CITY OF OLIVETTE
April 28, 2020

The Olivette City Council met on April 28, 2020 at 7:00 PM via videoconferencing and livestreaming. Mayor Waldman called the meeting to order.

Item #1 – Roll call

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

Also, in attendance were City Manager Barbara Sondag, Planning and Community Development Director Carlos Trejo, Finance Director Darren Mann 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

City Manager Sondag reported on the following:

RUN FOR THE FRONT-LINE is a virtual run/walk to provide meals for our health care heroes at Barnes Jewish West County hospital presented by the City and the Parks and Recreation Department. The run is a virtual 5k (3.1 mile) run/walk from April 27-May 25 and is $10 a participant. Register, pick your course, choose your race day and record your time. It’s that easy. For more information go the City’s website at www.olivettemo.com

PROP C COMMUNITY FORUM - On June 2, 2020, Olivette residents will have the opportunity to weigh in on investing in City Park improvements and a new Community Center. The first of four virtual community forums via Zoom will be held on April 29, 2020 at 7pm. There will be an introductory presentation and a question and answer period. For additional dates and information please visit the City’s website at www.olivettemo.com

CITY OPERATIONS – The City continues to provide services for the residents. Fiscal year 2019-2020 ends June 30, 2020. The City is looking closely at expenditures and hopes to end the fiscal year with a balanced budget.

Item #4 – City Council Reports

Chairman Pro-tem Springer reported she is working with the City Manager, Parks and Recreation and the City’s Communications Manager for the Community meetings for Prop C.

Council Member Carl reported he did not attend any meetings.

Council Member Clark reported he did not attend any meetings.

Council Member Weil reported she attended the first Zoom Parks and Recreation Commission (PARC) meeting and it went well. She went on to report on the creation of a Virtual Community Center by the Parks and Recreation staff. The Virtual Community Center can be accessed at www.olivettemo.com
Mayor Waldman reported attending the Planning and Community Design (PCDC) meeting on April 16, 2020. She also reported Olivette Crossing and the City Center project are moving forward.

Item #5 – Monthly Financial Report – March 2020

Finance Director Darren Mann addressed the Council reporting sales taxes remain slow and ended just below expectation in March after making up ground the last two months in all operations funds, expenditures remain below expectations similar to last month and this gap is expected to grow. Discussion and monitoring of expenditures through the end of the year will be ongoing.

Item #6 – Quarterly Investment Report

Finance Director Darren Mann addressed the Council reporting the CD ladder remains full with maturities in continued reinvestment with Commerce. Cash need and projections remain stable leading the expectation that all future maturities will continue to be reinvested as they come due. All investments remain in the General Fund.

Item #7– Hearing From Citizens

There were no comments from citizens.

Item #8 - Bill #2923 – An Ordinance To Amend Chapter 415 Sign Regulations, Being Part Of Title IV Of The Olivette Municipal Code, Regarding The Size, Height, And Number Of Construction And Subdivision Real Estate Signs. Second Reading and Public Hearing.

Acting City Clerk Mandle read Bill #2923 - An Ordinance To Amend Chapter 415 Sign Regulations, Being Part Of Title IV Of The Olivette Municipal Code, Regarding The Size, Height, And Number Of Construction And Subdivision Real Estate Signs for the second time, by title only.

Planning and Community Development (PCD) Director Trejo addressed the Council and requested a public hearing on this bill.

Mayor Waldman closed the regular meeting at approximately 7:55 PM and opened the public hearing on this matter.

PCD Director Trejo stated this bill establishes standards for requesting a variation to the size, height, and number of construction and subdivision real estate signs under Section 415.290.B.3. Through petition of Site Plan Review, Article XI Site Plan Review of Chapter 400 Zoning Regulations, the Planning and Community Design Commission (PCDC) may consider a variation to the limitations to the size, height, and number of constructions and subdivision real estate signs. While current regulations are reasonable for most residential district, current non-residential developments along Olive Boulevard far exceed the size of most residential lots.

Mayor Waldman asked if anyone from the public had any questions. No questions were submitted.

Mayor Waldman closed the public hearing at approximately 8:01 PM and reconvened to the regular meeting.

PCD Director Trejo asked that the following items be made part of the record:

- Bill #2923 as submitted
- Staff report to the City Council dated 4/28/2020
- Olivette Municipal Code, including Chapter 415 Sign Regulations, being part of Title IV Land Use
- 2006 Olivette Strategic Plan
- Affidavit of publication

Chairman Pro-tem Springer made a motion to approve Bill #2923 - An Ordinance To Amend Chapter 415 Sign Regulations, Being Part Of Title IV Of The Olivette Municipal Code, Regarding The Size, Height, And Number Of Construction And Subdivision Real Estate Signs. Motion seconded by Council Member Weil.

POLL OF THE COUNCIL:

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

Motion passed. By action of the Olivette City Council, Bill #2923 becomes Ordinance #2696.

Item #9 – Bill #2924 – An Ordinance Relocating A Fire Hydrant At The 585 Block Of Dielman Approximately 225 Feet South To The Northern Property Line Of 555 Dielman Road. Second Reading.

Acting City Clerk Mandle read Bill #2924 - An Ordinance Amending Sections 140.010 And 140.030 Of The Olivette Municipal Code Relating To Meetings By Videoconferencing for the second time, by title only.

City Manager Sondag addressed the Council asking them to hold a second reading and vote on a bill that allows for the relocation of one fire hydrant currently located at 585 Dielman. The hydrant relocation is necessary for the Dielman Phase 2 road project.

Council Member Weil made a motion to approve Bill #2924 - An Ordinance Relocating A Fire Hydrant At The 585 Block Of Dielman Approximately 225 Feet South To The Northern Property Line Of 555 Dielman Road. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

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

Motion passed. By action of the Olivette City Council, Bill #2924 becomes Ordinance #2697.

Item #10 – Bill #2925 – An Ordinance Amending Sections 140.010 And 140.030 Of The Olivette Municipal Code Relating To Meetings By Videoconferencing. Second Reading.

Acting City Clerk Mandle read Bill #2925 - An Ordinance Amending Sections 140.010 And 140.030 Of The Olivette Municipal Code Relating To Meetings By Videoconferencing for the second time, by title only.

City Manager Sondag addressed the Council on this bill stating it provides additional amendments to Sections 140.101 and 140.030 of the Olivette Municipal Code relating to meeting by videoconferencing. The language, drafted by City Attorney Martin, serves to clarify what bodies
may utilize videoconferencing and the use of two-way communication between the public and the public body. This bill has been slightly amended since the first reading.

Council Member Carl made a motion to amend Bill #2925 with amended Bill #2925. Motion seconded by Chairman Pro-tem Springer.

POLL OF THE COUNCIL:

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

Motion passed.

Council member Carl made a motion to set aside ordinary rules and to consider a second reading of Bill #2925. Motion seconded by Chairman Pro-tem Springer.

POLL OF THE COUNCIL:

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

Motion passed.

Acting City Clerk Mandle read Bill #2925 - An Ordinance Amending Sections 140.010 And 140.030 Of The Olivette Municipal Code Relating To Meetings By Videoconferencing, for the second time, by title only.

Mayor Waldman asked if there was any public comment on Bill #2925 as amended. There were no public comments.

Council Member Carl made a motion to approve Bill #2925, as amended - An Ordinance Amending Sections 140.010 And 140.030 Of The Olivette Municipal Code Relating To Meetings By Videoconferencing. Motion seconded by Council Member Clark.

POLL OF THE COUNCIL:

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

Motion passed. By action of the Olivette City Council, Bill #2925 becomes Ordinance # 2698.

ITEM #11 – Reorganization of the Council

A. Election of Mayor for 2020-2021

Council Member Carl made a motion to nominate Chairman Pro-tem Ruth Springer to serve as Mayor for the City of Olivette for 2020-2021. Motion seconded by Council Member Clark.
POLL OF THE COUNCIL:

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

Motion passed. By action of the Olivette City Council, Chairman Pro-tem Springer is elected to serve as Mayor for the City of Olivette for 2020-2021.

B. Election of Chairman Pro-tem for 2020-2021

Mayor Springer asked for nominations for the position of Chairman Pro-tem for 2020-2021. Council Member Waldman made a motion to nominate Council Member Clark to serve as Chairman Pro-tem for the City of Olivette for 2020-2021. Motion seconded by Council Member Carl.
POLL OF THE COUNCIL:

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

Motion passed. By action of the Olivette City Council, Council Member Clark is elected to serve as Chairman Pro-tem for the City of Olivette for 2020-2021.

C. Recognition of 2019-2020 Mayor

Mayor Springer, Council Member Carl, Council Member Weil and Chairman Pro-tem Clark each spoke and thanked Mayor Waldman for her dedication, passion for the City, her years of service and the accomplishments of the last year.

Council Member Waldman expressed her gratitude for her fellow Council Members and stated she doesn’t do this alone, it takes the whole Council.

D. Election of City Treasurer

Council Member Carl made a motion, pursuant to Section 4.4 of the Olivette City Charter, to nominate Mr. Michael Ferguson, to continue to serve as City Treasurer for the City of Olivette for 2020-2021. Motion seconded by Council Member Weil.
POLL OF THE COUNCIL:

Council Member Weil    Yea
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, Mr. Michael Ferguson is appointed to serve as City Treasurer for the City of Olivette for 2020-2021.

E. Assignment of Council Liaisons to Board, Committees and Commissions
Members of the City Council chose to remain as liaisons to their current board, committee and commission assignments. The assignments are:

Parks and Recreation Commission (PARC) – Council Member Weil
Economic Development Commission (EDC) – Council Member Carl
Board of Adjustment (BOA) – Council Member Carl
Pension Board – Mayor Springer
Housing Authority – Mayor Springer
Planning and Community Design Commission (PCDC) – Council Member Waldman
Personnel Board of Appeals – Mayor Springer

Council Member Carl made a motion to accept the slate of liaisons, as noted by Mayor Springer. Motion seconded by Chairman Pro-tem Clark.

POLL OF THE COUNCIL:

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

Motion passed.

F. Designation of Official Newspaper for Publication

It was noted that historically, the City Council has named the Countian (formerly known as the St. Louis Countian) as the official newspaper for the City of Olivette.

Council Member Carl made a motion to designate the Countian as the official newspaper for publication for the City of Olivette. Motion seconded by Council Member Weil.

POLL OF THE COUNCIL:

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

Motion passed.

Item #12- Bill #2926 – An Ordinance To Approve A Final Subdivision Plat Titled “City Center Redevelopment”. First Reading And Request For Second Reading.

Acting City Clerk Mandie Read – Bill #2926 – An Ordinance To Approve A Final Subdivision Plat Titled “City Center Redevelopment”, for the first time, by title only.

Planning and Community Development Director Carlos Trejo addressed the Council stating this item is being forward to the Council for a first reading and the Petitioner has also requested consideration of a second reading. This bill would authorize the recording of a subdivision plat for a 2-lot subdivision for the area known as City Center Redevelopment Area, a city initiated 2.9-acre assemblage being redeveloped by Ridgehouse Capital, LLC.

Council Member Carl made a motion to set aside ordinary rules to consider a second reading of Bill #2926. Motion seconded by Chairman Pro-tem Clark.
Mayor Springer asked if there were any comments from the public on setting aside ordinary rules. There were no public comments.

Mayor Springer called for a poll of the Council.

POLL OF THE COUNCIL:

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

Motion passed.

Mayor Springer requested Acting City Clerk Mandle to read Bill #2926 for the second time.

Acting City Clerk Mandle read Bill #2926 - An Ordinance To Approve A Final Subdivision Plat Titled “City Center Redevelopment”, for a second time, by title only.

Mayor Springer asked if there were any public comments on Bill #2926. Two questions were submitted regarding this project and were answered by City Manager Sondag. Mayor Springer then called for a motion on bill #2926.

Council Member Carl made a motion to approve Bill #2926 - An Ordinance To Approve A Final Subdivision Plat Titled “City Center Redevelopment”. Motion seconded by Chairman Pro-tem Clark.

POLL OF THE COUNCIL:

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

Motion passed. By action of the Olivet City Council, Bill #2926 becomes Ordinance #2699.

Item #13 – Bill #2927 – An Ordinance to approve a final subdivision plat titled “Olive Crossing Subdivision”. First Read and Request for Second Reading.

Acting City Clerk Mandle read Bill #2927 - An Ordinance to approve a final subdivision plat titled “Olive Crossing Subdivision”, for the first time by title only.

Planning and Community Development Director Carlos Trejo addressed the Council and explained the petitioner was requesting two readings because he is in the process of submitting final permit plans to Missouri Department of Transportation (MODOT) and the recording of this final subdivision plat is required.

Council Member Carl made a motion to set aside ordinary rules to consider a second reading of Bill #2926. Motion seconded by Chairman Pro-tem Clark.

Mayor Springer asked if there was any public comment on setting aside ordinary rules. There were no public comments.

Mayor Springer called for a poll of the Council on the setting aside of ordinary rules.
POLL OF THE COUNCIL:

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

Motion passed.

Mayor Springer requested City Clerk Mandle read Bill #2927 for a second time.

Acting City Clerk Mandle read Bill #2927 - An Ordinance to approve a final subdivision plat titled “Olive Crossing Subdivision”, for the second time, by title only.

Council Member Carl made a motion to approve Bill #2927 - An Ordinance to approve a final subdivision plat titled “Olive Crossing Subdivision”. Motion seconded by Council Member Well.

Mayor Springer asked if there were any public comments regarding Bill #2927. There were no public comments. Mayor Springer asked if any Council Members had any questions. Chairman Pro-tem Clark asked the Petitioner, Greg Yawitz, about minority (MBE) and women owned (WBE) participation in the project. Mr. Yawitz stated yes, however, it is hard to determine a percentage at this stage of the project.

Mayor Springer called for a poll of the Council.

POLL OF THE COUNCIL:

Council Member Weil Yea
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 #2927 become Ordinance #2700.

Item #14 - Review and Approval of Minutes

Mayor Springer asked if there were any corrections to be made to the minutes of the April 14, 2020 Council Meeting. Council Member Weil made a motion to approve the regular minutes of the April 14, 2020 as presented. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

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

Motion passed.

Item #15 – Hearing from Citizens (Part 2)

There were no comments from citizens.
Item #16 - City Attorney's Report

City Attorney Martin did not have a report, however, he recommended that the City Council hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021.1 and Section 610.021.2 and Section 610.021.3 for attorney-client privileged communications, real estate matters and personnel matters.

Council Member Carl made a motion to hold an Executive Session, pursuant to the Revised Statutes of the State of Missouri, Section 610.021. and Section 610.021. and Section 610.021. for attorney-client privileged communications, real estate matters and personnel matters. Motion seconded by Chairman Pro-tem Clark.

POLL OF THE COUNCIL:

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

Motion passed. City Council moved to Executive Session at approximately 9:08 PM.

The City Council reconvened to the regular meeting at approximately 10:44 PM.

Item #17 - Adjournment

Being no further business, Council Member Weil made a motion to adjourn the meeting. Motion seconded by Council Member Carl. Mayor Waldman adjourned the meeting at approximately 10:45 PM.

ATTEST:

Denise M. Mandle
Acting City Clerk

Ruth Springer, Mayor