

CITY OF ROCK HILL
BOARD OF ALDERMEN MEETING MINUTES
TUESDAY, JUNE 6, 2006
7:00 P.M.

- 1) The meeting was called to order by Mayor Morgan at 7:04 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: Redmond, DiPlacido, Johnson, Barnard, McCann, and Scherry
- 4) Emergency Items to be added to the Agenda-Bill #1677 Authorizing the issuance of not to exceed \$13,100,000 principal amount of the tax revenue notes for RPA 1.
- 5) Citizens to Address the Board:
 - Joyce Rouse-1032 North Rock Hill Road-Ms. Rouse addressed issues related to the time line that Novus and the City will follow in the near term regarding owner occupied properties on the north side of Manchester Road and when the matter of "Fair Market Value" will be resolved in this process.
 - Lucious Cary-1031 Rockman-Mr. Cary had some questions regarding the status of the Brownfield Tax Credits that Novus had been having problems with. The City Administrator stated that it would probably be best addressed by the representatives from Novus who would be providing a report later on in the meeting.
 - Russ Politte-1017 Charleville-Mr. Politte made a complaint regarding Café Brasil and the problems associated with its owner parking his personal vehicles and equipment in places he should not, the loading area for his delivery trucks, privacy fence, and resident parking signs.
 - David Lancaster-1100 Rockman Place-Provided his thoughts on the merits of the Residential Design Review Guidelines and the importance of having the Board of Aldermen pass those guidelines this evening as stated on the agenda.
- 6) **Public Hearings-NONE**
- 7) **Announcements, Presentations, Proclamations, Communications and Invitations:**
 - a) Briefing on Design Review Guidelines from Carlos Trejo-Olivette Planning & Zoning Administrator. Mr. Trejo provided a summary report of how the City of Olivette developed their Residential Design Review Guidelines from a template created by the City of Naperville, Illinois. The guidelines have been in place for nine months and streamlined the approval process for developers and members of the Planning and Zoning Commission. Members of the Board of Aldermen then asked various questions of Mr. Trejo regarding posting of the property and notice to the adjacent property owners. For new homes that are being reviewed for approval for new construction. The general consensus of the Board was to review these guidelines again in six months in order to make sure that they are addressing the necessary issues.
 - b) Communication from NOVUS representative. Updates provided by Jon Browne and Pete Sebelski on the Brownfield Tax Credits; Letter from 5th 3rd Bank regard financing for the project; meeting with owner-occupants on the north side of Manchester Road in August.
- 8) **Old Business**
 - a) Update on City Website-Per the suggestion of Alderman DiPlacido, the City Website will be updated to reflect the revisions for the minutes for April 18th, and May 2nd. Mr.

DiPlacido further suggested that meeting agenda's be posted prior to each meeting and public hearing notices be included as well.

9) Minutes of Previous Meetings

- a) Minutes of the meeting from May 2, 2006-Motioned by Alderwoman McCann to accept the minutes with some minor revisions. Seconded by Alderman Johnson. The motion carried by voice vote.
- b) Minutes of the meeting from May 16, 2006- Motioned by Alderwoman McCann to accept the minutes with some minor revisions. Seconded by Alderman Johnson. The motion carried by voice vote.

10) Treasurer's Report

- a) Warrant Listing-Briefing on bills to be paid by Finance Director Don Cary. Motioned by Alderwoman Barnard to accept the Warrant Listing as presented so the city can pay its outstanding bills. Seconded by Alderwoman McCann. The motion carried by voice vote.

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

ITEMS TO BE CONSIDERED FOR FIRST READING:

- a) **Bill No. 1674:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, ENACTING A NEW CHAPTER OF THE ROCK HILL, MISSOURI, MUNICIPAL CODE RELATING TO REGULATIONS ON THE OPERATIONS OF PAWNSHOPS. Alderwoman Barnard motioned to have the first reading, by title only, of Bill No. 1674. The motion was seconded by Alderwoman McCann. The motion was carried by voice vote. The City Attorney proceeded to read Bill No. 1674. Following the reading, Alderwoman Barnard motioned to accept the first reading of Bill No. 1674. Alderwoman McCann seconded the motion. The motion was carried by voice vote.
- b) **Bill No. 1675:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, AMENDING CHAPTER 125 OF THE MUNICIPAL CODE OF THE CITY OF ROCK HILL BY ADDING SECTION 125.060 REGARDING CONFLICT OF INTEREST. Alderwoman McCann motioned to have the first reading, by title only, of Bill No. 1675. The motion was seconded by Alderman Scherry. The motion was carried by voice vote. The City Attorney proceeded to read Bill No. 1675. Following the reading, Alderwoman Barnard motioned to accept the first reading of Bill No. 1675. Alderman Scherry seconded the motion. The motion was carried by voice vote.
- c) **Bill No. 1676:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, VACATING CERTAIN PUBLIC STREETS, KNOWN AS INGLEWOOD COURT AND LEONARD DRIVE IN THE CITY OF ROCK HILL, MISSOURI. Alderwoman McCann motioned to have the first reading, by title only, of Bill No. 1676. The motion was seconded by Alderwoman Barnard. The motion was carried by voice vote. The City Attorney proceeded to read Bill No. 1676. Following the reading, Alderwoman McCann motioned to accept the first reading of Bill No. 1676. Alderman Scherry seconded the motion. The motion was carried by voice vote.

d) **Bill No. 1677:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$13,100,000 PRINCIPAL AMOUNT OF TAX INCREMENT REVENUE NOTES (NORTHWEST/SOUTHWEST REDEVELOPMENT PROJECT – RPA 1), SERIES A, B AND C, OF THE CITY OF ROCK HILL, MISSOURI, TO PROVIDE FUNDS TO FINANCE CERTAIN REDEVELOPMENT PROJECT COSTS RELATING TO THE REDEVELOPMENT PLAN – NORTHWEST/SOUTHWEST REDEVELOPMENT AREA; APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE NORTHWEST/SOUTHWEST REDEVELOPMENT AREA, INCLUDING A FIRST AMENDED AND RESTATED TRUST INDENTURE; AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO. Alderwoman McCann motioned to have the first reading, by title only, of Bill No. 1677. The motion was seconded by Alderman Johnson. The motion was carried by voice vote. The City Attorney proceeded to read Bill No. 1677. Following the reading, Alderwoman McCann motioned to accept the first reading of Bill No. 1677. Alderman Redmond seconded the motion. The motion was carried by voice vote. Alderman Scherry requested that this matter be discussed further before a second reading this evening. The City Attorney recommended that the content of Alderman Scherry’s questions would be best discussed in Closed Session and could be voted on after reconvening later on in the meeting.

ITEMS TO BE CONSIDERED FOR SECOND READING AND OR ADOPTION:

e) **Bill No. 1673:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, AMENDING THE ZONING ORDINANCE OF THE CITY PERTAINING TO THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND SITE PLAN REVIEW AND APPROVING SINGLE FAMILY RESIDENTIAL REVIEW GUIDELINES. Alderwoman McCann motioned to have the first reading, by title only, of Bill No. 1673. The motion was seconded by Alderman Scherry. The motion was carried by voice vote. The City Attorney proceeded to read Bill No. 1673. Following the reading, Alderwoman McCann motioned to accept the first reading of Bill No. 1673. Alderman Scherry seconded the motion. The City Administrator recorded the following roll call vote in favor of the motion: McCann, Johnson, Scherry, Redmond, Barnard and DiPlacido. The motion carried.

f) **Resolution No. 06-09:** A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, SUPPORTING THE APPLICATION TO BE A MEMBER OF THE ST. LOUIS AREA INSURANCE TRUST (SLAIT) FOR THE PURPOSE OF PROVIDING WORKERS COMPENSATION AND CERTAIN LIABILITY INSURANCE TO THE CITY. Alderwoman McCann motioned to read, by title only and accept Resolution No. 06-09. The motion was seconded by Alderwoman Barnard. The motion was carried by voice vote. The City Attorney proceeded to read Resolution No. 06-09 upon which it was accepted.

12) Planning and Zoning Committee Report

a) Reconsideration of the building sign application submitted by the Television Engineering Corporation to be located at 2647 Rock Hill Industrial Court-Briefing provided by Chairman of Planning and Zoning-David Lancaster stating that this matter was approved by P&Z since there was no visibility of this sign from the road. The issue of concern stated from various members of the Board of Aldermen was that this sign was not allowed according to the sign code and could pose a problem in the future with the precedent it sets. A motion was made by Alderwoman Barnard to accept this proposal of a building sign for the Television Engineering Corporation. The motion was seconded by Daniel DiPlacido. Casting a voice vote in favor of the motion was Alderman DiPlacido, Alderman Redmond, and Alderwoman Barnard. Voting against the motion was Alderman Johnson, Alderman Scherry and Alderwoman McCann. Mayor Morgan voted in favor of the motion, breaking the tie. The motion passed.

13) Departmental Reports

- a) Finance-Update from Don Cary on switching the accounting system from CIVIC to QuickBooks and having the City of Kirkwood handle our payroll beginning in July.
- b) Parks and Public Works-Briefing by Al Hayden regarding street work being done on Barcia and dumping of street materials at Oakhaven Park in order to level it off. This was discussed with the Park Board so that they are fully aware of this since there were complaints from Park Board members and other residents.

14) City Attorney Items-Ticket Amendment Memo-Continued until the Prosecuting Attorney and Municipal Judge have had a chance to review this issue and provide their comments.

15) Mayor's Report-Opening of Walgreen's set for June 16th, Ward I meeting to be held on June 14th, Articles for the Summer Newsletter are due on June 22nd.

16) City Administrator's Report-None

17) CLOSED SESSION (if necessary): Alderwoman McCann motioned to go into "Closed Session" 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. Seconded by Alderwoman Barnard. The City Administrator recorded the following roll call vote in favor of the motion: McCann, Johnson, Scherry, Redmond, and Barnard. Alderman DiPlacido voted no. The motion carried.

18) Return to Open Session (if necessary) – Board approval of any closed session actions. Alderwoman McCann motioned to have the second reading, by title only, of Bill No. 1677. The motion was seconded by Alderwoman Barnard. The motion was carried by voice vote. The City Attorney proceeded to read Bill No. 1677. Following the reading, Alderwoman McCann motioned to accept the second reading of Bill No. 1677. Alderman Redmond seconded the motion. The City Administrator recorded the following roll call vote in favor of the motion: McCann, Johnson, Scherry, Redmond, and Barnard. Alderman DiPlacido voted no. The motion carried.

19) ADJOURN- Alderwoman Barnard motioned to adjourn the meeting. The motion was seconded by Alderwoman McCann. Upon a voice vote, the motion carried and the meeting adjourned at 10:30 p.m.