

**CITY OF ROCK HILL  
BOARD OF ALDERMEN MEETING MINUTES  
TUESDAY, NOVEMBER 1, 2005  
7:00 P.M.**

- 1) The meeting was called to order by Mayor Morgan at 7:00 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 Aldermanic Board 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) **Mary Ann Musial, 801 Leonard**, informed the Board of a letter she had sent to the Webster-Kirkwood Times, a copy of which was being furnished to the members. In telling of her concerns with the redevelopment project, she asked; “When will voting on approvals end? “ Do any Board members have concerns that the progress will be stalled? How has the time line changed and is there a possibility the community will be left stranded? Mayor Morgan responded with information on readings and votes that are on the present agenda and in the very near future. She stated that by mid to late November, the asbestos abatement and demolitions should begin on the south side. Ms. Musial again stressed concerns of the project halting because of uncertainties and the potential of the community being left with nothing.
  - b) **Al Hayden, 1013 North Rock Hill Rd.**, would like feedback on fair market value and what was used to determine the starting point in determining the figure. In response, Mayor Morgan commented that the fair market value was determined by an independent appraiser. Mr. Hayden expressed his frustration that an '03 assessment figure was used in his case. In closing, he commended the Board for their efforts, on the behalf of Rock Hill residents, in establishing the guidelines with Novus.
  - c) **Phil Sherry, 9398 Golden Gate**, informed the Board of an article, printed in a recent edition of the Mid-County Journal, detailing the process and advantages of “Green Building.” He cited benefits such as keeping waste at a minimum, no increase in cost, a safer work area for all employees, and tax benefits. In describing “Green Building” he mentioned his own effort in planning to follow the recommendations on his own property. He offered to share his research and experience with the Board.
  - d) **Rob Hanson, 907 North Rock Hill**, stated that there are 21 houses in the vicinity of the southwest corner of Manchester and Rock Hill that have broken or missing windows, missing doors, and exposed or protruding metal. He felt this served as an open invitation to vandals. He would like the Board to recognize this problem and for Novus to publicly acknowledge this and remedy the situation. The Mayor responded that this will be addressed in an upcoming, previously scheduled, meeting with Novus and thanks Mr. Hanson for the information.
- 6) **Public Hearings**

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

- a) City Administrator Liyeos administered the Oath of Office to Timothy J. Redmond Jr. thus filling the unexpired Aldermanic term for Ward III, previously held by David Townsend. Upon completion, Mayor Morgan asked for a second roll call, adding Alderman Redmond's name to the roll.

**8) Old Business**

- a) Alderwoman Barnard inquired about the status of the fence behind Colonial Square. The City Administrator stated that he had a meeting scheduled with Bianco Properties who is the property manager for Colonial Square, next week.

**9) Minutes of Previous Meetings**

- a) Minutes of the meeting of September 16, 2005
- b) Minutes of the meeting of September 20, 2005
- c) Minutes of the meeting of October 4, 2005
- d) Minutes of the meeting from October 18, 2005

The City Administrator stated that the minutes from 9/16, 9/20, and 10/4 have been corrected as requested. A motion was made by Alderman Knuckles to accept the minutes of 9/16/05, 9/20/05 and 10/4/05 as amended. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion carried. A motion was then made by Alderman Knuckles to accept, upon review, the minutes of 10/18/05. During the review, it is determined that there some minor corrections. A motion was made by Alderman Knuckles to accept the minutes of 10/18/05 as amended. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion carried.

**10) Treasurer's Report**

- a) Don Cary asked the Board Members to refer to the warrant listing, included in their packets, of the October invoices to be paid. He then offered an overview of this. Alderman Johnson asked for clarification on an item and it was explained by Mr. Cary that the bill in question pertains to the rent for sites occupied by City Hall and the Fire Department. In response to a request by the Mayor, Don Cary offered details pertaining to the billing by PGAV, summarizing it by informing the Board that it covered a couple of months work on projects. Alderman Knuckles motions to pay the bills presented. The motion is seconded by Alderwoman McCann. The motion carried by voice vote. Following the vote, Don Cary directs the attention of the Board to the 6-month report and provided an overview of it.

**11) Bills and Resolutions:**

- a) **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.** Alderman Knuckles motioned 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.

Following the reading, City Attorney Heinz notes that Alderman Redmond had been in attendance on 10/18/05 for the first reading of Bill No. 1644 and asks that this be noted in the minutes. A motion was then made by Alderman Knuckles to accept the second reading of Bill No. 1644. The motion was seconded by Alderwoman McCann. The City Administrator recorded the following **roll call vote of those in favor of the motion: Redmond, Knuckles, Johnson, Barnard, McCann, and Brown. Those voting against the motion: NONE. The motion carried and Bill No. 1644 became Ordinance 1573.**

- b) **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 second reading of Bill No. 1645. Alderwoman McCann requested that the reading of Bill No. 1645 be tabled due to the fact that updated plans, promised by Novus, have yet to be received. Alderman Knuckles motioned to table the reading. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion carried.
- c) **Bill No. 1646: AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI AMENDING PARTS OF SECTION 500.060 OF THE ROCK HILL MUNICIPAL CODE BY ADOPTING THE EXPLOSIVES, MECHANICAL, PLUMBING, ELECTRICAL, BUILDING AND PROPERTY MAINTENANCE CODES OF ST. LOUIS COUNTY, AS AMENDED, AS THE AS THE EXPLOSIVES, MECHANICAL, PLUMBING, ELECTRICAL, BUILDING AND PROPERTY MAINTENANCE CODES OF CITY OF ROCK HILL, MISSOURI.** A motion was made by Alderman Knuckles to have the first reading of Bill No. 1646. The motion was seconded by Alderwoman McCann. The motion was carried by voice vote. The City Attorney read Bill No. 1646 by title only and a motion followed, by Alderman Knuckles, to accept the first reading of Bill No. 1646. The motion was seconded by Alderwoman Barnard. Upon a voice vote, the motion carried.
- d) **Bill No. 1647: AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI ESTABLISHING MINIMUM REGULATIONS FOR CONTROLLING EROSION, AND SEDIMENT FROM LAND DISTURBANCE ACTIVITIES AT CONSTRUCTION SITES WITHIN THE CITY OF ROCK HILL, MISSOURI; PROVIDING THE ISSUANCE OF PERMITS; MAKING OF INSPECTIONS; COLLECTION OF PERMIT AND INSPECTION FEES; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF THROUGH THE ADOPTION OF THE LAND DISTURBANCE CODE OF THE COUNTY OF SAINT LOUIS, MISSOURI AS THE LAND DISTURBANCE CODE OF THE CITY OF ROCK HILL, MISSOURI.** A motion was made by Alderman Knuckles to have the first reading of Bill No. 1647. The motion was seconded by Alderwoman McCann. The motion was carried by voice vote. The City Attorney proceeded with the first reading of Bill No. 1647 by title only. In response to a request by Alderwoman McCann, City Attorney Heinz

provided a thumbnail sketch of what Bill No. 1647 encompasses. Alderman Johnson asked what, if any, will be the impact on Rock Hill residents. The City Attorney answers that a cleaner environment will be the impact. Alderman Knuckles motioned to accept the first reading of Bill #1647. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion was carried.

- e) **Bill No. 1648: AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI AUTHORIZING A CONTRACTUAL AGREEMENT WITH THE COUNTY OF SAINT LOUIS, MISSOURI FOR THE ENFORCEMENT OF THE LAND DISTURBANCE CODE AS ADOPTED BY THE CITY OF ROCK HILL, MISSOURI.** Alderman Knuckles moves to have the first reading of Bill No. 1648. The motion was seconded by Alderwoman McCann. The motion carried by voice vote. The City Attorney proceeded with the first reading of Bill No. 1648, by title only. Following the reading, Alderman Knuckles motioned to accept the first reading of Bill No. 1648. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion was carried.
  
- f) **Bill No. 1649: AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF ROCK HILL, MISSOURI; ESTABLISHING THE SAME, PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.** Alderman Knuckles motioned to have the first reading of Bill No. 1649. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion carried. Bill No. 1649 was read, by title only, by the City Attorney. A motion was then made by Alderman Knuckles to accept the first reading of Bill No. 1649. The motion was seconded by Alderwoman McCann. During the following discussion, Alderwoman Barnard asked for an explanation of the bill. The City Administrator asked that the Members vote to accept the first reading and follow up by reading the backup information about the bill. Should there be any questions about it, a work session could be scheduled, or they can be brought up prior to a second reading. A voice vote was then taken. Upon a voice vote, the motion was carried.
  
- g) **Resolution 05-08: A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI, SELECTING BOND & WOLFE AS THE ARCHITECT FOR THE DESIGN OF THE NEW ROCK HILL CITY HALL.** A motion was made by Alderman Knuckles for a reading of Resolution 05-08. The motion was seconded by Alderwoman McCann. The City Attorney proceeded with the reading. Following the reading, there is discussion dealing with the proposed contract and how changes that were requested and made, have improved the overall project. A motion was made by Alderman Knuckles to approve Resolution 05-08. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion was carried.

**12) Planning and Zoning Committee Report**

**13) Departmental Reports**

- a) Public Works - Ron Meyer offered updates on a number of the projects being done by the Public Works Department. He provided details of asphalt work being done in the Crestvale Subdivision, the shelters in the city parks, of ongoing sidewalk inspections on Blossom Lane, doing miscellaneous street patching, and preparing the equipment for inclement winter weather.
  
- b) Parks and Recreation – Al Hayden presented the following information on his department: The first presentation of Music in the Park, on 10/15/05, was a success. There was good attendance and the Commission will discuss expanding the program. The annual Halloween Spooktakular went well. Plans are underway for Saturday with Santa, to be held on 12/3/05. Mr. Hayden would like it known that the Public Works Department, in memory of Larry Ott, a former employee, has planted a memorial tree in Oak Haven Park. The park is across the street from the Ott residence. He also mentioned an upcoming “Needs Assessment Survey” the results of which will be integral in applying for grants. Alderman Knuckles asked Mr. Hayden if the Parks and Recreation Commission will be able to take on the Annual Christmas Tree Lighting Contest. He responded that he will present the idea to the Commission at their upcoming meeting. Alderman Knuckles inquired of the status of the gazebos. Mr. Hayden said that they were in production. They are to be installed by the end of November in Hensley Park and Whitfield Park.

**14) City Attorney Items - NONE**

**15) Mayor’s Report** – Mayor Morgan enthusiastically mentioned the return of the Christmas Lighting Contest. Details will be forth coming. She added that the Spring Garden Contest will also be brought back. Mayor Morgan continued with information about the newsletter and the ’06 Calendar. Both are nearing completion in advance of going to the printer. City Administrator Liyeos urged Board Members to get articles turned in, if they have not as yet done so.

**16) City Administrator’s Report** – The City Administrator offered information of an upcoming work session. It will be held on November 9<sup>th</sup> at 7:00. The work session will be with Carl Ramey, and cover a variety of municipal topics.

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

**18) ADJOURN** - Alderman Knuckles made a motion for adjournment. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion carried. The meeting adjourned at 8:27.

