

CITY OF OLIVETTE
August 22, 2023

The Olivette City Council met on August 22, 2023 at 7:05 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 City Manager Jennifer Yackley, City Attorney Paul Martin, Director of Finance Darren Mann, Director of Planning Carlos Trejo, Police Chief Beth Andreski, Fire Chief Tim Carman, and Deputy City Clerk Jennifer Conrad

Item #2 – Communications

There were no written communications.

Item #3 – City Manager’s Report

City Manager Jennifer Yackley updated the Council on the following:

UPCOMING EVENTS

- Back to School Safety – slow down, be patient.
- Starry Nights at Stacy Park – August 24 – 8-10 p.m.
- Indian Meadows Park Opening – August 26 – 10 a.m. – Noon
- Labor Day – City Offices Closed – September 4
- 4th Annual Battle of the Badges Blood Drive – September 7 – 2-7 p.m.
- Community Wide Yard Sale – September 9 and 10 – 8 a.m. – 2 p.m.
- Coffee with the Mayor – September 13 – Guest - Beth Quindry with Shockey and Associates
- Irv Zeid Citizens Park Opening – September 23 – 10 a.m. – Noon
- Villa Park Opening – October 14 – 6 p.m.
- Turkey Trot – Registration open

NEWS AROUND TOWN

- Five Oaks on Warson is opening this fall. Membership and event sales are open now. The City has entered into partnerships with Oasis, Les Mills, and Renew Active for programming at the center.
- Due to the heat, Republic Services will be starting collections one hour earlier.
- Revocup was named the Nextdoor 2023 Neighborhood Fave.

STAFF REPORTS

- The Police Department was reaccredited by CALEA.
- The Fire Department SCBA Cascade Filling Station was installed.
- The Parks Department has fall yoga classes at Stacy Park.
- Public Works is working on curb replacements. The painting of the Centennial Greenway mural will begin when the heat breaks.

UPCOMING MEETINGS

- Economic Development Commission – August 28 – 7 p.m.
- City Council Worksession – September 5 – 7 p.m.
- Joint City Council/Planning and Community Design Commission – September 7 – 7 p.m.
- Regular City Council Meeting – September 12 – 7 p.m.
- Parks and Recreation Commission – September 20 – 7 p.m.

- Planning and Community Design Commission – September 21 – 7 p.m.
- Economic Development Commission –September 25 – 7 p.m.
- Regular City Council Meeting – September 26 – 7 p.m.

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 stated that she attended a Municipal League roundtable and was glad to see those in attendance. I would love to see representatives from both of our state's parties.

Mayor Weil stated that in addition to the roundtable she attended with Chairman Pro-tem Waldman and City Manager Yackley, she also attended the Creve Coeur/Olivette Chamber of Commerce meeting and gave a State of the City presentation. She thanked the staff that joined her at the Chamber meeting. She also stated that she attended the housing authority meeting, where they approved the 2024 budget and heard from the auditing company.

Item #5 – Monthly Financial Report

Finance Director Darren Mann addressed the Council regarding the monthly financial report for July 2023. General fund revenues are \$36,367 below expectations and expenditures are above expectations, but it is tough to show any trends with just one month.

Item #6 – Hearing from Citizens

Larry Koenig, 1131 Hilltop addressed the Council regarding the condition of the Balboa property. He stated that the prairie plantings look messy and wanted to be sure there isn't construction traffic on Alice and Hilltop.

Item #7 - Bill #3011 – An Ordinance Authorizing a Special Permit to 9514 Olive, LLC, to Operate a 8,010 Square Foot Brewpub, Including Production Facilities and Restaurant, to be Known as and Operated by Great Heart Brewing Company, on the Property Grounds Addressed as 9514 Olive Boulevard, Zoned "CC" City Center District, Second Reading and Public Hearing

Deputy City Clerk Conrad read Bill #3011 – An Ordinance Authorizing a Special Permit to 9514 Olive, LLC, to Operate a 8,010 Square Foot Brewpub, Including Production Facilities and Restaurant, to be Known as and Operated by Great Heart Brewing Company, on the Property Grounds Addressed as 9514 Olive Boulevard, Zoned "CC" City Center District, for the second time, by title only.

Mayor Weil opened the public hearing at approximately 7:23 p.m.

Carlos Trejo, Planning Director, gave a presentation on the special permit request and process. He also reviewed the recommendations from the Planning and Community Design Commission.

Mr. Trejo entered the following items into the record:

- 2006 Comprehensive Plan, including the 2016 Catalyst Study, 2019 Olive Boulevard Conceptual Master Plan
- Staff Presentation to the PCDC dated July 20, 2023
- Staff memorandum to the PCDC dated July 20, 2023, including petition and supporting plans and documents
- Public Hearing Notice, affidavit of publication, and list of addresses notified
- Olivette Municipal Code and Zoning Map
- Presentation before City Council dated 8/22/2023

Applicants John and Helena Valentine and their architect spoke briefly about their planned brew pub.

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

Mayor Weil closed the public hearing at approximately 7:38 p.m.

Chairman Pro-tem Waldman made a motion to approve Bill #3011 – An Ordinance Authorizing a Special Permit to 9514 Olive, LLC, to Operate a 8,010 Square Foot Brewpub, Including Production Facilities and Restaurant, to be Known as and Operated by Great Heart Brewing Company, on the Property Grounds Addressed as 9514 Olive Boulevard, Zoned "CC" City Center District. 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. By Action of the Olivette City Council, Bill #3011 becomes Ordinance #2781.

Item #8 - Bill #3012 – An Ordinance Authorizing a Special Permit to PPM/Baur, LLC, to Operate an Indoor Consignment Car Sales Business, Not to Exceed 27,858 Square Feet, to be Known as and Operated by RP Exotics, on the Property Grounds Addressed as 10401 Baur Boulevard Tenant Spaces D, E, and F, Zoned "LID" Light Industrial District, Second Reading and Public Hearing

Deputy City Clerk Conrad read Bill #3012 – An Ordinance Authorizing a Special Permit to PPM/Baur, LLC, to Operate an Indoor Consignment Car Sales Business, Not to Exceed 27,858 Square Feet, to be Known as and Operated by RP Exotics, on the Property Grounds Addressed as 10401 Baur Boulevard Tenant Spaces D, E, and F, Zoned "LID" Light Industrial District, for the second time, by title only.

Mayor Weil opened the public hearing at approximately 7:40 p.m.

Carlos Trejo, Planning Director, gave a presentation on the special permit request and the conditions and PCDC recommendations.

Mr. Trejo entered the following items into the record:

- 2006 Comprehensive Plan
- Staff Presentation to the PCDC dated July 20, 2023
- Staff memorandum to the PCDC dated July 20, 2023, including petition and supporting plans and documents.
- Public Hearing Notice, affidavit of publication, and list of addresses notified
- Olivette Municipal Code and Zoning Map
- Presentation before City Council dated 8/22/2023

Corbin Holtzman, representative for the applicant, spoke briefly regarding the application and proposed business.

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

Mayor Weil closed the public hearing at approximately 7:52 p.m.

Council Member Carl made a motion to approve Bill #3012 – An Ordinance Authorizing a Special Permit to PPM/Baur, LLC, to Operate an Indoor Consignment Car Sales Business, Not to Exceed

27,858 Square Feet, to be Known as and Operated by RP Exotics, on the Property Grounds Addressed as 10401 Baur Boulevard Tenant Spaces D, E, and F, 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 #3012 becomes Ordinance #2782.

Item #9 – Emergency Trail Response Utility Vehicle Purchase

Fire Chief Tim Carman addressed the Council, stating that the Police and Fire Departments are requesting the purchase of an emergency trail vehicle with the expansion of the Greenway Trail system within the City. This is a joint venture between the departments. In the next budget year, a trailer will be requested for calls outside of the Olivette limits.

Council Member Carl made a motion to enter into an agreement with Polaris Sales, Inc. for the purchase of a Ranger XP 1000 Premium Utility Vehicle in an amount not to exceed \$36,541.95. Motion was 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 – Replacement Stretcher Purchase

Fire Chief Tim Carman addressed the Council regarding the purchase of a replacement stretcher for the ambulance. Half of the cost will be offset by a grant from the Missouri Department of Public Safety.

Chairman Pro-tem Waldman made a motion to enter into an agreement with Stryker Medical for the purchase of a 6507 Power Pro 2 Power Load Stretcher in an amount not to exceed \$36,393.08. Motion was 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 – Ratification of Police Vehicle Purchase

Police Chief Beth Andreski addressed the Council regarding the purchase of two Dodge Durangos.

Council Member Carl made a motion to ratify the purchase of 2023 Dodge Durangos at prices of \$42,207.00 from Landmark Dodge and \$40,327.00 from Behlmann Dodge. Motion was 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 #12 – Hearing from Citizens (Part 2)

There were no comments from citizens.

Item #13 - Review and Approval of Minutes

Mayor Weil asked if there were any corrections to be made to the Council meeting minutes from August 8, 2023. Chairman Pro-tem Waldman made a motion to approve the Council meeting minutes from August 8, 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 #14 - City Attorney's Report

City Attorney Martin stated he had no report.

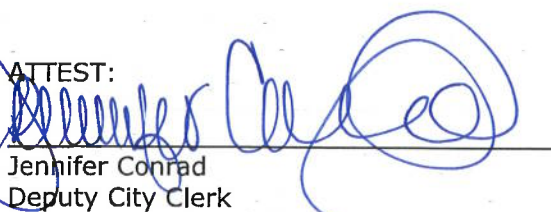
Item #15 – Adjournment

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 8:10 PM.



Maxine Weil, Mayor

ATTEST:



Jennifer Conrad
Deputy City Clerk