

CITY OF ROCK HILL  
BOARD OF ALDERMEN MEETING  
MINUTES  
TUESDAY, SEPTEMBER 6, 2005  
7:00 P.M.  
ROCK HILL CITY HALL ASSEMBLY ROOM

1) **Call to Order**

At 7:00 p.m., Mayor Morgan, presiding over the meeting, called the meeting to order.

2) **Pledge of Allegiance**

Mayor Morgan led the reciting of the Pledge of Allegiance.

3) **Roll Call**

Present for the meeting were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. Alderman Townsend was not in attendance.

4) **Emergency Items added to Agenda**

a)

b)

5) **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.*

Jeannie Weider - 1028 Charleville

In addressing the Board, Ms. Weider brought up a number of issues she would like addressed by the appropriate departments of the Rock Hill administration. The topics included nearby businesses whose presence has caused not only increased traffic that current road signage cannot accommodate, but the practices of the owner and employees of Cafe Brazil are against numerous city codes, damaging to city property and creating hazardous situations for children living in the neighborhood. She pleads to have any and all code violations addressed and the codes enforced.

Ron Milligan - 909 Blossom Lane

Mr. Milligan addresses the Board in regards to the tall grass and weeds around the former city hall site. He works for RSI, the company next door, and is concerned that the site at 9620 Manchester will begin to look like the vacant site at Berry and Manchester. Mayor Morgan asks Interim City Administrator Don Cary to respond. Don Cary assures Mr. Milligan that the Public Works Department will be notified and that the site will be maintained. Responding to the topic of the Berry/Manchester site, Mayor Morgan tells of interest in the site by Pace Development. Though in the drawing board stage, Mayor Morgan reports that it will be a retail site and that Pace has interested retailers.

Ruth Leonhard - 1035 Charleville

Ms. Leonhard approaches the Board to echo the sentiment expressed as to the conditions on Charleville. She asks that the entire street be washed down to eliminate grease and chemicals that are present most of the time. Alderman Knuckles adds that the grounds of the Gerber site also need to be tended to.

6) **Public Hearings**

a) none

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

a) Press releases

Mayor Morgan announces the Mr. George Liyeos has been hired as the City Administrator and will be on the job on September 29<sup>th</sup>. He comes to Rock Hill from Normandy, where he has served as the City Administrator.

b) NOVUS presentation by Alan Steele and Joe Walsh

After being welcomed by Mayor Morgan, Alan Steele reports that he is able to announce that Coldstone Creamery and McAllister's Deli will be part of the redevelopment. He adds that once franchise agreements are worked out, a pet store chain will be added. Mr. Steele says that the anchor tenant will be announced on or about September 13<sup>th</sup>. The company president plans to be here to finalize negotiations on that date. There is progress in working with the utilities such as MODOT, MSD, and AmerenUE. He adds that a landscape architect is now on board, bringing great ideas and enthusiasm. Mr. Steele assures the Board and those present that Novus is committed to the success of the project and then introduces Mr. Joe Walsh. Mr. Walsh reports that there have been on going meetings with architects, civil engineers, landscape architects, and general contractors. He offers an overview of some of the matters, such as turn lanes, that have to be dealt with but the average citizen is unaware of. He adds that once the city hall property is closed on, Novus will maintain the grounds so as to not become an eyesore. Alderman Johnson asks how many of the south side businesses are under contract. Mr. Walsh responds that 3 of the 5 are under contract. When asked about an announcement for the balance of the tenants, Mr. Walsh answered that once contracts are finalized an announcement will be made. Confidentiality agreements prevent him from saying anything further than that. Alderwoman McCann comments that many residents have called Novus with questions about the redevelopment and have not had their calls returned. She would like to know why and who is the contact person on the Rock Hill project. Mr. Walsh responds that he cannot offer an answer as to why. He states that future calls should be directed to himself or Alan Steele. He adds that there will be an improved effort

to return calls. In response to an inquiry about the status of site plans, Mayor Morgan relays that the Planning & Zoning Commission meeting on the Comprehensive Plan Amendment and the re-zoning for City Hall will be on 9/21/05. Alderman Knuckles asks for the status of the minority participation program. Mr. Walsh answers that to date, nothing has been sent out for bid. He guarantees that Novus will furnish the bid list for review. Mr. Steele adds that the company will follow the guidelines set up in the agreement pertaining to minority participation. He adds that Hensley, the general contractor, has been made aware of the minority participation guidelines.

c) Date of State Auditor's public presentation of results

Don Cary reports that on Monday, September 12<sup>th</sup> the State Auditors will present their report at Steger School at 7:00 p.m. The results of the audit will be presented by Alice Fast, of the State Auditor's Office.

8) Old Business

a) None

9) Minutes of Previous Meetings

a) Minutes of the meeting of August 16, 2005

Alderman Knuckles moves to accept the minutes from the 8/16/05 meeting. Alderwoman Brown seconds the motion. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

10) Treasurer's Report

a) Review of warrant listing for August 2005 (bills to be paid)

Interim City Administrator Cary offers a review of the listing of bills to be paid. Following the review, Alderman Knuckles motions to accept the warrant listing for August '05. The motion is seconded by Alderman Johnson. Voting in favor of the motion is Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

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. 1638: AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS. (If approved this will be ordinance No. 1567) (This needs to be forwarded to the State by September 15<sup>th</sup> if approved.)

A motion is made by Alderman Knuckles to have the second reading, by title only, of Bill #1638. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman

Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. City Attorney Heinz proceeds with the second reading, by title only, of Bill #1638. Following the reading, a motion is made by Alderman Knuckles to accept the second reading of Bill #1638, and to adopt it as Ordinance #1567. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

- b) Bill requesting vacation of easement for Walgreens  
Don Cary reports that the detailed information requested has been received. Planning and Zoning will get the information to be used as part of a required public hearing.

**12) Planning and Zoning Committee Report**

- a) NOVUS Preliminary Development Plan for RPA1 received.
- b) Planning & Zoning minutes of meeting for August 17, 2005
- c) Board of Adjustment public hearing minutes for June 6, 2005
- d) Board of Adjustment minutes of meeting for June 6, 2005
- e)

**13) Departmental Reports**

- a) See monthly reports
- b) Gazebo Bids

Don Cary offers an overview of the gazebo project and the bids received on it. A gazebo will be installed in both Hensley and Whitfield Parks. Parks and Rec hopes to have them installed for the Music Festival on October 15<sup>th</sup>. A motion is made by Alderman Knuckles to accept the bid from Bergfeld Recreation and approve the gazebo purchase for Parks and Recreation. The motion is seconded by Alderman Johnson. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

c)

**14) City Attorney Items**

- a) Agreements with Ceridian and Wilmington Trust related to using Mirikitani and Associates

City Attorney Heinz reports that Mirikitani & Assoc., the investment managers for the pension program, will enter into an agreement with Wilmington Trust and Ceridian to serve as trustees. He recommends tabling a vote on the subject until all pertinent documents are on hand.

b)

**15) Mayor's Report**

- a) RFQ for an architect for new City Hall

The RFQ documents will be finalized and sent out to prospective architectural firms for the new City Hall project on Wednesday, September 7<sup>th</sup>.

- b) Comprehensive Plan Amendment and Re-zoning

Mayor Morgan states that authorizing the Economic

Development Corporation is the next step in their process. This will allow them to put a chain-of-command in place in order to change the comprehensive plan. The change to the plan will include the new City Hall site and begin the re-zoning process.

c) Parks and Recreation Commission requests

Mayor Morgan has been asked by Parks & Rec to consider replacing one of their board members, from Ward 1, who has not been in regular attendance at the meetings. She asks Alderman Johnson to seek a replacement from Ward 1 and report back.

d) Mayor Morgan extends an invitation to those interested in participating in the 4<sup>th</sup> Annual March to the Arch. This will be held Sunday, September 11, 2005. The march will start from Duffy's at Woods Mill Rd. and Manchester. Additional information is available at [www.marchtothearch.com](http://www.marchtothearch.com).

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

a) Redevelopment Update

Interim Administrator Don Cary, in reporting on the redevelopment, states meetings continue with Pace Properties regarding Berry/Manchester. The meetings are to address the issues that the city has with the area and to ensure a solid solution is reached.

b) Update on Projects

The Fire Department is awaiting the approval of plans, submitted to St. Louis County, so as to proceed with the construction of the garage. The Public Works Department has been used heavily in recent weeks assisting with the City Hall move. They will resume patching some streets this week. A return to the Crestvale subdivision is planned for the fall.

Mayor Morgan congratulates everyone involved with the City Hall relocation. She comments that it is obvious that all involved worked as a team to get it done.

c) T-Mobile lease option

Don Cary offers an overview of the cell tower lease program which includes T-Mobile. After discussion, the Board agrees to keep the program as it is.

City Attorney Heinz suggests that, in keeping with proper procedure, a motion be formally made to amend the comprehensive plan as discussed during the Mayor's report.

A motion is made by Alderwoman Barnard to send the Comprehensive Plan amendment and re-zoning of the New City Hall property, 906 - 922 North Rock Hill Rd., to the Planning and Zoning Commission. The motion is seconded by Alderman Johnson. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes.

**17) CLOSED SESSION (if necessary):**

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 consideration thereof; and the hiring, firing, disciplining or promoting of an employee of a public governmental body; and documents related to a negotiated contract. A motion is made by Alderman Knuckles, as detailed above, to proceed to closed session. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. Prior to proceeding to closed session, Mayor Morgan announces that contracts have been received on the 5 properties that will be used as the site of the new City Hall.

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

Alderman Knuckles moves to return to open session. The motion is seconded by Alderwoman McCann. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown.

**19) ADJOURN**

Alderman Knuckles moves to adjourn the meeting. The motion is seconded by Alderwoman Barnard. Voting in favor of the motion were Alderman Knuckles, Alderman Johnson, Alderwoman Barnard, Alderwoman McCann, and Alderwoman Brown. The motion passes. The meeting is adjourned at 8:54 p.m.