

**CITY OF ROCK HILL
BOARD OF ALDERMEN MEETING MINUTES
TUESDAY, SEPTEMBER 19, 2006
7:00 P.M.**

- 1) Mayor Morgan called the meeting to order 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: DiPlacido, Barnard, Scherry, Redmond, and McCann. Alderman Johnson was seated at 8:00.
- 4) **Emergency Items to be added to the Agenda** – None
- 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.*
Mary Ann Musial, 801 Leonard – Voiced concern about children needing to walk in the area of the construction site when going to and from school. She received assurances from Pete Sebelski (Novus) that safety areas would be set up promptly. Mrs. Musial wanted to be sure that the safety of pedestrians is addressed throughout the entire construction process. She then asked if Brownfield credits were part of the original redevelopment agreement. City Administrator Liyeos responds that they were not. They were applied for after that agreement was reached. Mrs. Musial asked why additional TIF funds are being requested. Administrator Liyeos gave a brief synopsis.
- 6) **Public Hearings**
- 7) **Announcements, Presentations, Proclamations, Communications and Invitations:**
 - a) Communication from NOVUS representatives.
Mr. Pete Sebelski offered the following updates: The remediation of soil at the construction site is in progress. Installation of the back retaining wall will begin next week. Weather permitting, work on the footing foundations will begin in approximately 3 weeks. In response to Alderman DiPlacido, Mr. Sebelski provided a brief summary of the Brownfield Tax Credit problem.
- 8) **Old Business**
- 9) **Minutes of Previous Meetings**
 - a) Minutes of the meeting from September 5, 2006
Alderwoman McCann motioned to accept the minutes of the 9/5 meeting. The motion was seconded by Alderman Scherry. Items needing correction were brought up in discussion. Alderwoman McCann motioned that a second reading of Bill No. 1683 be added to the agenda. The motion was seconded by Alderman Scherry and carried by voice vote.
Following the vote, the motion accepting the minutes was carried by voice vote.
- 10) **Treasurer's Report**
- 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) **NONE.**

ITEMS TO BE CONSIDERED FOR SECOND READING AND OR ADOPTION:

- b) **Bill No. 1681:** AN ORDINANCE AMENDING THE CITY OF ROCK HILL MUNICIPAL CODE, CHAPTER 520 SIGN REGULATIONS BY DELETING THE EXISTING PROVISIONS AND ADDING THERETO CERTAIN NEW SECTIONS REGARDING SIGNS.

Bill No. 1681 remained tabled.

- c) **Bill No. 1682:** AN ORDINANCE THE CITY OF ROCK HILL, MISSOURI, AMENDING CERTAIN SECTIONS OF CHAPTER 405, THE ZONING CODE OF THE CITY OF ROCK HILL REGARDING MOTOR VEHICLE ORIENTED BUSINESSES

Bill No. 1682 remained tabled.

- d) **Resolution 06-14:** A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT THE 2006/2007 SALT COOP PROGRAM BID OF \$27.08 PER TON, FROM NORTH AMERICAN SALT COMPANY, FOR THE PURCHASE OF DE-ICING SALT.

Aldерwoman McCann motioned to adopt Resolution 06-14. The motion was seconded by Alderman Scherry and carried by voice vote.

- e) **Bill No. 1683:** AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF ROCK HILL TO RATIFY AND AFFIRM THE RATE AND COLLECTION OF MUNICIPAL TELECOMMUNICATIONS TAXES.

Aldерwoman McCann motioned to have the second reading of Bill No. 1683. The motion was seconded by Alderman Scherry and carried by voice vote. Bill No. 1683 was read, by title only, by City Attorney Heinz. Following the reading, Aldерwoman McCann motioned to accept the second reading of Bill No. 1683. The motion was seconded by Alderman Scherry. The City Administrator recorded the following roll call vote in favor of the motion: Barnard, Scherry, Redmond, DiPlacido, and McCann. Alderman Johnson was not present at the vote. The motion carried and Bill No. 1683 became Ordinance No. 1609.

A motion was then offered by Aldерwoman McCann to remove Bill Nos. 1681 and 1682 from being tabled. The motion was seconded by Alderman Scherry and carried by voice vote. Wide-ranging discussion followed on each of the bills, during which Aldерwoman McCann motioned to send Bill No. 1681 to Planning and Zoning for further review. The motion was seconded by Aldерwoman Barnard, and carried by voice vote. Aldерwoman McCann then motioned to table Bill No. 1682. The motion was seconded by Alderman Scherry and carried by voice vote.

12) Planning and Zoning Committee Report

City Administrator Liyeos offered the following overview of the last meeting: There was discussion involving the M.V.O.B. and the Design Review Guidelines. He added that the new site plan for Heartland Bank was approved. It will now resemble one recently constructed in Ladue. The plan now calls for more trees and more defined access from Manchester.

13) Departmental Reports

- a) Fire – Capt. Halloran stated that one of the firefighters was attending a class dealing with safety issues relating to computer systems on automobiles. He, along with Capt. Arnett, had attended classes on Incident Management that will fulfill requirements as set by F.E.M.A.
 - b) Police – Capt. Arnett reported that Officer Colvin is the newly elected Vice President of the Missouri Juvenile Association and offered congratulations. There was no other new business.
 - c) Public Works and Parks – Al Hayden stated that work continues on the Fall Festival. The parade will have approximately 25 units participating. The vendors are set and the committee is taking care of last minute items. He added a reminder of the jazz performance at Hensley Park on October 15th. Public Works reports that the slab replacement project is nearing completion and crews continue trimming and grass cutting.
- 14) City Attorney Items** - The City Attorney spoke of a letter he has drafted speaking to the telecommunication taxes. He added that he has prepared a resolution dealing with the issue and will have it to present at the next meeting.
- 15) Mayor’s Report**
- a) Special Meeting Dates in September for Audit, 5-Year Budget and TIF.
Mayor Morgan said September 26th will be the date for the meeting on the audit, the 5-year budget and TIF.
- 16) City Administrator’s Report** - George Liyeos reported that the meetings with the F.E.M.A. representative have concluded adding that there will be some reimbursement coming.
- 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 was made, by Alderwoman McCann, to proceed to Closed Session. The motion was seconded by Alderman Scherry. The following roll call vote was recorded in favor of the motion: Redmond, Johnson, Barnard, McCann, and Scherry. Alderman DiPlacido voted against the motion. The motion carried.
- 18) Return to Open Session (if necessary)** – Board approval of any closed session actions.
- 19) ADJOURN**