

CITY OF OLIVETTE
July 27, 2021

The Olivette City Council met on July 27, 2021 at 7:05 PM via videoconferencing and livestreaming. Mayor Clark called the meeting to order.

Item #1 – Roll call

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

Also, in attendance were, City Attorney Paul Martin, Finance Director Darren Mann, Planning and Community Development Director Carlos Trejo and Acting City Clerk Denise Mandle.

Item #2 – Communications

Acting City Clerk Mandle stated there were no written communications.

Item #3 – City Manager’s Report/Staff Reports

Finance Director Darren Mann reported on the following upcoming meetings:

Council Worksession – August 3 @ 6:30pm

Pension Board – August 5 @ 5pm

Planning and Community Design Commission (PCDC) – August 5 @ 7pm

Council Meeting – August 10 @ 7pm

Council Meeting – August 24 @ 7pm

Item #4 – City Council Reports

Council Member Carl stated he had nothing to report

Chairman Pro-tem Weil stated she had nothing to report

Mayor Clark stated he had nothing to report

Item #5 – Monthly Financial Report – June 2021

Finance Director Darren Mann addressed the Council stating General Fund revenues gained ground again this month to end the year above expectations. Expenditures ended the month below expectations for a net favorable variance. Overall, revenue remained stable, improving through the last several months with Sales Taxes a major contributor in propping up other areas. Reserve policy analysis shows strong compliance after transfers were completed to reflect grant funding received in FY2021.

Item #6 – Quarterly Investment Report – June 2021

Finance Director Darren Mann addressed the Council stating there was not much to report as there are no investment holdings at external institutions to report. The one maturity in April 2021 was not renewed leaving all funds in ICS account with Enterprise Bank.

Item #7 - Hearing From Citizens

Steven Lampkin, 1100 Irvington Court, addressed the Council stating he was impressed with the progress on the development in his neighborhood.

Laura Ragsdale, 1130 Irvington Court, addressed the Council stating she was looking forward to the project.

Item #8 – Bill #2954 – An Ordinance Authorizing The City Of Olivette, Missouri To Issue Its Taxable Industrial Revenue Bonds (OPUS Development Company, L.L.C. Project), Series 2021, In A Principal Amount Not To Exceed \$55,000,000, For The Purpose Of Providing Funds To Pay The Costs Of Acquiring, Constructing And Improving A Facility For An Industrial Development Project In The City; Approving A Plan For The Project; And Authorizing The City To Enter Into Certain Agreements And Take Certain Other Actions In Connection Therewith. Second Reading

Acting City Clerk Mandle read Bill #2954 - An Ordinance Authorizing The City Of Olivette, Missouri To Issue Its Taxable Industrial Revenue Bonds (OPUS Development Company, L.L.C. Project), Series 2021, In A Principal Amount Not To Exceed \$55,000,000, For The Purpose Of Providing Funds To Pay The Costs Of Acquiring, Constructing And Improving A Facility For An Industrial Development Project In The City; Approving A Plan For The Project; And Authorizing The City To Enter Into Certain Agreements And Take Certain Other Actions In Connection Therewith, for the second time, by title only.

Finance Director Mann introduced Mark Spykerman, (Gilmore & Bell) bond counsel to the City of Olivette. Mr. Spykerman stated The Council is asked to hold a second reading on a bill concerning the issuance of taxable industrial revenue bonds in conjunction with the proposed Opus Development at Irvington and Reyem. Opus Development Company LLC is proposing development of a 207 residential apartment complex on five acres of property at Irvington and Reyem. Opus has all twenty-three properties under purchase agreements and thus is not requesting any assistance from the City for property acquisition. They are requesting sales tax exemption on construction materials.

City Attorney Martin then gave an overview of the project and explained Opus Development has agreed to provide sidewalk improvements along Alice Place. These improvements will connect Hilltop to Price Road – serving as the first major pedestrian improvement in the City's northeast quadrant. In addition, the Developer will contribute \$170,000 to improvements to the north of the intersection of Olive Blvd and North Price. The City recently completed a conceptual engineering study of the area and subsequently entered into an agreement with Access Engineering for preliminary engineering design and cost estimates for full construction to improve the intersection.

Also, since the First Reading on June 22, 2021, a Disadvantaged Business Enterprise (DBE) goal was established and introduced into the Redevelopment Agreement.

Mayor Clark asked if anyone wanted to speak on this bill. Seeing no one, he called for a motion.

Council Member Carl made a motion to approve Bill #2954 – An Ordinance Authorizing The City Of Olivette, Missouri To Issue Its Taxable Industrial Revenue Bonds (OPUS Development Company, L.L.C. Project), Series 2021, In A Principal Amount Not To Exceed \$55,000,000, For The Purpose Of Providing Funds To Pay The Costs Of Acquiring, Constructing And Improving A Facility For An Industrial Development Project In The City; Approving A Plan For The Project; And Authorizing The City To Enter Into Certain Agreements And Take Certain Other Actions In Connection Therewith. Motion seconded by Chairman Pro-tem Weil.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council Bill #2954 becomes Ordinance #2727.

Item #9 – – Bill #2955 – An Ordinance To Amend On-Site Detention Requirements For Single Family Homes Under Section 422.080 Single-Family Residential Development, Being Part Of Chapter 422 Stormwater Management Of Title IV Land Use Of The Olivette Municipal Code. Second Reading and Public Hearing

Acting City Clerk Mandle read Bill #2955 – An Ordinance To Amend On-Site Detention Requirements For Single Family Homes Under Section 422.080 Single-Family Residential Development, Being Part Of Chapter 422 Stormwater Management Of Title IV Land Use Of The Olivette Municipal Code, for the second time, by title only.

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

Mayor Clark opened the public hearing at approximately 7:25 PM.

Planning and Community Development Director Trejo gave an overview of the amendment stating the intent of this ordinance is to recognize that certain new residential subdivisions will be required by Metropolitan Sewer District (“MSD”) to provide on-site detention. The MSD requirement varies, as it is based on the area of the subdivided land.

He then discussed how the proposed changes would be applicable to new subdivisions stating Bill #2955 would authorize the Planning and Design Commission (PCDC) to consider exempting the onsite detention for the initial construction of single-family home in a subdivision in which MSD has calculated the home footprints into the sizing of the subdivision detention basin. Said authorization would be reviewed and acted on via Site Plan Review and subject to certain conditions.

PCDC considered this ordinance on July 1, 2021, and by unanimous vote, approved a motion to forward to the City Council a recommendation to approve.

Mr. Trejo than asked for the following documents to be included in the record: 2006 Comprehensive Plan, Ord. # 2601, Chapter 422, Public Hearing Notice, City of Olivette Municipal code and Zoning Map and the Presentation on Bill #2955.

Mayor Clark asked if anyone would like to speak on the bill. Seeing none, he closed the public hearing at 7:30pm.

Council Member Carl made a motion to approve Bill #2955 – An Ordinance To Amend On-Site Detention Requirements For Single Family Homes Under Section 422.080 Single-Family Residential Development, Being Part Of Chapter 422 Stormwater Management Of Title IV Land Use Of The Olivette Municipal Code. Motion seconded by Chairman Pro-tem Weil.

POLL OF THE COUNCIL:

Council Member Carl	Yea
Council Member Waldman	Absent
Council Member Springer	Absent
Chairman Pro-tem Weil	Yea

Mayor Clark

Yea

Motion passed. By Action of the Olivette City Council Bill #2955 becomes Ordinance #2728.

Item #10 – Bill #2956 – An Ordinance To Amend Section 500.100 Permitted Hours Of Construction, Being Part Of Chapter 500 Building Regulations Of Title V Building And Construction Of The Olivette Municipal Code. Second Reading

Acting City Clerk Mandle read Bill #2956 – An Ordinance To Amend Section 500.100 Permitted Hours Of Construction, Being Part Of Chapter 500 Building Regulations Of Title V Building And Construction Of The Olivette Municipal Code, for the second time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating Bill #2956 would amend Section 500.100 Permitted Hours of Construction to allow during a heat advisory issued by the National Weather Service construction work associated with a building permit to begin at 6:30 AM. No other changes would be proposed. Currently under Section 500.100, Permitted Hours of Construction, work associated with a building permit can only be conducted between the hours of 7:00 AM to 7:00 PM, unless an emergency authorization is issued by the Director. He then discussed the definition of a heat advisory and who issues them.

Chairman Pro-tem Weil made a motion to approve Bill #2956 - An Ordinance To Amend Section 500.100 Permitted Hours Of Construction, Being Part Of Chapter 500 Building Regulations Of Title V Building And Construction Of The Olivette Municipal Code. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

Council Member Carl	Yea
Council Member Waldman	Absent
Council Member Springer	Absent
Chairman Pro-tem Weil	No
Mayor Clark	Yea

Motion passed. By Action of the Olivette City Council Bill #2956 becomes Ordinance #2729.

Item #11 – Bill #2957 – An Ordinance Authorizing Execution Of A Missouri Highways And Transportation Commission Transportation Alternatives Funds Program Agreement For Construction Of A Section Of The Centennial Greenway. Second Reading

Acting City Clerk Mandle read Bill #2957 – An Ordinance Authorizing Execution Of A Missouri Highways And Transportation Commission Transportation Alternatives Funds Program Agreement For Construction Of A Section Of The Centennial Greenway, for the second time, by title only.

Finance Director Mann addressed the Council stating the Council is asked to hold a second reading on an Ordinance to authorize execution of a Transportation Alternatives Program (TAP) grant agreement with Missouri Highways and Transportation Commission. The \$1M grant will be used for construction of a section of the Centennial Greenway between Warson Park and Dielman Road. Total project costs are estimated at \$5M, with Great Rivers Greenway providing the local matching funds.

Chairman Pro-tem Weil made a motion to approve Bill #2957 – An Ordinance Authorizing Execution Of A Missouri Highways And Transportation Commission Transportation Alternatives

Funds Program Agreement For Construction Of A Section Of The Centennial Greenway. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council Bill #2957 becomes Ordinance #2730.

Item #12 – Hearing From Citizens (Part 2)

There were no comments from citizens.

Item #13 - Review and Approval of Minutes

Mayor Clark asked if there were any corrections to be made to the June 22, 2021 and July 13, 2021 Council meeting minutes. Council Member Carl made a motion to approve the June 22, 2021 and July 13, 2021 Council meeting minutes as presented. Motion seconded by Chairman Pro-tem Weil.

POLL OF THE COUNCIL:

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

Motion passed.

Item #14 – City Attorney’s Report

City Attorney Martin reported there is another delay in the speech case and the State’s brief is now due on August 12, 2021.


Item #15– Adjournment

Being no further business, Council Member Carl made a motion to adjourn the meeting. Motion seconded by Chairman Pro-tem Weil. Mayor Clark adjourned the meeting at approximately 7:38 PM.



Maxine Weil, Chairman Pro-tem

ATTEST:



Denise M. Mandle
Acting City Clerk