

CITY OF OLIVETTE
January 26, 2021

The Olivette City Council met on January 26, 2021 at 7:00 PM via videoconferencing and livestreaming. Mayor Springer called the meeting to order.

Item #1 – Roll call

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

Also, in attendance were City Manager Barbara Sondag, Finance Director Darren Mann, Planning and Community Development Director Carlos Trejo, City Planner Jonathan Roper, Public Works Director Bruce McGregor, Fire Chief Steve Carman 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 and Staff Reports

City Manager Sondag reported on the following:

- MSD projects: 82nd Street Sanitary Relief Line, Lindley Sanitary Relief Line, Pioneer-Price Sanitary Relief Line, and the Cherry Tree Lane Stormwater Improvement.
- Parks and Recreation: Winter Basketball Clinic, Spring Baseball options and Little Free Libraries.
- Community Center/Park Improvements Community Engagement Meetings will be held on January 27, 2021 at 7 PM and February 10, 2021 at 7 PM.

City Manager Sondag then showed a presentation entitled “A Fond Farewell” for Jonathan Roper, City Planner and GIS Coordinator, who will be leaving for a job with the City of St. Louis. Mayor Springer then read a Proclamation from the City Council declaring January 29, 2021, Jonathan Roper Day. Council Members thanked Jonathan and wished him well. Planning and Community Development Director, Carlos Trejo, read a memo regarding Jonathan that was signed by Mr. Trejo and his staff.

Item #4 – City Council Reports

Council Member Carl reported he had not attended any meetings.

Council Member Waldman reported she attended the Park and Recreation Commission (PARC) meeting on January 20, 2021 for Council Member Weil. She stated there was discussion on the Parks Master Plan and the upcoming public meetings on the Community Center and Park Improvements. Council Member Waldman also reported attending the Planning and Community Design Commission meeting on January 21, 2021 and she gave an overview of items discussed at the meeting.

Chairman Pro-tem Clark reported he had not attended any meetings.

Mayor Springer reported she had not attended any meetings. She also reported Coffee with the Mayor went well and next month her guest would be Pat Kelly, Executive Director of the Municipal League of Metro St. Louis.

Item #5 – Monthly Finance Report – December 2020

Finance Director Darren Mann addressed the Council stating General Fund revenues ended the period above expectations and expenditures ended below expectations for a net favorable variance. Revenues remain mixed overall compared to expectations with sales taxes propping up shortfalls in other categories. Expenditures also remain within expectations. Reserve policy analysis shows strong compliance as deficits close with the collection of property taxes. He also reported all CARES ACT funding has been received.

Item #6 – Quarterly Investment Report – December 2020

Finance Director Darren Mann addressed the Council stating the 12-month CD ladder is no longer full with no maturities reinvested since the last report. All maturities have been placed with Insured Cash Sweep (ICS) funds where rates renegotiated at .15% are yielding more than any available alternative for the short term. The highest available yield led the City to place all the bond proceeds in the same ICS program.

Item #7 – Hearing From Citizens

Morton Bertish, 8829 Chisholm Ct., addressed the Council via email stating he was opposed to the City giving financial help for the proposed apartment project.

Mark Minton, 115 Stoneleigh Towers, addressed the Council stating his opposition to the proposed apartment project.

Larry Koenig, 1131 Hilltop Dr., addressed the Council stating his opposition to the proposed apartment project.

Item #8 – Bill #2944 – An Ordinance Of The City Of Olivette, Missouri Authorizing The City To Enter Into A Preliminary Funding Agreement With Opus Development Company, LLC. First and Second Reading

Acting City Clerk Mandle read Bill #2944 - An Ordinance Of The City Of Olivette, Missouri Authorizing The City To Enter Into A Preliminary Funding Agreement With Opus Development Company, LLC., for the first time, by title only.

City Manager Sondag addressed the Council and asked for a first and second reading on this bill.

Mayor Springer called for a motion to set aside ordinary rules.

Council Member Carl made a motion to set aside ordinary rules and allow a second reading on Bill #2943. Motion seconded by Chairman Pro-tem Clark.

Mayor Springer asked if there was any public comment on the motion to set aside ordinary rules.

Mark Minton and Larry Koenig both stated they opposed the setting aside of ordinary rules to read Bill # 2944 for a second time.

Mayor Springer called for a poll of the Council.

POLL OF THE COUNCIL:

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

Mayor Springer

Yea

Motion passed.

Mayor Springer asked the Clerk to read Bill #2944 for the second time.

Acting City Clerk Mandle read Bill #2944 - An Ordinance Of The City Of Olivette, Missouri Authorizing The City To Enter Into A Preliminary Funding Agreement With Opus Development Company, LLC., for the second time, by title only.

City Manager Sondag addressed the Council stating this bill authorizes the execution of the Preliminary Funding Agreement between the city of Olivette and Opus Development Company for the purpose of investigating the financial feasibility of a multifamily redevelopment project and the use of sales tax exemptions on construction material. The project is located at Irvington and Rezem Courts. The funding agreement does not obligate the City to use the economic tools.

City Manager Sondag introduced Joe Kelley and Ryan Carlie from the Opus Group. Mr. Carlie gave an overview of who they were and a short presentation on the project and its history.

Mayor Springer asked if there were any comments on this bill. Burt Mayfield asked why the City is supporting this development.

Mayor Springer explained this was not a vote to move the project forward. Council Member Carl responded stating the developer would be paying the City money to study the feasibility of this development.

Council Member Carl made a motion to approve Bill #2944 - An Ordinance Of The City Of Olivette, Missouri Authorizing The City To Enter Into A Preliminary Funding Agreement With Opus Development Company, LLC. Motion seconded by Chairman Pro-tem Clark.

Mayor Springer asked if there were any questions from the Council on this bill. There was discussion regarding the sales tax exemption on construction and it there would be any potential impact on sales tax revenue in Olivette.

Mayor Springer called for a poll of the Council.

POLL OF THE COUNCIL:

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

Motion passed. By Action Of The Olivette City Council, Bill #2944 Becomes Ordinance #2717

Item #9 – Dielman Road North Project Update

Public Works Director Bruce McGregor addressed the Council stating the City received 6 bids for the Dielman Road north project (Fairwinds to Olive) on April 7, 2020. Spencer Contracting submitted the lowest qualified bid of \$839,869.54 and was awarded the project. Work began in September 2020 and is now substantially complete with asphalt milling and paving between the creek and Olive Blvd as the largest outstanding item. He stated he was really pleased with the progress and thanked the affected property owners.

Item #10 – Approval To Purchase Four Sets Of Bunker Gear At A Price Not To Exceed \$11,835 From Feld Fire

Fire Chief Steve Carman addressed the Council stating this was a request to purchase four sets of structural firefighting gear (bunker gear). He went on to explain the bunker gear was budgeted and ordered during the FY20 budget year. Through miscommunication and oversight, the funds were not encumbered prior to the start of FY21. The department took delivery in December 2020. At the January 12, 2021 meeting, the Council approved a budget amendment in the amount of \$11,000 for the gear. Structural firefighting gear carries a 10-year warranty. Acceptance of this gear is necessary to keep pace with the department’s replacement program.

Council Member Waldman made a motion To Approve The Purchase Of Structural Firefighting Gear from Feld Fire at a Price Not to Exceed \$11,835. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

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

Motion passed.

Item #11 – Appointments To The Olivette Tax Incremental Financing Commission

This item was deferred to a special meeting schedule for February 2, 2021 at 6:45 PM.

Item #12 - Hearing From Citizens (Part 2)

There were no comments from citizens.

Item #13 - Review and Approval of Minutes

Mayor Springer asked if there were any corrections to be made to the January 12, 2021 Council meeting minutes. Council Member Carl made a motion to approve the January 12, 2021 Council meeting minutes as presented. Motion seconded by Chairman Pro-tem Clark.

POLL OF THE COUNCIL:

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

Motion passed.

Item #14 – City Attorney’s Report

City Attorney Martin reported there was a hearing scheduled for the speech case on January 28, 2021 at 10 AM.

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 privileged communications.

Council Member Carl 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 privileged communications. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

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

Motion passed.

Motion passed. City Council moved to Executive Session at approximately 9:02 PM.

The City Council reconvened to the regular meeting at approximately 9:10 PM.

Item #15 – Adjournment

Being no further business, Council Member Carl made a motion to adjourn the meeting. Motion seconded by Chairman Pro-tem Clark. Mayor Springer adjourned the meeting at approximately 9:11 PM.

Ruth Springer, Mayor

ATTEST:

Denise M. Mandle
Acting City Clerk