

**CITY OF ROCK HILL
BOARD OF ALDERMEN MEETING MINUTES
TUESDAY, NOVEMBER 15, 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; Redmond, Barnard, Brown, Knuckles, and Johnson.
- 4) **Emergency items to be added to the Agenda:** (NONE)
- 5) **Citizens to Address the Board:** (NONE)
- 6) **Public Hearings:** (NONE)

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

- a) Allan Steele of NOVUS Development discussed the revisions to the Preliminary Development Plan that were requested by Planning and Zoning and how they were reflected on the updated version of the drawings that were recently provided to the Board of Aldermen. The City Administrator mentioned further that PH Weis and Associates had just completed a review of these changes late this afternoon and provided a written report stating that NOVUS had addressed all of the aforementioned concerns.

Mr. Steele went on to state that Stein Mart will be the main anchor of the development with 36,000 square feet. Other tenants are starting to fall into place since they have collocated with Stein Mart in other shopping centers through out the country. Environmental remediation will begin on the site next week and various safety issues have been addressed with the boarding up of houses, closing streets and the installation of snow fencing. The site plan may be modified further for prospective new tenants as they come online.

8) **Old Business**

- a) Alderwoman Barnard asked the City Attorney about what could be done about regulating "At Home Businesses" that are creating a nuisance for the neighborhood. The City Attorney responded by stating that the definition of "At Home Businesses" in Chapter 405 of the Land Use portion of the Municipal Code could be very helpful.

Alderwoman Barnard asked the rest of the Board if there was any interest in the formation of a Traffic Commission, which was suggested at a previous Board meeting. The rest of the Board seemed to be in general agreement and then a motion was made by Alderwoman Barnard to have the City Attorney and City Administrator research this matter further and see how other cities have established their Traffic Commissions. The motion was seconded by Alderwoman Brown. The motion carried upon voice vote.

Alderman Knuckles complained about the problem with the electricity going out in his neighborhood due to the wires running through an area that have a number of trees. He suggested to the City Administrator that AmerenUE be contacted about relocating the power lines to a better location.

9) **Minutes of Previous Meetings**

- a) Minutes of the meeting from November 1, 2005. A motion was made by Alderman Knuckles to accept, upon review, the minutes of 11/1/05. The motion was seconded by Alderwoman Brown. Upon a voice vote, the motion carried.

10) **Treasurer's Report:** (NONE)

11) **Bills and Resolutions:**

- a) **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. The motion was seconded by Alderwoman Brown. Upon a voice vote, the motion carried. A motion was made by Alderman Knuckles to accept the second reading of Bill No. 1645. The motion was seconded by Alderman Johnson. The City Administrator recorded the following **roll call vote of those in favor of the motion: Redmond, Knuckles, Johnson, Barnard, and Brown. Those voting against the motion: NONE. The motion carried and Bill No. 1645 became Ordinance 1574.**
- b) **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 second reading of Bill No. 1646. The motion was seconded by Alderwoman Brown. 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 second reading of Bill No. 1646. The motion was seconded by Alderwoman Barnard. The City Administrator recorded the following **roll call vote of those in favor of the motion: Redmond, Knuckles, Johnson, Barnard, and Brown. Those voting against the motion: NONE. The motion carried and Bill No. 1646 became Ordinance 1575.**
- c) **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 second reading of Bill No. 1647. The motion was seconded by Alderwoman Brown. The motion was carried by voice vote. The City Attorney proceeded with the second reading of Bill No. 1647 by title only. In response to a request by Alderman Johnson, the City Attorney and City Administrator 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 and City Administrator provided an explanation. Alderman Knuckles motioned to accept the second reading of Bill 1647. The motion was seconded by Alderwoman Brown. The City Administrator recorded the following **roll call vote of those in favor of the motion: Redmond, Knuckles, Johnson, Barnard, and Brown. Those voting against the motion: NONE. The motion carried and Bill No. 1647 became Ordinance 1576.**

d) 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.

A motion was made by Alderman Knuckles to have the second reading of Bill No. 1648. The motion was seconded by Alderwoman Brown. The motion carried by voice vote. The City Attorney proceeded with the second reading of Bill No. 1648, by title only. Following the reading, Alderman Knuckles motioned to accept the second reading of Bill No. 1648. The motion was seconded by Alderman Johnson. The City Administrator recorded the following **roll call vote of those in favor of the motion: Redmond, Knuckles, Johnson, Barnard, and Brown. Those voting against the motion: NONE. The motion carried and Bill No. 1648 became Ordinance 1577.**

e) 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 second reading of Bill No. 1649. The motion was seconded by Alderwoman Barnard. Upon a voice vote, the motion carried. Bill No. 1649 was read, by title only, by the City Attorney. Alderman Johnson then had some questions he wanted clarification on with the City Attorney and wanted a little more time to review this further. A motion was then made by Alderman Knuckles to table the acceptance of the second reading of Bill No. 1649. The motion was seconded by Alderman Johnson. A voice vote was then taken to table the second reading of Bill No. 1649. Upon a voice vote, the motion was carried.

- f) **Resolution 05-09: A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT THE LOW BID OF \$40.14 PER TON, FROM NORTH AMERICAN SALT COMPANY, FOR THE PURCHASE OF DE-ICING SALT.** A motion was made by Alderwoman Barnard for a reading of Resolution 05-09. The motion was seconded by Alderman Johnson. The City Attorney proceeded with the reading. Following the reading, there was discussion dealing with the bidding process. A motion was made by Alderman Knuckles to approve Resolution 05-08. The motion was seconded by Alderman Johnson. Upon a voice vote, the motion was carried.

12) Planning and Zoning Committee Report

- a) The City Administrator informed the Board that several items from the November Planning and Zoning Commission meeting would be placed on the agenda for the December Board of Aldermen meeting. Those items were relating to the proposed Preliminary Development Plan of the new Heartland Bank at the northwest corner of Berry and Manchester, the approval of vacating a public easement on the Plat of the Hudson Terrace Subdivision for Walgreens, and revisions to the Zoning Map and Land Use portion of the Rock Municipal Code.

13) Departmental Reports

- a) **Fire Department**-Fire Captain, Kevin Halloran mentioned departmental activity from the last month including a fire in Richmond Heights, assistance in the aftermath of the windstorm in Maplewood, the ongoing installation of car seats for small children, involvement with the Hudson Elementary Boy Scout Troop, and the attendance of the Captain at a SEMA Homeland Security seminar at the Lake of the Ozarks.
- b) **Police Department**-Police Captain, Paul Arnett mentioned that morale was at an all time high in the Department, the CARE and Crime Matrix systems from St. Louis County are being investigated for future use, they are in the hiring process for a new Patrol Officer, and department personnel attended a meeting with the Crestvale Neighborhood Association.

- 14) City Attorney Report**-The City Attorney mentioned a seminar that will be held on November 29, for Planning and Zoning and the Board of Adjustment at the Center of Clayton.

- 15) Mayor's Report**-Mayor Morgan announced the progress for the new Walgreen's and the Ground Breaking ceremony that will be held on November 17th, at 9:30 a.m. for the Mills Project, the Residence at Tilles Park.

- 16) City Administrator's Report** – The City Administrator reminded Board Members to get articles turned in, if they have not as yet done so for the newsletter and calendar. The City Administrator also mentioned that a memo from the Finance Director was placed on the dais prior to the meeting in reference to items related to the Newsletter and Calendar. The City Administrator also mentioned “Good Press” for the Mayor's husband who appeared in the

Post-Dispatch over the weekend offering his pruning tips for plants, and the new urbanist project in Kirkwood by the brother of Alderwoman Barnard, State Senator Mike Gibbons.

- 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 was seconded by Alderwoman Brown. The City Administrator recorded the following **roll call vote of those in favor of the motion at 8:02 p.m.: Redmond, Knuckles, Johnson, Barnard, and Brown. Those voting against the motion: NONE.**

- 18) **ADJOURN** - Alderman Knuckles made a motion for adjournment. The motion was seconded by Alderwoman Barnard. Upon a voice vote, the motion carried. The meeting adjourned at 8:52.

