

**CITY OF OLIVETTE**  
**July 13, 2021**

The Olivette City Council met on July 13, 2021 at 7:04 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. Council Member Ruth Springer was absent with excuse.

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 there were no written communications, however, three new employees, Brian Beard, Stephanie Shrum and Cory Shovick, were introduced to the Council. Mayor Clark swore in Brian Beard (Firefighter/Paramedic) and Stephanie Shrum (Police Officer).

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

City Manager Sondag reported on the following:

- Storm damage from the weekend storms and the collaborative effort between departments on the cleanup.
- MuniPALS – a new camp offering which will include the Police, Fire, Public Works and Parks & Rec departments.
- Party in the Park will be held on September 10<sup>th</sup> from 6-9pm at Stacy Park.
- General contracting bid for the Community Center and Warson Park was released July 1.
- 8<sup>th</sup> annual Turkey Trot will be November 25, 2021 and will be both in person and virtual. Registration begins August 1<sup>st</sup>.
- Coffee with the Mayor will be held both in person and on Zoom on July 14<sup>th</sup>.

**UPCOMING MEETINGS**

Planning and Community Development (PCDC) – 7/15 @ 7pm

Parks & Recreation Commission (PARC) – 7/21 @ 7pm

City Council – 7/27 @ 7pm

City Council Worksession – 8/03 @ 7pm

**Item #4 – City Council Reports**

Council Member Carl reported he attended the Board of Zoning Adjustment meeting and the summation of the meeting is online.

Council Member Waldman stated she had nothing to report.

Chairman Pro-tem Weil stated she had nothing to report.

Mayor Clark stated he had nothing to report.

**Item #5 – Hearing From Citizens**

Mark Minton, 115 Stoneleigh Towers addressed the Council regarding the possible change in construction hours.

Alan Zajarias, 115 Stoneleigh Towers, addressed the Council regarding the possible change in construction hours.

**Item #6 – 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. Second Reading and Public Hearing.**

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 second time, by title only.

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

Mayor Clark opened the public hearing at approximately 7:32 PM.

Planning and Community Director Trejo gave a presentation on Bill #2952 which amends the Master Development Plan (MDP) that was adopted under Ordinance #2675. The presentation included an explanation of Ordinance #2675, the approved MDP, what is changing, and the Planning and Design Commission (PCDC) recommendation.

Mr. Trejo asked that the following items be included for the record:

- 2006 Comprehensive Plan
- 2011 ULI-St. Louis TAP report
- Ord #2485, (10/2012) adoption of Art XXIIMU Gateway District and initial rezoning
- Ord’s. #2485 (10/20212) and #2658 (03/2019), MU District rezonings
- 2015 RFP for the I-170Interchange Gateway District Area
- 2016 Catalyst Strategy
- Ord. #2605, 04/2017 adoption of the original TIF Redevelopment Plan, and as amended #2653 (02/19) & #2720 (04/21)
- Ord. #2675, 09/2019 establishing the Olivette Gateway Plaza PDD and adopting the MDP
- PCDC recommended MDP as approved 5/20/2021, including the staff reports issued
- Public Hearing affidavit and notifications
- Ordinances #2579, #2606, #2629, #2648, #2654, #2677, #2678, #2688, #2703, #2710, #2720 and #2721
- Olivette Municipal code and Zoning Map
- Presentation before the City Council 7/13/2021

Mayor Clark asked if there were any public comments.

Mark Minton, 115 Stoneleigh Towers, addressed the Council regarding the buffer for this project.

Scott Smith, 193 Stoneleigh Towers, addressed the council regarding the buffer and protection of trees.

Bill Winter, 9111 Olive Blvd., also addressed the Council regarding the tree line.

Mayor Clark closed the public hearing at 7:54 PM.

Council Member Carl made a motion to approve Bill #2952 - An Ordinance To Amend The Master Development Plan Illustrated As Exhibit B-1 Under Ordinance #2675 - 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. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council Bill #2952 becomes Ordinance #2725.

**Item #7 - 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. Second Reading and Public Hearing**

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 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 8:07 PM.

Planning and Community Development Director Trejo gave a presentation on Bill #2953 explaining the bill will vacate the streets known as Irvington Court and Reyem Court, will consolidate 4.926 acres, will rezone the newly created 4.926-acre property from SR Single Family Residential District to MU Gateway District, will authorize a Planned Development District (PDD) and approve a Master Development Plan (MDP).

Mr. Trejo asked that the following items be included for the record:

- 2006 Comprehensive Plan
- 2011 ULI-St. Louis TAP report
- Ord #2485, 10/2012 adoption of Art XXII MU Gateway District and initial rezoning
- Ord's #2485 (10/2012) and #2658 (03/2019), MU District rezonings
- 2016 Catalyst Strategy
- PCDC recommendation including MDP as approved 05/06/2021, including the staff reports issued
- Public Hearing affidavit and notifications
- Olivette Municipal Code and Zoning Map
- Presentation before the City Council 07/13/2021

Mayor Clark asked if there were any public comments.

Laura Ragsdale, 1130 Irvington Ct., addressed the Council regarding the project and the number of vacant homes in the area.

Larry Koenig, 1131 Hilltop, addressed the Council regarding construction traffic on Hilltop.

Barb Grzenczyk, 1217 Olivette Dr., addressed the Council regarding the project and traffic.

Sue Rich, 8927 Hilltop Manor Dr., addressed the Council regarding the project density and traffic concerns.

Mayor Clark closed the public hearing at 9:08 PM.

Council Member Carl made a motion to approve 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. Motion seconded by Council Member Waldman.

POLL OF THE COUNCIL:

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

Motion passed. By Action of the Olivette City Council Bill #2953 becomes Ordinance #2726.

**Item #8 – 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. First Reading**

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 first time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating there will be a second reading and public hearing on this bill on July 27, 2021.

**Item #9 – 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. First 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 first time, by title only.

CPD Director Trejo addressed the Council stating this bill is before Council for a first reading and will have a second reading on July 27, 2021.

**Item #10 – 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. First Reading**

City Manager Sondag addressed the Council stating the Council is asked to hold a first reading on an Ordinance to authorize execution of a Transportation Alternatives Program (TAP) grant agreement with Missouri Highways and Transportation Commission.

**Item #11 – OMCI Application**

Public Works Director Bruce McGregor addressed the Council stating the Metropolitan Sewer District is sharing a prorated portion of storm water tax revenue with the City of Olivette through the OCMI reimbursement program. The two watershed areas in Olivette are River Des Peres (RDP) and Deer Creek with eligible funds of \$79,709 and \$38,287 respectively.

City staff met with Len Madalon, EDM consulting engineer, to walk possible project locations in both water sheds and discussed current storm water issues. Based on the need's assessment prepared by EDM, staff recommends accumulating Deer Creek funds for future use and applying for RDP funds to design stormwater improvements between Llewellyn Lane and Dolores Avenue.

Council Member Waldman made a motion to authorize City staff to submit an OMCI reimbursement application for engineering services related to storm water improvements between Llewellyn Lane and Dolores Avenue. Motion seconded by Chairman Pro-tem Weil.

**POLL OF THE COUNCIL:**

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

Motion passed

**Item #12 – Public Works Truck Chassis Purchase**

Public Works Director Bruce McGregor addressed the Council stating staff has determined it is in the City's best interest to replace the 2009 F350 Diesel 4x4 before significant repairs are required. This item is for the truck purchase only and there will be another submission for the build items. There is a significant production back log and delivery is expected six months after approval.

Council Member Carl made a motion to authorize the purchase of a 2020 Ford F350 4x4 as outlined in the attached Joe Machens Ford letter, not to exceed \$36,601. Motion seconded by Chairman Pro-tem Weil.

**POLL OF THE COUNCIL:**

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

Motion passed

**Item #13 – Appointment to Commissions and Committees**

The Council was asked to appoint the following:

- Jeff Springer and David Moons to the Economic Development Commission
- Bryan Lewis and Carol Waggoner to the Planning and Community Design Commission
- Josephine Ezenwa and Ted Isaacs to the Board of Trustees for Retirement Plan for Salaried Employees
- Rob Heurman and Ed Kastner to the Park and Recreation Commission
- Larry Gerstein to the Zoning Board of Adjustment
- Adrian Hartman, as an alternate, on the Zoning Board of Appeals
- Jeff Springer and Richard Brophy to the Personnel Board of Appeals
- Nikeya Ingram to the Olivette Housing Authority

The City is advertising for applicants to fill a vacancy on the Park and Recreation Commission, a vacancy on the Planning and Community Design Commission and a vacancy for alternate on the Zoning Board of Adjustment.

Council Member Carl made a motion to approve the slate of appointments to the Commissions and Committees as presented. Motion seconded by Council Member Waldman.

**POLL OF THE COUNCIL:**

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

Motion passed

**Item #14 – Hearing From Citizens (Part 2)**

There were no comments from citizens.

**Item #15 - Review and Approval of Minutes**

The minutes of the June 22, 2021 City Council meeting will be presented for approval at the July 27, 2021 Council meeting.

**Item #16 – City Attorney’s Report**

City Attorney Martin reported the Attorney General has requested a 30 day extension on the speech case and the oral arguments will probably be in October or November.

**Item #17– 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 9:42 PM.

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Sidney Clark, Mayor

ATTEST:

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Denise M. Mandle  
Acting City Clerk