

**CITY OF OLIVETTE**  
**August 31, 2021**

The Olivette City Council met in a Special Meeting on August 31, 2021, at 7:00 PM via videoconferencing, livestreaming and in person. Mayor Clark called the meeting to order.

**Item #1 – Roll call**

On roll call, the following persons were present: Mayor Sidney Clark, Council Member Greg Carl, Council Member Missy Waldman, and Council Member Ruth Springer. Chairman Pro-tem Weil joined the meeting at 7:16pm.

Also, in attendance were, City Manager Barbara Sondag, City Attorney Paul Martin, Finance Director Darren Mann, Parks and Recreation Director Beverly Tucker Knight, 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**

City Manager Sondag reported she did not have her usual report because this was a special meeting of the Council.

**Item #4 – City Council Reports**

Council Member Carl stated he had nothing to report.

Council Member Springer reported she attended the Pension Board meeting on August 26<sup>th</sup> and there will be a presentation this evening on the items discussed at the meeting.

Council Member Waldman stated she will be attending the Planning and Design Commission (PCDC) meeting on September 2, 2021.

Mayor Clark stated he had nothing to report.

**Item #5 – Hearing From Citizens**

There were no comments from citizens.

**Item #6 – Resolution #2021-211 – A Resolution Approving an Amendment to Investment Policy Statement The Salaried Employees Pension Plan of the City of Olivette**

Acting City Clerk Mandle read Resolution #2021-211 - A Resolution Approving an Amendment to Investment Policy Statement The Salaried Employees Pension Plan of the City of Olivette.

City Manager Sondag addressed the Council stating the Olivette Pension Board unanimously approved recommending to the Council an amendment to the Asset Allocation section of the Investment Policy statement. The action adds Private Equity to Addendum A – Defining the Investment Professionals. She then introduced Brian Goding and Tom Latzke from Marquette Associates, the City’s pension advisors.

Brian addressed the Council and gave a presentation and a summary of the decisions made by the Pension Board and the resulting investment policy statement.

Council Member Springer made a motion to approve Resolution #2021-211 - A Resolution Approving an Amendment to Investment Policy Statement The Salaried Employees Pension Plan of the City of Olivette. Motion seconded by Chairman Pro-tem Weil.

POLL OF THE COUNCIL:

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

Motion passed

**Item #7 – Issuance Of An Intent To Award Notice To Wright Construction For Warson Park Improvements And GRG Centennial Greenway 599C Project**

City Manager Sondag addressed the Council stating on August 19, 2021, the City received two bids in response to an RFP for General Contractor for construction of a new Community Center, Warson Park Improvements and GRG Centennial Greenway 599c Project Improvements. She then introduced Katie Aholt from Navigate Building Solutions. Katie reviewed her memo with the Council which explained the two bids received and the staff recommendation.

The recommendation is for the City Council to issue an "Intent to Award" notice to Wright Construction, contingent upon completing a value engineering exercise that reduces the overall construction costs to an amount agreed upon by the City. This effort in conjunction with any additional funding sources will re-align projects costs with budget. If the value engineering efforts are unsuccessful or Wright Construction fails to give fair market credit for value engineering options presented, it will be recommended that the project be redesigned to budget and rebid. It is also recommended to present the final bid recommendation to the Council on September 14 2021 for award of the contract.

Council Member Carl made a motion to authorize the issuance of an Intent to Award Notice to Wright Construction for Warson Park improvements and GRG Centennial Greenway 599C project. Motion seconded by Chairman Pro-tem Weil.

POLL OF THE COUNCIL:

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

Motion passed

**Item #8 – Parks and Community Center Project Update**

This item was deferred until the September 14, 2021 City Council meeting.

**Item #9 - Bill #2958 – An Ordinance Authorizing And Directing The Execution Of An Easement Plat And Maintenance Agreement With The Metropolitan St. Louis Sewer District And A Supplement To The City's Detention Basin Easement And Maintenance Agreement With Keat Olivette Gateway, LLC. First Reading**

Acting City Clerk Mandle read Bill #2958 - An Ordinance Authorizing And Directing The Execution Of An Easement Plat And Maintenance Agreement With The Metropolitan St. Louis Sewer District And A Supplement To The City's Detention Basin Easement And Maintenance Agreement With Keat Olivette Gateway, LLC., for the first time, by title only.

City Attorney Martin addressed the Council stating St. Louis Metropolitan Sewer District (MSD) is requiring certain improvements in the existing detention basin at Olive Blvd and I-170 as part of the development of Olive Crossing. These improvements require the property owner to enter into a maintenance agreement with MSD. As the City is the owner of the basin, the Council is asked to direct the execution of the maintenance agreement. The City currently has an easement and maintenance agreement with Keat Olivette Gateway LLC to maintain the detention basin. The new MSD agreement will require the City Council to supplement the existing agreement with Keat Olivette Gateway LLC.

Council Member Springer made a motion to set aside ordinary rules to allow for a second reading. Motion was seconded by Council Member Carl.

POLL OF THE COUNCIL:

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

Motion passed.

Acting City Clerk Mandle read Bill #2958 - An Ordinance Authorizing And Directing The Execution Of An Easement Plat And Maintenance Agreement With The Metropolitan St. Louis Sewer District And A Supplement To The City's Detention Basin Easement And Maintenance Agreement With Keat Olivette Gateway, LLC., for the second time, by title only.

Mayor Clark opened the floor for public comments on the bill at approximately 8:12pm. Seeing none he called for a motion.

Council Member Springer made a motion to approve Bill #2958 - An Ordinance Authorizing And Directing The Execution Of An Easement Plat And Maintenance Agreement With The Metropolitan St. Louis Sewer District And A Supplement To The City's Detention Basin Easement And Maintenance Agreement With Keat Olivette Gateway, LLC. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council, Bill #2958 becomes Ordinance #2731.

**Item #10 – Appointment Of Daniel Rosenberg To The Planning And Community Design Commission With A Term To Expire July 31, 2024 And Brian Weinstock As An Alternate To The Zoning Board Of Adjustment With A Term To Expire July 31, 2026.**

City Manager Sondag addressed the Council stating on August 24, 2021, the City Council interviewed three candidates for a vacancy on the Planning and Community Design Commission

and the Zoning Board of Adjustment. The appointment of Daniel Rosenberg will fill a vacancy on the Planning and Community Design Commission and the appointment of Brian Weinstock will fill a vacancy on the Zoning Board of Adjustment.

Council Member Waldman made a motion to appoint Daniel Rosenberg to the Planning and Community Design Commission with a term to expire July 31, 2024 and Brian Weinstock as an alternate to the Zoning Board of Adjustment with a term to expire July 31, 2026. Motion seconded by Council Member Carl.

**POLL OF THE COUNCIL:**

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

Motion passed.

**Item #11 - Hearing from Citizens (Part 2)**

There were no comments from citizens.

**Item #12 – City Attorney’s Report**

City Attorney Martin reported that he has joined a new firm and the State has filed their brief in the speech case. A date for oral arguments has been set, however, he will be asking for a continuance due to a conflict on that date.

City Attorney Martin recommended that the City Council hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Sections 610.021.1, 610.021.2, 610.021.3 and 610.021.12 for attorney-client privileged communications, personnel matters, real estate matters and negotiated contracts.

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, 610.021.2, 610.021.3 and 610.021.12 for attorney-client privileged communications, personnel matters, real estate matters and negotiated contracts. Motion seconded by Council Member Waldman.

**POLL OF THE COUNCIL:**

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

Motion passed.

Motion passed. City Council moved to Executive Session at approximately 8:17 PM.

The City Council reconvened to the regular meeting at approximately 9:15 PM.

**Item #13 – Adjournment**


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



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Sidney Clark, Mayor

ATTEST:



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Denise M. Mandle  
Acting City Clerk