

CITY OF OLIVETTE
June 22, 2021

The Olivette City Council met on June 22, 2021 at 7:06 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, Council Member Greg Carl, Council Member Missy Waldman and Council Member Ruth Springer.

Also, in attendance were City Manager Barbara Sondag, City Attorney Paul Martin, Finance Director Darren Mann, Planning and Community Development Director Carlos Trejo, Public Works Director Bruce McGregor and Acting City Clerk Denise Mandle.

Item #2 – Communications

Acting City Clerk Mandle stated she had not received any written communications.

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

City Manager Sondag reported on the following:

- Cherry Tree Road
- Firestone
- Water Main Breaks
- Congresswoman Cori Bush’s visit to the Olivette City Center, the Oliver and Olive Crossing

UPCOMING EVENTS

Planning and Community Design Commission (PCDC) – July 1 @ 7pm

City Council Worksession – July 6 @ 7pm

City Council Meeting – July 13 @ 7pm

Coffee with the Mayor – July 14 @ 8:45am

PCDC – July 15 @ 7pm

Park & Recreation Commission – July 21 @ 7pm

Item #4 – City Council Reports

Council Member Carl stated he had nothing to report.

Council Member Springer stated she had nothing to report.

Council Member Waldman reported the Planning and Community Design Commission (PCDC) meeting was postponed.

Chairman Pro-tem Weil reported she attended the Park and Recreation Commission (PARC) meeting and she gave an overview of the items discussed at the meeting.

Mayor Clark reported he attended a groundbreaking and he reported on the meeting with Congresswoman Cori Bush.

Item #5 – Monthly Financial Report – May 2021

Finance Director Darren Mann addressed the Council and reported the General Fund revenues gained ground this month on continued sales tax remittances and accelerated business license

returns and ended the month below expectations. Expenditures also ended the month below expectations for a net favorable variance. He stated that overall, revenue remains stable across all categories and funds, and the reserve policy analysis shows strong compliance.

Item #6 – Hearing From Citizens

Acting City Clerk Mandle read comments from the following citizens who were unable to attend.

Morton Bertish, 8829 Chisholm Ct., stated he would prefer the OPUS project be condominiums rather than apartments. He also complimented the Fire Department on their service when he needed it.

Laura Ragsdale, 1130 Irvington Court, stated she hoped the City Council approves the OPUS project and she also expressed her concern about the possibility of crime increasing with the number of vacant homes in the interim.

Mark Minton, 115 Stoneleigh Towers, addressed the Council stating his concerns about the grading at Olive Crossing.

Larry Koenig, 1131 Hilltop addressed the Council regarding two requests. He asked them to recycle the trees and contact Habitat for Humanity for any items left in the homes being purchased for the OPUS project.

Item #7 – Resolution #2021-207 – A Resolution Executing A Collective Bargaining Agreement Between The City Of Olivette And The Olivette Fire Department Shop, Local 2665, International Association of Firefighters.

City Manager Sondag addressed the Council stating the Council is asked to approve the draft Collective Bargaining Agreement between the City and the Olivette Fire Department Shop, Local 2665. This three-year agreement replaces an agreement that expires June 30, 2021. She also discussed the three main changes to the agreement: holiday pay, the pay scale and uniform reimbursement.

Council Member Carl made a motion to approve Resolution #2021-207 - A Resolution Executing A Collective Bargaining Agreement Between The City Of Olivette And The Olivette Fire Department Shop, Local 2665, International Association of Firefighters. Motion seconded by Council Member Springer.

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 - Bill #2950 –An Ordinance Making Appropriations For Current Expenses Of The City Government Of The City Of Olivette For The Fiscal Year Beginning July 1, 2021; Adopting A Certain Budget; And Adopting A Certain Salary Schedule. Second Reading and Public Hearing.

Acting City Clerk Mandle read Bill #2950 - An Ordinance Making Appropriations For Current Expenses Of The City Government Of The City Of Olivette For The Fiscal Year Beginning July 1, 2021; Adopting A Certain Budget; And Adopting A Certain Salary Schedule, for the second time, by title only.

Finance Director Darren Mann addressed the Council requesting a public hearing for this bill.

Mayor Clark opened the public hearing at approximately 7:51 PM.

Mr. Mann then a presentation on the Fiscal Year 2021-2022 budget which included a budget summary of all funds, operational department detail, reserve policy analysis, capital item detail and salary scales.

Mayor Clark asked if anyone from the public would like to speak. There were no public comments.

Mayor Clark closed the public hearing at approximately 8:30 PM.

Council Member Springer made a motion to approve Bill #2950 - An Ordinance Making Appropriations For Current Expenses Of The City Government Of The City Of Olivette For The Fiscal Year Beginning July 1, 2021; Adopting A Certain Budget; And Adopting A Certain Salary Schedule. 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 #2950 becomes Ordinance #2723.

Item #9 – Resolution #2021-208 – A Resolution Adopting The Capital Improvement Plan For The City Of Olivette For The Ten Years Ending June 30, 2022 Through June 30, 2031.

Acting City Clerk Mandle read Resolution #2021-208 - A Resolution Adopting The Capital Improvement Plan For The City Of Olivette For The Ten Years Ending June 30,2022 Through June 30, 2031, by title only.

Finance Director Mann addressed the Council and reviewed the Capital Improvement items in the plan.

Council Member Springer made a motion to approve Resolution #2021-208 - A Resolution Adopting The Capital Improvement Plan For The City Of Olivette For The Ten Years Ending June 30,2022 Through June 30, 2031. 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 #10 - Request to Encumber Funds To Future Period

Finance Director Mann addressed the Council stating there is a list of individual items included with the budgets of fiscal year 2017, 2018, 2019, 2020 and 2021 that are not expected to be

spent by the end of the fiscal year. This is a request that they be encumbered for expenditure in a subsequent period.

Council Member Springer made a motion to approve \$602,009 in encumbrances, \$240,844 in the General Fund, \$256,565 in the Capital Improvements Fund, and \$104,600 in the Stormwater/Parks Fund. 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.

Item #11– Bill #2951 – An Ordinance Approving A Final Subdivision Plat “Olive Crossing Subdivision” To Create 6-Lots Of Record Within The Fourteen Acre Redevelopment Area. Second Reading

Acting City Clerk Mandle read Bill #2951 - An Ordinance Approving A Final Subdivision Plat “Olive Crossing Subdivision” To Create 6-Lots Of Record Within The Fourteen Acre Redevelopment Area, for the second time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating the subdivision plat is part of the proposed Olive Crossing development which is a 14-acre mixed use Planned Development District (PDD). The area consists of 12 individual lots, private right of way ground known as Locust Lane and excess right of way ground owned by MoDOT. The intent of the subdivision plat is to vacate all existing right of way, dedicating right of way to both the City of Olivette along Price Road, MoDOT along Olive Boulevard and to create six (6) new individual lots. He went on to state the City Council initially approved the Final Plat under Ordinance #2700 on April 28, 2020, however, the owner failed to record the Plat with the St. Louis County Recorder of Deeds within the window specified under Section 405.280.

Council Member Carl made a motion to approve Bill #2951 - An Ordinance Approving A Final Subdivision Plat “Olive Crossing Subdivision” To Create 6-Lots Of Record Within The Fourteen Acre Redevelopment Area. 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. By Action of the Olivette City Council Bill #2951 becomes Ordinance #2724.

Item #12 – Bill #2952 – An Ordinance To Amend The Master Development Plan Illustrated As Exhibit B-1 Under Ordinance #2765 - An Ordinance Rezoning Certain Redevelopment Area From “M-U” Gateway I-170/Olive Boulevard Mixed Use Gateway District To Olivette Gateway Plaza Planned Development District, Amending The City’s Zoning Map Accordingly, Adopting A Corresponding Master Development Plan, And Adopting Pertinent Land Use And Zoning Regulations. First Reading.

Acting City Clerk Mandle read Bill #2952 - An Ordinance To Amend The Master Development Plan Illustrated As Exhibit B-1 Under Ordinance #2765 - An Ordinance Rezoning Certain Redevelopment Area From "M-U" Gateway I-170/Olive Boulevard Mixed Use Gateway District To Olivette Gateway Plaza Planned Development District, Amending The City's Zoning Map Accordingly, Adopting A Corresponding Master Development Plan, And Adopting Pertinent Land Use And Zoning Regulations, for the first time, by title only.

Planning and Community Director Carlos Trejo addressed the Council stating because of the recent changes to the TIF and the developer's agreement, the Planning and Community Design Commission (PCDC), felt the changes needed to go through the entire process. A second reading of this bill and a public hearing are scheduled for July 13, 2021.

Item #13 – Bill #2953 – An Ordinance To Create A Planned Development District By Approving The Vacation Of The Streets Known As Irvington Court And Reyem Court; Approving The Consolidation Of 4.926 Acres Of Property To Be Known As Olivette Apartments Boundary Adjustment Plat From "SR" Single Family Residential District To "M-U" Gateway I-170/Olive Boulevard Mixed-Use Gateway District; And Approving A Development Plan And Designating A Planned Development District To Be Known As The Irvington-Reyem Olivette Apartments. First Reading

Acting City Clerk Mandle read Bill #2953 - An Ordinance To Create A Planned Development District By Approving The Vacation Of The Streets Known As Irvington Court And Reyem Court; Approving The Consolidation Of 4.926 Acres Of Property To Be Known As Olivette Apartments Boundary Adjustment Plat From "SR" Single Family Residential District To "M-U" Gateway I-170/Olive Boulevard Mixed-Use Gateway District; And Approving A Development Plan And Designating A Planned Development District To Be Known As The Irvington-Reyem Olivette Apartments, for the first time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating this bill was before the Council for a first reading and a second reading, presentation and public hearing will be held on July 13, 2021.

Item #14 – 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. First 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 first time, by title only.

City Manager Sondag introduced Mark Spykerman, Gilmore & Bell, to discuss this ordinance. Mr. Spykerman reviewed the details of Chapter 100 and some of the exhibits. He stated there will be more detail at the second reading

Item #15 – Authorization To Release A Request For Proposals Seeking A General Contractor For The Construction Of A New Community Center, Warson Park Improvements, And GRG Centennial Greenway (599C).

City Manager Sondag addressed the Council stating the Council is asked to authorize the release of an RFP that seeks proposals for a general contractor for construction of the new Community Center, improvements in Warson Park, and the Great Rivers Greenway Centennial Greenway Section 599C (running with Warson Park). Bids will be due July 27th at 2pm, with anticipated Council approval on August 11, 2021. The bids will be lump sum bids with a number of alternatives and there will be a requirement of 25% MBE/WBE participation.

Council Member Springer made a motion to authorize the release of a request for proposals seeking a general contractor for the construction of a new Community Center, Warson Park improvements, and GRG Centennial Greenway (599C). 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 #16 – Hearing From Citizens (Part 2)

There were no comments from citizens.

Item #17 - Review and Approval of Minutes

Mayor Clark asked if there were any corrections to be made to the June 8, 2021 Council meeting minutes. Council Member Carl made a motion to approve the June 8, 2021 Council meeting minutes as presented. 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.

Item #18 – City Attorney’s Report

City Attorney Martin stated he did not have a report and did not have any items for a closed session.

Item #18– 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 9:08 PM.

Sidney Clark, Mayor

ATTEST:

Denise M. Mandle
Acting City Clerk