

**CITY OF OLIVETTE**  
**July 11, 2023**

The Olivette City Council met on July 11, 2023 at 7:15 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, Director of Planning and Community Development, Carlos Trejo, Director of Public Works Bruce McGregor, Director of Parks and Recreation Beverly Tucker Knight, 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 gave an update on Five Oaks on Warson and Warson Park and on the Gateway I-170 TIF.

**UPCOMING EVENTS**

- Coffee with the Mayor – 7/12 @8:45 a.m. – City Center
- Coffee with a Cop – 7/20 @ 8-10 a.m. – McDonald’s

**UPCOMING MEETINGS**

- Comprehensive Plan Update Advisory Committee – 7/13 @ 6:00 p.m. – City Center
- Parks and Recreation Commission – 7/19 @ 7:00 p.m. – City Center
- City Council – 7/25 @ 7:00 p.m. – City Center
- City Council Work Session – 8/1 @ 7:00 p.m. – City Center
- Planning and Community Design Commission – 8/3 @ 7:00 p.m. – City Center
- City Council – 8/8 @ 7:00 p.m. – City Center

**NEWS AROUND TOWN**

- 7/1 Storm Cleanup
- Membership Sales for Five Oaks on Warson are open
- Turkey Trot – 11/23/2023 @ 8 a.m. – Registration opens on 8/1

**Item #4 – City Council Reports**

Council Member Clark stated he had no report.

Council Member Knox stated he had no report.

Council Member Carl stated he had no report.

Chairman Pro-tem Waldman gave an update on the Parks and Recreation Commission meeting.

Mayor Weil stated she had no report.

## **Item #5 – Hearing from Citizens**

Dennis Littleton, 9639 Huron Drive, addressed the Council asking for an update on the potential for moving the pavilion at Indian Meadows Park.

Wilhemina Shackelford, 9656 Huron Drive, addressed the Council regarding reservations at the Indian Meadows Park pavilion and the potential for occupancy permits.

Lucy Turner, 9417 Grandview Drive, addressed the Council regarding concerns with the pavilion at Indian Meadows Park, speeding in the neighborhood, and the hours of Indian Meadows Park.

Maia Elkana, 9697 Huron Drive, addressed the Council regarding the pavilion at Indian Meadows Park and asked about the Great Rivers Greenway process.

## **Item #6 – 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. Second Reading and Public Hearing**

Deputy City Clerk Conrad 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 second time, by title only.

Mayor Weil opened the public hearing at approximately 7:45 PM

Carlos Trejo, Planning Director, then gave a presentation that included the location and facts on the business, proposed operation of the business, and the general conditions of a special use permit.

Mr. Trejo entered the following items to the record:

- Ordinance #2296, authorizing a Special Permit to the original Shoppes at Price Crossing with a drive through limited to bank or financial use
- Ordinance #2325, authorizing a Special Permit to the Shoppes at Price Crossing for 3 restaurants
- Proposed petition application and supporting documents attached to Bill #3006
- 2006 Comprehensive Plan
- 2012 Ord #2471 adopting Ch 428 Community Design – Olive Boulevard Corridor
- 2014 Ord #2521 amending Ch 400 COR District and Special Permit Uses
- 2016 Catalyst Strategy for the Economic Development of Olivette
- 2019 Olive Boulevard: Conceptual Master Plan
- 2021 Northeast Quadrant Transportation Sketch Planning Study
- Staff PCDC Presentation dated June 1, 2023
- Staff memorandum dated June 1, 2023 to the PCDC including petition and supporting plans and documents
- Public Hearing, affidavit of publication on June 26, 2023, and addresses notified
- Olivette Municipal Code and Zoning Map
- Presentation before the City Council on 7/11/2023, including attachments

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

Mayor Weil closed the public hearing at approximately 7:57 PM

Council Member Carl made a motion to approve 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. 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. By Action of the Olivette City Council, Bill #3006 becomes Ordinance #2776.

**Item #7 – 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 Padel 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. Second Reading and Public Hearing**

Deputy City Clerk Conrad 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 Padel 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 second time, by title only.

Mayor Weil opened the public hearing at approximately 7:59 PM

Carlos Trejo, Planning Director, then gave a presentation that included information on the Special Use Permit request, location, proposed operation, and general conditions of the special use permit.

Mr. Trejo entered the following items to the record:

- Proposed petition application and supporting documents attached to Bill #3007
- 2006 Comprehensive Plan
- 2016 Catalyst Strategy for the Economic Development of Olivette
- 2019 Olive Boulevard: Conceptual Master Plan
- 2021 Northeast Quadrant Transportation Sketch Planning Study
- Staff PCDC Presentations dated June 1, 2023
- Staff memorandum dated June 1, 2023, to the PCDC including petition and supporting plans and documents
- Public Hearing, affidavit of publication on June 26, 2023, and addresses notified
- Olivette Municipal Code and Zoning Map
- Presentation before the City Council, 7/11/2023, including attachments

Mayor Weil then asked if anyone from the public would like to speak.

Debbie Schwartz, 18 S. Covington Meadow Rd, addressed the Council regarding her excitement for the pickleball club. She asked if there were noise considerations for the indoors.

Don Quarrells, 9111 Edward Drive, addressed the Council regarding his concerns for noise coming from the club.

Mayor Weil closed the public hearing at approximately 8:13 PM

Council Member Carl made a motion to approve 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 Padel 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. 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. By Action of the Olivette City Council, Bill #3007 becomes Ordinance #2777.

**Item #8 – Application for Liquor License: The Wine Merchant, Ltd., 9200 Olive Boulevard, Suite 126.**

Mr. Trejo addressed the Council stating before the sale of intoxicating liquor, either for consumption or in the original package, a license must be issued by both the state and City of Olivette. Chapter 600 provides the procedures for petition and review and upon approval by a majority of the Council, the Deputy City Clerk will grant the requested license for a term expiring December 31.

Chairman Pro-tem Waldman made a motion to authorize the City Clerk to issue a liquor license for the 2023 calendar year to The Wine Merchant, Ltd., addressed as 9200 Olive Boulevard, Suite 126. 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	Yea

Motion passed.

**Item #9 – Authorization to Decommission Fire Gear**

Assistant Fire Chief Tim Fain addressed the Council regarding a request to decommission fire gear, including boots, coats, and pants, to the Rivers Pointe Volunteer Fire Protection District in St. Charles County. He went on to explain fire regulations require structural firefighting gear to be replaced on a ten-year cycle.

Chairman Pro-tem Waldman made a motion to authorize the Fire Department to decommission fire gear as identified on Attachment 1, subject to a signed agreement of release between the parties, and to authorize and direct the Fire Chief to execute such a release agreement with the receiving agency. 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	Yea

Motion passed.

**Item #10 – Discussion of Pavement Restoration Associated with Missouri American Water Company (MAWC) Main Replacement Project #368**

Bruce McGregor, Director of Public Works, addressed the Council stating that Leritz Contracting will complete additional milling and paving, adjacent to the main replacement on the following streets: Oliveaire Lane, Grandview Drive, Pioneer Drive, Chantal Lane, Mesa Drive, and Kiowa Drive.

Council Member Carl made a motion to authorize the Interim City Manager to enter into an agreement with Leritz Contracting to complete additional milling and paving adjacent to the main replacement trench not to exceed \$191,800. 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 - Bill #3008 – An Ordinance Approving a First Amendment to the Second Amended and Restated Redevelopment Agreement Related to the Gateway I-170 Tax Increment Financing (TIF) Redevelopment Plan. - First Reading**

Deputy City Clerk Conrad read Bill #3008 - An Ordinance Approving a First Amendment to the Second Amended and Restated Redevelopment Agreement Related to the Gateway I-170 Tax Increment Financing (TIF) Redevelopment Plan, for the first time, by title only.

Interim City Manager Mann addressed the Council stating this bill will amend the redevelopment agreement related to the Gateway I-170 TIF redevelopment plan. The developer is seeking an exemption to the tenant selection clauses of the agreement as well as additional time to complete the construction.

**Item #12 – Bill #3009 – An Ordinance Authorizing and Directing the Execution of a Maintenance Agreement with the Metropolitan St. Louis Sewer District for Storm Water Management Facilities at the Centennial Greenway - First Reading**

Deputy City Clerk Conrad read Bill #3009 – An Ordinance Authorizing and Directing the Execution of a Maintenance Agreement with the Metropolitan St. Louis Sewer District for Storm Water Management Facilities at the Centennial Greenway, for the first time, by title only.

Interim City Manager Mann addressed the Council regarding the Bill, authorizing the execution of a maintenance agreement with Metropolitan Sewer District for storm water management facilities at the Centennial Greenway.

**Item #13 – Hearing From Citizens (Part 2)**

Denise Williams, 9600 Huron, addressed the Council requesting a drinking fountain in Indian Meadows Park.

Wilhemina Shackelford, 9656 Huron, addressed the Council regarding concerns with noise coming from the auto shops near her neighborhood and speeding in the area.

**Item #14 - Review and Approval of Minutes**

Mayor Weil asked if there were any corrections to be made to the Council meeting minutes from June 27, 2023. Chairman Pro-tem Waldman made a motion to approve the Council meeting minutes from June 27, 2023 as presented. 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	Yea

Motion passed.

**Item #15 - City Attorney's Report**

City Attorney Martin addressed the Council regarding when to close public hearings.

City Attorney Martin recommended that the City Council hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.1 for attorney-client privilege.

Chairman Pro-tem Waldman made a motion to hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.1 for attorney-client privilege. 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	Yea

Motion passed. City Council moved to Executive Session at approximately 8:53 PM.


The City Council reconvened to the regular meeting at approximately 9:16 PM.

**Item #16 - Adjournment**

Being no further business, Council Member Carl made a motion to adjourn the meeting. Motion seconded by Council Member Clark. Mayor Weil adjourned the meeting at approximately 9:16 PM.

  
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Maxine Weil, Mayor

ATTEST:

  
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Denise Mandle  
Acting City Clerk