

**CITY OF OLIVETTE  
CITY COUNCIL MEETING MINUTES  
September 10, 2019**

The Olivette City Council met on September 10, 2019 at 7:02 PM in the Council Chambers at Olivette City Center located at 1140 Dielman Road, Olivette, Missouri. 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 Maxine Weil and Council Member Sidney Clark.

Also, in attendance were Police Chief David Wolf, Major Beth Andreski, Fire Chief Steve Carman, Assistant Fire Chief Ron Johnson, Finance Director Darren Mann, Planning and Community Development Director Carlos Trejo, and Acting City Clerk Denise Mandle.

**Item #2 – Communications**

Acting City Clerk Mandle stated that there were no written communications. The City Council recognized Garrett Wood from the Police Department and Tim Fain, Dave Ebeler, Scott Sabinson, Mark Smith, Ben Oris, Parker Spencer and Constantine Stade for their heroic work at an apartment fire on August 15, 2019.

**Item #3 – City Manager’s Report**

**NEWS FROM 1140 DIELMAN**

- **City Center Redevelopment Project** - The Planning Commission began review of the City Center Redevelopment Project presented by Ridgehouse LLC.
- **EZ Storage** - Representatives for EZ Storage are in town this week to discuss the construction schedule for the project located at 9538 Olive Blvd.
- **Fire Truck Committee** - Olivette Firefighters, in conjunction with the Fire Chiefs have begun the process of developing specifications for a new pumper truck. The truck was included in the current budget.
- **Conditional Offers** - Chief Wolf extended three conditional offers to perspective police officers. The offers are conditioned on successful completion of background and fitness exams. All three candidates are police academy graduates.

**NEWS FROM NORTH PRICE**

**Dielman Road Project – Phase I**

Construction on the Dielman Road Project continues moving northward on the western side of Dielman.

**Dielman Road Project – Phase II**

Final engineering approval has been granted and the City is completed right of way acquisition for phase II. One section of property needs to be acquired in order to move the Bike Trail crossing at Dielman and Hill n Dale to a safer area further north. We anticipate seek construction bids over the winter.

**NEWS FROM GRANDVIEW**

**Park Master Plan Implementation and Community Center** - Work and meetings continue on implementation of the Park Master Plan. A working group of the Park and Recreations

Commission will be reviewing wayfinding signage prior to the Council's review on October 1. KAI continues to refine conceptual plans for the possible new Community Center.

Soccer Season started last weekend. We look forward to a great season!

## **COMMUNITY OUTREACH**

October is Breast Cancer Awareness Month. The Olivette Fire Department is selling T-shirts to raise awareness for a great cause. Check out the City of Olivette's Facebook page to order your shirt.

6<sup>th</sup> Annual Turkey Trot – Thanksgiving Day – All proceeds benefit the Harvey Kornblum Jewish Food Pantry.

## **UPCOMING EVENTS**

- Movies in Our Parks – Ferris Bueller's Day Off September 14, Dusk Stacy Park
- Coffee with the Mayor September 18, 8:45am
- Park & Recreation Commission September 18, 7pm
- Planning Commission, September 19, 7pm
- Family Overnight, September 21, 5pm at Stacy Park (please register)
- City Council Meeting, September 24, 7pm
- Community-Wide Garage Sale, September 28 & 29, 9am–2pm (please register your sale)

### **Item #4 – City Council Reports**

Council Member Weil stated she did not have a report.

Council Member Carl stated he had not attended any reportable meetings.

Council Member Clark stated he did not have a report.

Chairman Pro-tem Springer reported that preparation for the Turkey Trot is underway and all the money raised goes to the Harvey Kornblum Food Pantry.

Mayor Waldman reported she attended the Planning and Community Design Commission work session on September 5, 2019 and gave a review of the meeting.

### **Item #5 – Hearing From Citizens**

Larry Norber, 2 Stacy Drive, addressed the Council inquiring about a community survey sent out regarding the Gateway redevelopment. He asked if the City was responsible for the survey. City Manager Sondag responding stating the survey was not sent out by the City.

### **Item #6 – Bill #2900 – An Ordinance Authorizing And Directing The City To Enter Into An Agreement With The Missouri Office Of State Courts Administrator and Assessing A Court Automation Fee. Second Reading.**

Acting City Clerk Mandle read Bill #2900 - An Ordinance Authorizing And Directing The City To Enter Into An Agreement With The Missouri Office Of State Courts Administrator and Assessing A Court Automation Fee, for the second time, by title only.

City Attorney Martin addressed the Council on this bill stating it will implement Show Me Courts. Mayor Waldman stated it will cost people more money than what Olivette was charging and she apologized to those who will be impacted by this mandate.

Council Member Carl made a motion to approve Bill #2900 - An Ordinance Authorizing And Directing The City To Enter Into An Agreement With The Missouri Office Of State Courts Administrator and Assessing A Court Automation Fee. Motion seconded by Chairman Pro-tem Springer who added that she very reluctantly will vote yes, however, she does not feel this in the best interest of those who will be impacted.

POLL OF THE COUNCIL:

Council Member Weil	Yea
Council Member Carl	Yea
Council Member Clark	No
Chairman Pro-tem Springer	Yea
Mayor Waldman	Yea

Motion passed. By Action of the Olivette City Council, Bill #2900 becomes Ordinance #2673.

**Item #7 – Bill #2901 – An Ordinance Fixing The Annual Rate Of Tax Levy For 2019 On All Property Within The City Of Olivette, Providing For The Extension Of Said Taxes On The Books Of The Collector By The County Clerk And Providing For The Collection Thereof. First Reading.**

Acting City Clerk Mandle read Bill #2901 - An Ordinance Fixing The Annual Rate Of Tax Levy For 2019 On All Property Within The City Of Olivette, Providing For The Extension Of Said Taxes On The Books Of The Collector By The County Clerk And Providing For The Collection Thereof, for the first time, by title only.

Finance Director Darren Mann addressed the Council on this bill stating this is the first reading of an ordinance that will set the 2019 annual rate of tax levies. These rates are based on the July Assessment roll and may be subject to a slight change between now and the second reading when the Post-Board of Equalization (BOE) assessments are available. A public hearing and second reading will be held at the September 24, 2019 City Council meeting.

**Item #8 – Bill #2902 – An Ordinance Rezoning A 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 and Public Hearing.**

Acting City Clerk Mandle read Bill #2902 – An Ordinance Rezoning A 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.

City Manager Sondag addressed the Council stating there will be a presentation tonight on the recommendation of the Planning and Community Design Commission (PCDC) for this project, and the developer and the engineering traffic impact study update will also be presented.

Planning and Community Development Director Trejo addressed the Council regarding this bill and requested a public hearing.

Mayor Waldman closed the regular meeting at approximately 7:31 PM and opened the floor for a public hearing on this matter.

Planning and Community Development Director Carlos Trejo presented a PowerPoint presentation on the history of the property as well as the recommendations of the PCDC. The recommendations included:

- (a) Rezone a designated Redevelopment Area consisting of approximately 14 acres located southwest of the interchange of I-170 and Olive Boulevard and bounded by Olive Boulevard to the north, I-170 to the east, North Price Road to the west, and the Stoneleigh Towers Subdivision to the south, from "M-U" Gateway I-170/Olive Boulevard Mixed-Use Gateway District to a planned development district to be known as the Olivette Gateway Plaza Planned Development District ("Olivette Gateway Plaza PDD").
- (b) Issue special permits for building heights and certain food establishments; and
- (c) Approve a master development plan, with recommended conditions.

Mr. Trejo went on to define a Planned Development District (PDD) and then requested the following items be included for the record:

- 2006 Strategic Plan
- April 2011 ULI-St. Louis Technical Assistance Panel Recommendations
- June 2016 Catalyst Strategy for the Economic Enhancement of Olivette
- Resolution #2015-105 Authorizing publication of RFP
- Ordinances #2579 and #2580, developer selection and TIF Commission
- Ordinances #2605 and #2606, initial designation of Redevelopment Area and Redevelopment Agreement
- Ordinance #2658, Rezoning of residential properties in the Redevelopment Area
- Petitioner's application for PDD, dated July 12, 2018
- Public Hearing notice, mailings, and affidavit of publication
- Bill #2902 as presented
- City Council Goals and Objectives as approved August 2017
- Olivette Municipal Code and Zoning Map
- Presentation before the City Council 09/10/2019

Mayor Waldman asked if anyone from the public would like to speak. The following people spoke at the public hearing.

Christina Hansen, 817 N. Price Road, addressed the Council stating she was not opposed to the redevelopment but to the traffic that would result from it. She requested no trucks be allowed on Price and a right only exit from the development.

Mark Minton, 115 Stoneleigh Towers, addressed the Council stating he was glad to see redevelopment but was against exceptions being made regard tall buildings. He requested a public vote on the code.

Scott Smith, 193 Stoneleigh Towers, addressed the Council reading a statement opposing the rezoning and the passing of Bill #2902.

Jeff Springer, 3 Downey Ln., addressed the Council stating this development is about the future of Olivette and asked the City Council to move forward with the project.

Burton Mayfield, 101 Stoneleigh Towers, addressed the Council stating the traffic study presented was dated yesterday and didn't include the parking garage exit. He also stated the buildings exceeded the proposed building heights.

Karen Peters, 881 Charlesgate Dr., addressed the Council stating she supported the original plan but had concerns with the proposed changes.

Mark Biernacki, 31 Kentom Dr., addressed the Council stating the Strategic Plan shows multi-story buildings and hotels. He encouraged the Council to vote yes on this project.

Rod Patershuk, 511 Ziercher, addressed the Council stating that he lived on the east side of town and he had received the survey three times.

Dianne Darwin, 9 Bon Price Terrace, addressed the Council asking why the residents can't vote on the project.

Michael Silver, 36 Heather Hill Lane, addressed the Council stating he did not receive a survey.

Stephanie Kurtzman, 3 E. Villa Ave., addressed the Council regarding traffic on Price and the safety of residents, requesting the situation be evaluated.

Estie Pruett, 20 Stoneleigh Towers, addressed the Council reading a paragraph from a letter to clarify who the survey came from. She read that Every Door Direct Mail was used for an online survey that was completed by 305 people.

Robert Bowden, 865 N. Price, addressed the Council stating he would have supported the old plan but could not support this development. He went on to say traffic on N. Price was his main concern.

Maureen Brodsky, 9220 Old Bonhomme, addressed the Council stating it would be a mistake to override the current regulations on building height.

Mayor Waldman closed the public hearing at approximately 8:55 PM and reconvened to the regular meeting.

**Item #9 – Approval To Purchase Two (2) Replacement Vehicles For The Olivette Police Department To Be Utilized By The Patrol Division.**

City Manager Sondag addressed the Council on this item requesting approval of the purchase of two Chevrolet Tahoes from Don Brown Chevrolet as replacement vehicles for the Olivette Police Department Patrol Division.

Council Member Weil made a motion to approve the purchase of two (2) Chevrolet Tahoes from Don Brown Chevrolet not to exceed \$92,000. 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.

**Item #10 – Resolution #2019-179 – A Resolution Authorizing The Execution Of Change Order #1 Of The Contract Between The City Of Olivette And RV Wagner For Construction Of Dielman Road Project Phase I.**

Acting City Clerk Mandle read Resolution #2019-179 – A Resolution Authorizing The Execution Of Change Order #1 Of The Contract Between The City Of Olivette And RV Wagner For Construction Of Dielman Road Project Phase I, by title only.

City Manager Sondag addressed the Council on this item stating the Council is asked to approve a resolution authorizing execution of a change order of the contract between the City of Olivette and RV Wagner for construction of the Dielman Road Project Phase I. Change orders over \$10,000 require City Council approval. Change Order #1, in the amount of \$22,260, includes the cost of renting the temporary traffic control light. While Missouri Department of Transportation has recognized this charge will be covered by the STP grant, we anticipate the grant will be fully expended and the City will be responsible for the amount.

Council Member Clark made a motion to approve Resolution #2019-179 – A Resolution Authorizing The Execution Of Change Order #1 Of The Contract Between The City Of Olivette And RV Wagner For Construction Of Dielman Road Project Phase I, at a cost of \$22,260. 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.

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

Aleene Zawada, 849 Charlesgate Dr., addressed the Council regarding the length of the light being used in the Dielman Phase I project. City Manager Sondag stated she would mention this in the next meeting with the contractor.

**Item #12 – Review and Approval of Minutes**

Mayor Waldman asked if there were any corrections to be made to the minutes of the August 27, 2019 and September 3, 2019 City Council Meetings. Chairman Springer made a motion to approve the minutes of the August 27, 2019 and September 3, 2019 City Council Meetings as presented. Motion seconded by Council Member Carl.

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.

**Item #13 – City Attorney’s Report**

City Attorney Martin stated that he did not have a report. City Attorney Martin then 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. 12 for attorney-client privileged communications, real estate matters and contract negotiation.

Chairman Pro-tem Springer made a motion to 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 610.021.12 for attorney-client privileged communications, real estate matters and contract negotiations. Motion seconded by Council Member Carl.

POLL OF THE COUNCIL:

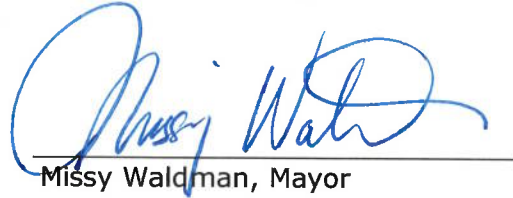
Council Member Weil	Yea
Council Member Carl	Yea
Council Member Clark	Yea
Chairman Pro-tem Springer	Yea
Mayor Waldman	Yea

Motion passed. City Council moved to Executive Session at approximately 9:07 PM.

The City Council reconvened to the regular meeting at approximately 9:59 PM.

**Item #13 – Adjournment**

Being no further business, Council Member Weil made a motion to adjourn the meeting. Motion seconded by Chairman Pro-tem Springer. Mayor Waldman adjourned the meeting at approximately 10:00 PM



Missy Waldman, Mayor

ATTEST:



Denise M. Mandle  
Acting City Clerk