



## CITY OF ROCK HILL

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### CITY OF ROCK HILL MINUTES FOR THE BOARD OF ALDERMEN MEETING TUESDAY, MARCH 17, 2009 7:00 P.M.

- 1) Mayor Morgan called the meeting to order at 7:04 p.m. and led all in the Pledge of Allegiance.
- 2) The following members of the Aldermanic Board were in attendance: Mr. Ed Johnson, Mr. Edward Mahan, Ms. Mary Wofford, Ms. Sheri McCann, Mr. Philip Scherry and Mayor Morgan. Mr. TJ Redmond was absent.
- 3) **Emergency Items to be added to the Agenda:** None
- 4) **Announcements, Presentations, Proclamations, Communications and Invitations:**
  - a) Mayor Morgan gave a read a prepared statement regarding the recent news that Target will not be building a store in the city. She emphasized that the city was still working on possible options and does not have any answers at this time. She stated that once the city has some better information it will be provided to the residents.
  - b) Jim Mello representing Hutkin/Miller Weingarten spoke regarding Target's decision. He stated the decision was based on the recent economic downturn not on any difficulties with the project, the site or a lack of desire by Target. He stated that city officials, staff and residents had been cooperative throughout the redevelopment process. He stated that when Hutkin/Miller Weingarten was before the Board in December asking for an extension on the contracts, they believed that the economy was going to turn around and that Target was serious about moving forward. However, the economic situation has changed and with the current economy Hutkin/Miller Weingarten would not be able to finance a large portion of the project. He concluded by saying that they are still open to suggestions from the city but that they do not have an alternate plan at this time.
  - c) City Administrator George Liyeos reported that Staff had been speaking to a variety of people including federal, state and local officials as well as others in the development community trying to come up with an alternative plan. He stated that the city was in the best financial position in five years due to the Boards hard work straightening out the problems from the last 3 ½ years.
- 5) **Citizens to Address the Board:**

**Al Hayden, 1013 N. Rock Hill Rd.:** Mr. Hayden asked the Board what they planned on doing next; another development or leaving the residents alone. He stated that since the area is blighted he and others cannot sell their homes. He asked how the city would protect the citizens if there was another development in the area.

**Jeannie Weider, 1028 Charleville:** Ms. Weider requested that renters be responsible for obtaining trash service. She has noticed that several rental

properties near her home do not have trash service and the piles of trash are becoming a problem.

**Jeff Leonhard, 1035 Charleville:** Mr. Leonhard commented that he agreed with Mr. Hayden's earlier statements. He stated that he had recently secured a home loan for improvements to his house but due to the uncertainty of development in the area he did not know how much money he should invest in his home. He also commented on the trash in the streets.

**6) Public Hearings**

**a) FY 2009-2010 Budget**

Mayor Morgan opened the public hearing at 7:21 p.m. City Administrator George Liyeos stated that the budget was balanced and that the second reading would be held on March 31<sup>st</sup>. He clarified a recent newspaper article regarding the Uniformed Pension Plan and street improvements. He noted that with the recent economic downturn the budget would be closely monitored by staff and the Board.

PUBLIC COMMENT

No one from the public spoke.

The public hearing closed at 7:25 p.m.

**b) Allied Waste Contract**

Mayor Morgan opened the public hearing at 7:25 p.m. City Administrator George Liyeos reported that the contract included no price increase for this year and a 3% decrease in price the next year. He also said that the pick schedule would change to once weekly pick up for trash, recycling and yard waste.

PUBLIC COMMENT

**Jeannie Weider, 1028 Charleville:** Ms. Weider asked if the trash, recycling and yard waste would all be picked up on the same day.

**Joan Machinsky, 1043 O'Day:** Ms. Machinsky asked the Board to hold Allied Waste to their promise to allow the option of smaller containers for elderly residents.

The public hearing closed at 7:30 p.m.

**7) Old Business:** None

**8) Minutes of Previous Meetings:** Alderwoman McCann moved to approve the minutes from the March 3, 2009 meeting. Alderman Scherry seconded the motion. Alderman Scherry clarified that he actually abstained from the vote regarding the 4% increase clause related to Bill No. 1748 instead of voicing a vote as stated in the minutes. The motion to approve the minutes as presented passed by a unanimous voice vote.

**9) Planning and Zoning Report:** Assistant to the City Administrator/City Clerk Jennifer Yackley reported that a new residence at 9316 Berry Road and a Common Signage Plan for the Market at McKnight were approved at the Planning and Zoning meeting on March 4, 2009. The next Planning and Zoning Commission meeting is April 1, 2009.

**10) New Business:** None

- 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. 1749:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI ADOPTING THE ANNUAL BUDGET FOR THE CITY OF ROCK HILL FOR THE PERIOD APRIL 1, 2009 THROUGH MARCH 31, 2010.

City Attorney Ken Heinz gave the first reading of **Bill No. 1749**.

**ITEMS TO BE CONSIDERED FOR SECOND READING:**

- a) **Bill No. 1748:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, APPROVING AN AGREEMENT WITH ALLIED WASTE MANAGEMENT TO COLLECT SOLID WASTE MATERIALS, INCLUDING RECYCLABLES AND YARD WASTE, FROM THE RESIDENTS OF THE CITY OF ROCK HILL, MISSOURI.

City Attorney Ken Heinz gave the second reading of **Bill No. 1748**. The Board discussed the possible inclusion of language regarding illegal immigrants provided by the city attorney at the request of the Board.

Alderman Scherry moved and Alderman Johnson seconded a motion to include the immigration language provided by the city attorney into the contract. The motion passed by a voice vote of 4-0. Alderwoman McCann abstained.

Alderwoman McCann moved and Alderwoman Wofford seconded a motion to approve **Bill No. 1748** as amended. Members of the Aldermanic Board voting in favor of the motion were: Scherry, McCann, Wofford, Johnson and Mahan. The motion passed and **Bill No. 1748** became **Ordinance No. 1674**.

- b) **Resolution 09-02** A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF ROCK HILL, MISSOURI FOR DISPATCH AND HOLDING SERVICES TO BE PROVIDED TO THE CITY OF ROCK HILL, MISSOURI FOR POLICE, FIRE AND AMBULANCE CALLS BY THE CITY OF BRENTWOOD, MISSOURI.

Alderwoman McCann moved and Alderman Scherry seconded a motion to approve **Resolution 09-02**. The motion was approved by a unanimous voice vote.

- c) **Resolution 09-03** A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI THAT CONTRACTUALLY RENEWS THE OBLIGATION OF THE REGIONAL JUSTICE INFORMATION SERVICES (REJIS) TO PROVIDE INFORMATION TECHNOLOGY SUPPORT SERVICES TO THE CITY OF ROCK HILL FOR A PERIOD OF ONE YEAR BEGINNING ON APRIL 1, 2009 AND ENDING MARCH 31, 2010.

Alderwoman McCann moved and Alderman Scherry seconded a motion to approve **Resolution 09-03**. The motion was approved by a unanimous voice vote.

- d) **Resolution 09-04** A RESOLUTION OF THE CITY OF ROCK HILL, MISSOURI, SUPPORTING THE GRANT APPLICATION TO BE PREPARED BY CRAWFORD, BUNTE, AND BRAMMEIER, FOR THE CITY OF ROCK HILL FOR THE FY 2010-2013 TRANSPORTATION IMPROVEMENT PROGRAM SURFACE TRANSPORTATION PROGRAM SUBALLOCATED FUNDS STP-S FOR INTERSECTION IMPROVEMENTS TO INCLUDE A TRAFFIC SIGNAL AT ROCK HILL ROAD AND BROWNBERT LANE.

Alderwoman McCann moved and Alderwoman Wofford seconded a motion to approve **Resolution 09-04**. The Board discussed the proposed design of the signal-fully functional when school is in session and yellow flashing at other times. The Board also discussed the possible traffic problems caused by the removal of the stop sign at Lithia. Members of the Aldermanic Board voting in favor of the motion were: Mahan, Wofford, McCann and Scherry. Alderman Johnson voted against the motion. The motion passed.

**12) Departmental Reports**

Parks Department: Parks Director Al Hayden reported the following:

- The city's Easter program will be held April 11, 2009 at 9:30 a.m. at Steger School.
- He attended a Day Camp Fair to promote the Day Camp held in June.
- The Girl Scouts responded to the article about parks volunteers published in *The Pulse*. Other volunteers are spreading woodchips in the parks.
- The Parks and Recreation Commission will meet on Thursday.

Public Works Department: Parks Director Al Hayden reported the following:

- The department is doing hot patch and crack filling repairs on the streets.
- The department removed three hazardous trees.
- The major street work on O'Day is completed and work has begun on Golden Gate.

- 13) City Attorney's Report:** City Attorney Ken Heinz did not have a report.

- 14) Mayor's Report:** Mayor Morgan stated that the city is still working on options regarding the RPA-2 development. The city does not have any answers at this time but will communicate information to the residents in a variety of formats when the information is available.

Mayor Morgan noted that the public hearing for the next year's budget was held that evening and that it is a balanced budget. She commented that the city is in a strong cash position and that the city will be able to contribute to the Uniformed Pension Plan and repair several streets.

Mayor Morgan reminded everyone that the next Board of Alderman meeting would be held on March 31<sup>st</sup> instead of Election Day April 7<sup>th</sup>.

- 15)**

- 16) City Administrator's Report:** City Administrator George Liyeos did not have any further information regarding the city hall/fire department relocation.

- 17) Citizens to Address the Board:**

**Jim Hoel, 1057 N. Rock Hill Rd.:** Mr. Hoel suggested that the Board pass an ordinance rescinding all other ordinance related to the blight and redevelopment of the RPA2 area. He suggested that a 10 year moratorium on development be instituted on the northwest corner of Manchester and McKnight. He asked that residents be given 12 months to fix their homes before code violation letters are issued.

**Steven Harre, 1030 N. Rock Hill Rd.:** Mr. Harre requested further information as to when the blight designation expired. He asked about the condition of the the TIF and if the city would move to end the TIF. He commented that he felt like just a landholder; holding the land until someone developed it. He wanted to know why Hutkin/Miller Weingarten needed to finance the project. He thought they had stated previously that the project would be financed in house. He asked if Hutkin/Miller Weingarten had withdrawn as the developer. He asked when ARCO would begin construction. He requested further information about the immigration language added to the Allied Waste Contract. Lastly, he stated he agreed with Alderman Johnson's position on the traffic signal in front of Steger School.

- 18) Alderwoman McCann moved and Alderwoman Wofford seconded a motion to adjourn. The motion passed by a unanimous voice vote and the meeting adjourned at 8:05 p.m.

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Mayor Julie Morgan

Attested to:

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Jennifer Yackley, City Clerk