

CITY OF ROCK HILL  
BOARD OF ALDERMEN MEETING  
MINUTES

Tuesday, June 21, 2005  
7:00 p.m.

ROCK HILL CITY HALL ASSEMBLY ROOM

1) **Call to Order** The meeting was called to order at 7:02 p.m. by Mayor Morgan, who presided over the meeting.

2) **Pledge of Allegiance**

3) **Roll Call** Present at the time of roll call: Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann and Alderwoman Brown.

4) **Citizens to Address the Board:** *Each person addressing the board shall give his/her name, address, and organization or firm represented, if any. He/she shall speak for a period not to exceed three (3) minutes; additional time may be granted by the presiding officer or the Board.*

Brian Patineau (2900 Middlebush Court) expresses his concern regarding Rock Hill's plan to build a new municipal complex along Rock Hill Rd. He cites additional noise, traffic, and an invasion of privacy as concerns of his and his neighbors. Mr. Patineau feels there is secrecy about the proceedings and expresses his uneasiness about this. Mayor Morgan responds that the Board will address any and all concerns prior to making final decisions. When asked about the time frame, she responds that final decisions will be made at some point in July.

5) **Public Hearings**

a) none

6) **Announcements, Presentations, Proclamations, Communications and Invitations:**

a) After discussing contract issues, the Board of Aldermen selected Mirikitani and Associates to administer the City's pension plans

b) NOVUS presentation of stores for the south side and other issues

Mr. Alan Steele, of NOVUS, offers a report on the progress made to this point. NOVUS will be closing on options with south side residents on July 25<sup>th</sup>. This allows for scheduling moving equipment on Oct. 1<sup>st</sup>. As to the commercial spaces, Mr. Steele reports that they are currently 73% leased. He states that the names of the tenants will be released after the leases are final. He offers a description of the type of businesses. They are: A national clothing chain, office supply, pet supply, specialty ice cream, cellular, 2 restaurants of a national chain serving dinner only, 2 other national chain restaurants serving lunch and dinner, and a fitness club, to date. Mr. Steele also reports that there

is 1 commercial property and 4 residential properties to be settled.

- c) Mills development presenting the site plan for Board review and approval consideration

Alderwoman McCann motions to go into a brief, closed session meeting. The motion: To hold a closed meeting with closed record and closed voting, pursuant to Subsection (1), (2), (3) & (12) of Section 610.021, RSMo, 2004, in order to discuss legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representative and its attorneys and leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal considerations therefore, the hiring, firing, disciplining or promoting of an employee of a public governmental body and documents related to a negotiated contract. The motion is seconded by Alderwoman Barnard. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. Mayor Morgan and the Board return to open session. At that time, a motion is made by Alderwoman Barnard to approve the site plan, subject to the fact that the development will be separately metered and that the Board will receive an acceptable letter from the developer indicating his intention to convert all the units within five years of the present date. This motion is seconded by Alderwoman Brown. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

Upon return to the open session, Alderwoman Barnard moves to approve the Mills site plan subject to the fact that the development will be separately metered and that the Board will receive an acceptable letter from the developer indicating the intention to convert all the units within five years from the passed date. The motion is seconded by Alderwoman Brown. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

d)

## 7) Old Business

- a) Fence behind Colonial Square

Don Cary reports that the research on this has been stalled because of the timing of the relocation of City Hall. It will be addressed.

- b) Costs of street work from 2002 bond Issue  
Don Cary reports that he has been in conversations with Tom Weiss. He adds that the engineers involved are gathering information and figures to provide the Board with accurate numbers. Mr. Weiss will report the findings to the Board.
- c) Sick Leave Policy  
Don Cary reports that this topic has been discussed among appropriate staff members in order to develop an equitable solution. It is close to being worked out and drafted in order to be presented to the Board.

d)

**8) Emergency Items added to Agenda**

- a) P&Z - Additional work done by P.G.A.V. pertaining to zoning ordinances
- b) A request passed to the Board regarding a residential comprehensive plan

**9) Minutes of Previous Meetings**

- a) Minutes for the meeting of May 3, 2005
- b) Minutes for the meeting of May 17, 2005
- c) Minutes for the meeting of June 7, 2005  
Alderman Knuckles motions to accept the amended minutes for meetings held 5/3/2005, 5/17/2005, and 6/7/2005. The motion is seconded by Alderman Johnson. A discussion follows to clarify the amended items. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

**10) Treasurer's Report**

- a) none

**11) Resolutions and Bills:** Pursuant to RSMo. 79.130, all bills will be read by "title" only. Copies will be available to the General Public at City Hall, in the City Clerk's office during regular office hours.

- a) Bill No. 1631: AN ORDINANCE AUTHORIZING A LEASE AGREEMENT FOR THE BUILDING LOCATED AT 320 WEST THORNTON AVENUE SIDE "B" BY AND BETWEEN THE CITY OF ROCK HILL, MISSOURI AND C & H REAL ESTATE LLC FOR A TERM OF FIFTEEN MONTHS AS OF JULY 1, 2005. Alderman Knuckles motions to have the first reading, by title only, of Bill #1631. The motion is seconded by Alderwoman McCann. There is no discussion. Voting in favor of the motion are Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. City Attorney Heinz executes the first reading, by title only, of Bill #1631. After the reading, Don Cary offers details of the location and how it will serve the police department and courts. Alderman Knuckles moves to accept the first reading of Bill # 1631. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Knuckles, Alderman Townsend,

Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. Alderman Knuckles moves to have the second reading, by title only, of Bill #1631. The motion is seconded by Alderman Townsend. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. City Attorney Heinz executes the second reading, by title only, of Bill #1631. Following the reading, a motion is made by Alderman Knuckles to accept the second reading of Bill #1631, and adopting it as Ordinance #1560. Alderman Townsend seconds the motion. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

- b) Bill No. 1632: AN ORDINANCE AUTHORIZING A LEASE AGREEMENT FOR 9511 AND 9513 MANCHESTER ROAD BY AND BETWEEN THE CITY OF ROCK HILL AND BELLINGTON REALTY FOR A TERM OF FIFTEEN MONTHS AS OF JULY 1, 2005.

Alderman Knuckles moves to have the first reading, by title only, of Bill #1632. It is seconded by Alderman Townsend. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. City Attorney Heinz executes the first reading of Bill #1632, by title only. Upon completion of the reading, Alderman Knuckles moves to accept the first reading of Bill #1632. The motion is seconded by Alderwoman Barnard. Voting in favor of the motion is Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. Discussion follows on topics including the site, the duration of the lease, other options, and amending the reading to include the lease of property at 1015 Charleville, in agreement with McKnight Man I, LLC as the lessor, to be used by the fire department. After discussion, Alderman Knuckles moves to have the second reading of Bill #1632, by title only, as amended. The motion is seconded by Alderwoman Brown. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. City Attorney Heinz executes the second reading. Alderman Knuckles moves to accept the second reading of Bill #1632 and adopt it as Ordinance #1561. The motion was seconded by Alderman Townsend. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

- c) Bill No. 1633: AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT FOR RECREATION SERVICES BETWEEN THE CITY OF

RICHMOND HEIGHTS, MISSOURI AND THE CITY OF ROCK HILL,  
MISSOURI.

A motion is made by Alderman Knuckles to have the first reading, by title only, of Bill #1633. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. City Attorney Heinz executes the first reading. Alderman Knuckles moves to accept the first reading. The motion is seconded by Alderman Townsend. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. Don Cary offers the details of the bill and further explains that because of protocol at Richmond Heights, the ordinance, when passed, will not take effect until 7/20/05. For this reason, the second reading will take place at the next Aldermanic meeting.

**12) Planning and Zoning Committee Report**

- a) Mayor Morgan informs the Board that as an addition to the agenda, P.G.A.V. has completed the review and forwarded recommendations to Don Cary as to commercial zoning buffers. Don adds that a meeting should be scheduled with P.G.A.V., Mayor Morgan, and Alderman Townsend to review the recommendations and to cover other necessary topics.

**13) Departmental Reports**

- a) Request to issue an RFP for a temporary building to house the fire trucks.  
Don Cary offers the Board background into the RFP. Alderman Knuckles then moves to authorize the issuance of an RFP for a temporary building to house the fire trucks. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.
- b) Postage Options  
Don Cary reports on cost saving options for postage meter leasing. In order to furnish exact figures for cost comparison, as requested by Alderwoman McCann, Don tells the Board that such figures will be available at the next meeting.

c)

**14) City Attorney Items**

- a) Bill for paved driveways  
This item will be referred to the P&Z for clarification, at which point it will be brought before the Board for discussion and voting.

b)

**15) Mayor's Report**

- a) Approval of Liquor Licenses: El Indio, Ami's, Café Brazil, Charcoal House, The Wine & Cheese Place, Farotto's, China Inn, Trainwreck Saloon, Jimmi Yens, Hacienda, Nachomama's, Yong China, The Gumbo Shop, and 7-Eleven. Alderman Knuckles moves to approve liquor licenses as presented to the Board. Alderwoman Barnard seconds the motion. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.
- b) Mayor Morgan offers an update on the future Walgreens. She has confirmed that letters have been sent and the closing on the property is slated for July 8, 2005. That should allow for construction to begin in late July or mid August

**16) Acting City Administrator's Items**

- a) Redevelopment update  
In an effort to conserve time, Don advises the Board that included in their meeting packet is a memo providing a redevelopment update.
- b) Update on Projects  
Crestvale Update - One side is complete, the other is in progress  
Hudson School Sidewalks - Currently being worked on so as to complete prior to the start of school.
- c) Don Cary defers to Mayor Morgan to discuss City Hall relocation and the NOVUS development. She informs that after researching this option, City Hall will not be relocated into the NOVUS condo development. In addition, the park will remain untouched and the pre-school will remain as-is.  
As to the Berry/Manchester RFP's, Don explains that they are available at City Hall for a \$250.00 fee. One set has been picked up by a contractor. There has been interest expressed by several other contractors. There is a set available for viewing at City Hall

- 17) CLOSED SESSION (if necessary):** The Board will vote on whether to hold a closed meeting with closed record and closed voting, pursuant to Subsection (1), (2), (3) & (12) of Section 610.021, RSMo, 2004, in order to discuss legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representative and its attorneys and leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore, the hiring, firing, disciplining or promoting of an employee of a public governmental body and documents related to a negotiated contract.

Alderman Knuckles motions to proceed into closed session. This

motion is seconded by Alderman Townsend. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

**18) Return to Open Session (if necessary)** - Board approval of any closed session actions. The Aldermanic Board returns to open session.

**19) ADJOURN** Upon return, a motion for adjournment is made by Alderman Townsend. The motion is seconded by Alderman Knuckles. Voting in favor of the motion were Alderman Townsend, Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

These minutes from the 21<sup>st</sup> day of June, 2005 Board of Aldermen's meeting have been passed and approved.

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Mayor

ATTEST:

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Interim City Clerk