

**CITY OF ROCK HILL  
MINUTES OF THE BOARD OF ALDERMAN MEETING  
TUESDAY, SEPTEMBER 4, 2007  
7:00PM**

- 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: T.J. Redmond, Daniel DiPlacido, Edward Johnson, Mary Wofford, Sheri McCann, and Philip Scherry. Paul Martin is the Attorney representing the City for the evening.
- 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) Mike Williams of Hochschild, Bloom & Co. briefed the Board on the Annual Audit for the City. He stated "In our opinion the financial statements present fairly the financial position of Rock Hill in conformity with U.S. generally accepted accounting principles."
  - b) Jonathan Browne representing Market at McKnight I, LLC (NOVUS) introduces George Hensley of Hensley Contractors, who summarized the status of the development: Beginning to turn over the buildings to the tenants, heavy equipment is off of the site, finishing the concrete work, including Manchester Road. They have worked nights and weekends to move the project along in a timely manner and they are now in the "home stretch" of the Southwest Phase of the development.

There have been countless meetings with MODOT officials, utility companies on the phasing of the next phase, with regards to the infrastructure. They are anxious to move forward with Phase II on the Northwest side. Patrick Hensley of Hensley Contractors comments that Hensley has no problems with NOVUS, and has been delighted with the relationship. Mr. Hensley is anticipating the move of his offices back to Rock Hill upon the completion of the North side of the development.

Mr. Hensley wanted the Board to be aware of the positive working relationship between themselves and NOVUS. Alderwoman McCann wondered what could be done regarding the narrowing of the lanes on Rock Hill Road, going south crossing over Manchester as it is very dangerous and there are no markings going north stating that there is work ahead.

Mr. Hensley stated that they want to make sure that things are barricaded properly on the shoulder which is now under construction; they will turn the corner and continue to put down barricades as the construction continues. Alderman Scherry clarifies Alderwoman McCann's question to Hensley requesting warning signs be installed. Mr. Hensley agreed to work with the City to provide signs.

Jonathan Browne of NOVUS reviewed the agreement with the City to develop the North side, and concurs with Desco and Miller-Weingarten, prospective developers, that the project could not be done without additional TIF. Mr. Browne stated that in

order for the residents to be bought out at the price requested, there needs to be an increase in the TIF. If the City is willing to consider this as well as the possibility of the large anchor that had been previously stated as not part of the criteria, then NOVUS is very interested in proceeding on that basis.

NOVUS Development representative, Pete Sebelski stated that there are a total of 4 leases signed to date for the development: SteinMart, Starbucks, Clarkson Eyecare and Cartridge World. 4 additional leases are out for signatures, which will not be disclosed until they are received.

- 8) **Old Business:** Alderwoman McCann would like to investigate the possibility of talking with Webster Groves School District and installing a parking lot for the Steger School field issue on Mueck Terrace. There is a section of the south side of the field that could provide that space. Alderwoman McCann would also like to see the removal of the Porta-Potty's. George Liyeos discussed the issue with Dianne Moore on Tuesday, August 28, and there should be a resolution soon.

There is a parking lot area off of Leonard Drive, meant to serve that area, although there has been a problem with access. Alderwoman McCann would like the parking lot on the closer side of the ballpark, for safety reasons. City Administrator George Liyeos further stated that this would be discussed further with the school district. Alderwoman McCann requested addresses and locations on the other ball fields in the Webster Groves School District.

George Liyeos suggested that a public hearing be held with the traffic commission to further discuss this issue with the residents from Mueck and Greenwood Terrace. Alderwoman Wofford wanted everyone to know that the department heads are discussing this problem; they just do not have a response at this time. Alderwoman McCann moves to hold a public hearing with the traffic commission. Alderwoman Wofford seconds the motion. Motion carries by voice vote unanimously.

- 9) **Minutes of the previous meeting:** Alderman Scheery moved to approve the minutes. Alderwoman McCann seconds the motion. Motion carries by voice vote with corrections discussed and submitted in written form.
- 10) **New Business:** Alderman Redmond reported that the residents on Salem Hills would like the parking signs to be changed on the west side of the street, to "resident parking only". City Administrator Liyeos stated that this could be added on the traffic commission discussion.
- 11) **Treasurer's Report:**  
a) Warrant List-Motion made by Alderman Scherry for approval. The motion is seconded by Alderwoman McCann. Upon voice vote the motion carries unanimously.
- 12) **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:** None

**ITEMS TO BE CONSIDERED FOR SECOND READING AND OR ADOPTION:**

**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 (CONTINUED TO NEXT MEETING).

**12) Departmental Reports:**

**Police Department:** Captain Arnett reports that the officers are now trained for the use of the new rifles, and the new car should be in by the end of the month. The department has not received any license plates reported from residents on Blossom with regards to Hacienda employees parking on the street.

**Fire Department:** Captain Holloran reports on the continuing progress of the new firehouse construction. There will be a training next week on high rise structures; and the department will trade pumper coverage with Clayton F.D. while each department goes through the training. Alderman DiPlacido requests that the no parking side be on the ballpark side, rather than the west side of the street. Captain Holloran explained that the truck has difficulty making the turn for the fire truck. The turning radius is too narrow. The truck cannot get through.

**Finance Department:** Finance Director, Don Cary reports the City is staying within budget for the year thus far. With regards to the audit the TIF notes issued for the south side, are showing due, which reflects as a deficiency on the audit report. However, the City is not running in a deficit, we do have a positive cash flow with all departments running on bare bones budget and adhering to it.

**13) City Attorney Report:** None

**14) Mayor's Report:** TIF Commission Public Hearing October 24<sup>th</sup> at Steger School at 7:00pm. There will be a follow up visit with the residents affected by RPA-2 on Sept.20<sup>th</sup> at Lucius Carey's house at 7:00pm as well as another location, time to be announced.

**15) City Administrator's Report:** There will be a work session before the Board meeting on the 18<sup>th</sup> at 5:30 with John Brancaglione of PGAV to discuss the increase in the TIF amount.

**16) Adjourn-**Alderman Johnson moves to adjourn the meeting. Alderwoman Wofford seconds the motion. Upon voice vote the motion carries unanimously and adjourns at 8:57pm.