huron Drive, addressed the Council regarding her concerns with Indian Meadows Park regarding cut through traffic, parking issues, and pavilion rentals.

Denise Williams, 9600 Huron Drive, addressed the Council regarding her concerns with Indian Meadows Park regarding speeding, parking, and strangers in the neighborhood.

Dennis Littleton, 9639 Huron Drive, addressed the Council regarding his concerns with Indian Meadows Park regarding issues with the pavilion, including proximity to his house and noise. He also addressed concerns with drag racing and noise from the auto detailers in the industrial area.

Felicia Ford, 9416 Grandview Drive, addressed the Council regarding her concerns with Indian Meadows Park regarding the pavilion, speeding, and noise.

Sandra Hardy, 9632 Huron Drive, addressed the Council regarding her concerns with Indian Meadows Park regarding pavilion rentals.

Item #7 – Bill #3004 – An Ordinance Making Appropriations for Current Expenses of the City Government of the City of Olivette for the Fiscal Year Beginning July 1, 2023; Adopting a Certain Budget; and Adopting a Certain Salary Schedule – Second Reading and Public Hearing

Acting City Clerk Mandle read Bill #3004 - An Ordinance Making Appropriations for Current Expenses of the City Government of the City of Olivette for the Fiscal Year Beginning July 1, 2023; Adopting a Certain Budget; and Adopting a Certain Salary Schedule by title only.

Chairman Pro-tem Waldman opened the public hearing at approximately 7:55 PM

Darren Mann, Interim City Manager, gave a presentation regarding the operating budget for the City of Olivette for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024.

Chairman Pro-tem Waldman then asked if anyone from the public would like to speak.

Chairman Pro-tem Waldman closed the public hearing at approximately 8:22 PM

Council Member Carl made a motion to approve Bill #3004 - An Ordinance Making Appropriations for Current Expenses of the City Government of the City of Olivette for the Fiscal Year Beginning

July 1, 2023; Adopting a Certain Budget; and Adopting a Certain Salary Schedule. Motion seconded by Council Member Knox.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council, Bill #3004 becomes Ordinance #2774.

Item #8 – Bill #3005 – An Ordinance of the City of Olivette, Missouri, Reaffirming the Gross Receipts Tax to be Imposed Upon Water Companies Conducting Business Within the City and Matters Related Thereto - Second Reading

Acting City Clerk Mandle read Bill #3005 - An Ordinance of the City of Olivette, Missouri, Reaffirming the Gross Receipts Tax to be Imposed Upon Water Companies Conducting Business Within the City and Matters Related Thereto, for the second time, by title only.

Interim City Manager Mann addressed the Council stating that this ordinance allows the City to maintain gross receipts tax rates at 10%, despite an increase in water rates from Missouri American Water. This action is needed any time the Public Service Commission allows rates over 7%.

Council Member Clark made a motion to approve Bill #3005 - An Ordinance of the City of Olivette, Missouri, Reaffirming the Gross Receipts Tax to be Imposed Upon Water Companies Conducting Business Within the City and Matters Related Thereto. Motion seconded by Council Member Knox

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council, Bill #3005 becomes Ordinance #2775.

Item #9 – Bill #3006 – An Ordinance Authorizing a Special Permit to McKnight Investors, LLC, to Operate a Beer, Wine, and Liquor Store (NAICS 4453), Not to Exceed 7,000 Square Feet, to be Known as the Wine Merchant on the Property Grounds Addressed as 9200 Olive Boulevard, Tenant Space Suite 126, Zoned "COR" Commercial/Office/Retail District. First Reading

Acting City Clerk Mandle read Bill #3006 – An Ordinance Authorizing a Special Permit to McKnight Investors, LLC, to Operate a Beer, Wine, and Liquor Store (NAICS 4453), Not to Exceed 7,000 Square Feet, to be Known as the Wine Merchant on the Property Grounds Addressed as 9200 Olive Boulevard, Tenant Space Suite 126, Zoned "COR" Commercial/Office/Retail District, for the first time, by title only.

City Planner Dawn Doty addressed the Council, briefly summarizing the project.

Jason Main, owner of the proposed shop, addressed the Council regarding the proposed hours of the shop.

Greg Yawitz, McKnight Investors, property owner, addressed the Council regarding the proposed hours.

Item #10 – Bill #3007 – An Ordinance Authorizing a Special Permit to 1220 Price, LLC, to Operate a 41,225 Square Foot Private Membership Club, to be Known as Padel and Pickle Club, That Features Indoor Paddle and Pickle Ball Courts, Club House, Bar, and Pro Shop, at the Property Grounds Addressed as 1220 North Price Road, Zoned “LID” Light Industrial District – First Reading

Acting City Clerk Mandle read Bill #3007 – An Ordinance Authorizing a Special Permit to 1220 Price, LLC, to Operate a 41,225 Square Foot Private Membership Club, to be Known as Padel and Pickle Club, That Features Indoor Paddle and Pickle Ball Courts, Club House, Bar, and Pro Shop, at the Property Grounds Addressed as 1220 North Price Road, Zoned “LID” Light Industrial District, for the first time, by title only.

Item #11 – Resolution #2023-241 – A Resolution Adopting the Capital Improvement Plan for the City of Olivette for the Ten Years Ending June 30, 2024 through June 30, 2033

Acting City Clerk Mandle read Resolution #2023-241 – A Resolution Adopting the Capital Improvement Plan for the City of Olivette for the Ten Years Ending June 30, 2024 through June 30, 2033, by title only.

Interim City Manager Mann addressed the Council regarding the Capital Improvement Plan stating that this is a planning document to strategically use resources in a transparent way for citizens and staff.

Council Member Knox made a motion to approve Resolution #2023-241 – A Resolution Adopting the Capital Improvement Plan for the City of Olivette for the Ten Years Ending June 30, 2024 through June 30, 2033. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

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

Motion passed.

Item #12 – Request to Encumber Funds to Future Period

Interim City Manager Mann addressed the Council regarding the request to encumber funds to a future period.

Council Member Carl made a motion to approve the Request to approve \$346,974 in encumbrances - \$53,312 in the General Fund, and \$293,662 in the Capital Improvements Fund. Motion seconded by Council Member Knox

POLL OF THE COUNCIL:

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

Motion passed.

Item #13 – Hearing From Citizens (Part 2)

Luada Buckels, 9638 Huron Drive, addressed the Council regarding additional concerns with Indian Meadows Park regarding No Smoking signage, off leash dogs, and Police.

Item #14 - Review and Approval of Minutes

Chairman Pro-tem Waldman asked if there were any corrections to be made to the Council meeting minutes from June 13, 2023. Council Member Carl made a motion to approve the Council meeting minutes from June 13, 2023 as presented. 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	Absent

Motion passed.

Item #15 - City Attorney’s Report

City Prosecutor Davis addressed the Council stating he had nothing to report, however, he recommended the City Council hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Sections 610.021.1 and 610.021.12 for attorney-client communications and real estate.

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 610.021.12 for attorney-client communications and real estate. 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	Absent

Motion passed. City Council moved to Executive Session at approximately 9:00 PM.

The City Council reconvened to the regular meeting at approximately 9:33 PM.

Item #16 – Adjournment

Being no further business, Council Member Carl made a motion to adjourn the meeting. Motion seconded by Council Member Clark. Chairman Pro-tem Waldman adjourned the meeting at approximately 9:34 PM.


Maxine Weil, Mayor

ATTEST:


Jennifer Conrad
Deputy City Clerk