

**CITY OF ROCK HILL  
BOARD OF ALDERMEN MEETING MINUTES  
TUESDAY, OCTOBER 18, 2005  
7:00 P.M.**

- 1) The meeting was called to order by Mayor Morgan at 7:05 p.m.
- 2) The Mayor requested and led the recital of the Pledge of Allegiance.
- 3) Roll Call was taken with the following members of the Board of Aldermen being present; McCann, Barnard, Brown, Knuckles, and Johnson.
- 4) There were no emergency items added to the agenda.
- 5) **Citizens to Address the Board:**
  - a) **Laura Bontty, 846 Fairdale**, requested that there was a problem with vehicles speeding up and down her street and small children were at risk of being hit. Therefore, she has requested that new Speed Limit signs of 20 m.p.h. be posted in place of the 25 m.p.h. sign currently in place. Aldermen Knuckles observed a similar problem in this area and new speed signs were going to be put up shortly by the Police and Public Works Department. Mrs. Bontty further requested that any other speed reduction measures be considered such as barricades. The City Administrator suggested to the Mayor and Board of Aldermen that a Traffic Commission be assembled to examine this issue in detail with residents and City staff, who would make recommendations on matters such as this to the Board of Aldermen.
  - b) **Daniel DiPlacido, 809 North Rock Hill Road**, presented a petition signed by 500 residents stating their opposition to the use of eminent domain for private development and the “taking and rezoning” of property zoned residential to property zoned commercial for the financial benefit of the City. Alderwoman Brown asked if Mr. DiPlacido lived in the buy out area. He responded by saying he did not live there. Alderwoman McCann asked “What was Mr. DiPlacido’s interest” in this matter. He responded by stating his belief in “property rights” being the cornerstone of our society as articulated in the Constitution by the Founding Father’s of our country.
  - c) **Christel Maasen, 1119 Twinbrook**, informed the Mayor and Board of Aldermen that the proposed Zoning Map and Comprehensive Plan Map’s were erroneous in designating a vacant tract of land between Plainfield Drive and Des Peres Avenue as being designated “Industrial” and should be considered “Parks”. The Mayor and City Administrator acknowledged this matter and stated that additional information was being assembled to clarify this matter.
  - d) **Carol Connor, 9454 Plainfield**, reiterated the claim that Christel Massen had regarding the improper zoning of this vacant tract of land.
- 6) **Public Hearings**
  - a) **On the rezoning and Preliminary Development Plan for NOVUS, for the redevelopment area south of Manchester and West of North Rock Hill Road**. The Public Hearing was opened at 7:20 p.m. by the Mayor. Alan Steele and Joe Walsh from

NOVUS Development provided an update of what has been done to date with matters relating to Habitat for Humanity, Relocation of the City Cell Tower, and the Participation of Minority Contractor's for the Redevelopment.

Councilwoman Barnard had a question about pedestrian access for children crossing Manchester Road going to Steger and Hudson Elementary Schools. Mr. Walsh responded by stating that MODOT had ultimate authority over that issue.

Alderwoman McCann had a question in reference to NOVUS providing a sufficient number of drawings for the Preliminary Development Plan so as to allow for the resident's on County Hills Drive to review. Mr. Walsh responded by stating that 30 sets of drawings were submitted to the City and that NOVUS would be glad to submit more when the requested revisions to the PDP from the Planning and Zoning Commission were completed.

Susan Conrad from McKnight Development inquired about the traffic movements at the intersection of McKnight and Manchester being left-in and left-out, and possibly restricting access to the McKnight Development area. Ms. Conrad mentioned that this matter was being discussed via written form with MODOT and will forward this information to Mr. Walsh and the Board of Aldermen to let them know what the status of these discussions are at the present time.

Tim Norton, 636 County Hills Drive, asked Mr. Walsh if the City would have to vacate Leonard Drive. Mr. Walsh mentioned that Leonard Drive would have to be vacated by the City for the project. The Public Hearing was closed at 7:40 p.m.

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

- a) Presentation by the Architectural firm of Bond and Wolfe for the New City Hall. After the conclusion of the presentation, Alderman Johnson questioned Mr. Wolfe of Bond and Wolfe as being the architect of record. Mr. Wolfe answered by stating that he understood that his firm had been selected as the finalist by the selection committee.

Aldermen Johnson asked Mr. Wolfe about the minority participation in his proposal. Mr. Wolfe responded that David Mason & Associates and Lewisites would both be involved as minority contractor's. Mr. Johnson asked about the construction schedule and if beginning in March was realistic. Mr. Wolfe responded that beginning at that time would be considered an accelerated schedule but achievable.

Alderman Johnson stated that he felt that Kennedy and Associates was the best qualified for this project and referred to a spreadsheet evaluation of the three firms that were interviewed that he used to assess the qualifications of these three firms. Alderman Johnson stated that Bond and Wolfe was rated last based on the criteria he used.

Mayor Morgan recapped the process followed by the Board of Aldermen in agreeing to allow the Selection Committee consisting of herself, Alderwoman McCann, Alderman

Knuckles, the City Administrator and Mike Konzen who was the Vice President for Architecture with PGAV to do the necessary leg work to present a qualified architect for approval to the Board of Aldermen. Mayor Morgan stated additionally that Mike Konzen had provided a written summary of the process that was followed along with the criteria used to evaluate each architect and the appropriateness of the cross section of individuals who were on the Selection Committee. Aldermen Knuckles stated that he was comfortable with all three firms but he preferred Kennedy and Associates but he could live with Bond and Wolfe.

Alderwoman Barnard asked if the projects for the City of Chesterfield and Brentwood came within budget. Mr. Wolfe stated that both projects came in at budget. Alderwoman Barnard asked if the contract with Bond and Wolfe was going to be voted on this evening. The explanation from the City Attorney was that a NAIA contract would be developed in preparation for the next Board meeting if the members wished to proceed with Bond and Wolfe as the architectural firm for this project.

Alderwoman McCann asked about how the 6.5% was derived for the project and Mr. Wolfe along with the City Attorney explained how this was derived. The City Attorney asked for some clarification regarding various language with the subcontractor's and their fee's. Mr. Wolfe explained that the subcontractor's would be contracted with separately. The City Attorney stated that the preference for the City of Rock Hill would be to have one contract for the scope of this project.

The City Attorney asked a few more questions regarding the use of previous programming work done by another architect being incorporated into the new City Hall plans and if there was a real need for geotech work. Mr. Wolfe responded that it would be very beneficial to have the previous programming work in hand and that geotech problems have been noted for a long time in the area surrounding McKnight.

**A motion was then made by Alderwoman McCann and seconded by Alderwoman Brown to proceed along the lines of developing a contract with Bond and Wolfe for the construction of the new City Hall to be considered for formal approval by Resolution at the next Board meeting. Upon a voice vote, the motion carried.**

**8) Old Business**

- a) Discussion regarding the Fence Ordinance. The City Administrator asked Alderwoman McCann for some clarification on this matter as it had been explained. After some brief discussion. The City Administrator suggested that he would contact the owner of Colonial Square to discuss building a new fence and planting some trees to soften the image of the area in question for the resident's that face directly towards it.

**9) Minutes of Previous Meetings**

- a) Minutes of the meeting of September 16, 2005-**TABLED**.
- b) Minutes of the meeting of September 20, 2005-**TABLED**.
- c) Minutes of the meeting of October 4, 2005-**TABLED**.

10) **Treasurer's Report-NONE**

11) **Bills and Resolutions:**

- a) **Bill No. 1643: AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI AUTHORIZING EXECUTION OF AN AGREEMENT FOR MUNICIPAL COURT SERVICES BETWEEN THE CITY OF ROCK HILL, MISSOURI AND THE CITY OF WARSON WOODS, MISSOURI.** A motion was made by Alderman Knuckles to have the first reading of Bill No. 1643. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney read Bill No. 1643 by title only and a motion was made by Alderman Knuckles to accept the first reading of Bill No. 1643. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney suggested Bill No. 1643 be considered for a second reading so as to allow for immediate adoption and allow the Municipal Court to relocate as soon as possible to Warson Woods. A motion was made by Alderman Knuckles to have the second reading of Bill No. 1643. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney read Bill No. 1643 by title only and a motion was made by Alderman Knuckles to accept the second reading of Bill No. 1643. The motion was seconded by Alderwoman McCann. The City Administrator recorded the following **roll call vote of those in favor of the motion; Knuckles, Johnson, Barnard, McCann, Brown. Those voting against the motion; NONE. The motion carried and Bill No. 1643 became Ordinance 1572.**
- b) **Bill No. 1644: AN ORDINANCE OF THE CITY OF ROCK HILL MISSOURI REZONING CERTAIN PARCELS OF PROPERTY LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD AND WEST OF ROCK HILL ROAD TO THE PLANNED DEVELOPMENT DISTRICT AND AMENDING THE ZONING MAP OF THE CITY OF ROCK HILL.** A motion was made by Alderman Knuckles to have the first reading of Bill No. 1644. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney read Bill No. 1644 by title only and a motion was made by Alderman Knuckles to accept the first reading of Bill No. 1644. The motion was seconded by Alderwoman McCann. Bill No. 1644 will be tabled for its second and final reading at the next Board of Aldermen meeting scheduled for November 1<sup>st</sup>.
- c) **Bill No. 1645: AN ORDINANCE OF THE CITY OF ROCK HILL MISSOURI APPROVING A PRELIMINARY DEVELOPMENT PLAN OF THE NOVUS CORPORATION WITH CONDITIONS FOR CERTAIN PARCELS OF PROPERTY LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD AND WEST OF ROCK HILL ROAD TO THE PLANNED DEVELOPMENT DISTRICT.** A motion was made by Alderman Knuckles to have the first reading of Bill No. 1645. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney read Bill No. 1645 by title only and a motion was made by Alderman Knuckles to accept the first reading of Bill No. 1645. The motion was seconded by

Alderwoman McCann. Bill No. 1645 will be tabled for its second and final reading at the next Board of Aldermen meeting scheduled for November 1<sup>st</sup>.

- d) **Resolution 05-07: A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI, APPOINTING WILMINGTON TRUST COMPANY AS TRUSTEE OF THE UNIFORMED EMPLOYEES PENSION PLAN AND THE MONEY PURCHASE PENSION PLAN.** A motion was made by Alderman Knuckles to have the first reading of Resolution No. 05-07. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney read Resolution No. 05-07 by title only and a motion was made by Alderman Knuckles to accept the first reading of Resolution No. 05-07. The motion was seconded by Alderwoman McCann. **The motion carried to approve Resolution No. 05-07 by voice vote with the abstention of Alderwoman McCann going with the majority.**

**12) Planning and Zoning Committee Report**

- a) Report and recommendation regarding the Preliminary Development Plan for NOVUS. Briefing by the City Administrator and the City Attorney as to the process that will be followed with the approval of the Preliminary Development Plan and the development of a formal written report from the Planning and Zoning Commission that will be assembled with the assistance of the City Attorney and City Administrator.
- b) Report regarding the amendment to the Comprehensive Plan for the City of Rock Hill. Briefing by the City Administrator and City Attorney on the various issues related to the amendment of the Comprehensive Plan.

**13) Departmental Reports: NONE**

**14) City Attorney Items**

- a.) Brief update on legislation that will be introduced in the near term relating to the Land Disturbance Code from St. Louis County and the formal adoption of the revisions to the Rock Hill Municipal Code.

**15) Mayor's Report**

- a.) Update regarding the construction of the new Walgreen's and the present problem with Laclede Gas not being cooperative with the demolition of the existing buildings.
- b.) Introduction of Timothy J. Redmond Jr. as the candidate to replace David Townsend as the Alderman for Ward III. The oath of office will be administered to Mr. Redmond at the next of Board of Aldermen meeting so he can be seated at the dais.

**16) City Administrator's Report**

- a) Reminder that newsletter articles need to be submitted by October 31<sup>st</sup>. Councilwoman Edie Barnard mentioned that Becky Fox is available for proofreading the newsletter.

- b) Discussion regarding the scheduling of a Work Session meeting with Carl Ramey of Stifel Nicolaus, the second week of November to discuss the financing of the new City Hall and the completion of the street work in connection with the Bond Issue from 2000.

**17) CLOSED SESSION (if necessary): NONE.**

**18) ADJOURN:** Motion to adjourn by Alderwoman McCann. The motion was seconded by Alderwoman Brown. The motion carried by voice vote and the meeting adjourned at 8:53.

