



CITY OF ROCK HILL

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City of Rock Hill Minutes for the Board of Aldermen meeting, Tuesday, July 20, 2021 7:00 p.m.

1. Mayor Mahan called the meeting to order at 7:00 p.m. and led everyone in the Pledge of Allegiance.
2. The Mayor called the roll and the following members of the Aldermanic Board were in attendance: Alderman Took, Alderman Davis via phone, Alderman Johnson, Alderman Westfall, and Alderman Wofford. Alderman Rappold was absent.

3. Citizens to Address the Board:

Maryann Musial-807 Leonard Ave., Ms. Musial commented about the City's Comprehensive Plan relative to the request to rezone 326 W. Thornton Ave. Ms. Musial asked why the plan is being treated as a legal document in this situation when it hasn't been treated as such in other situations in the past.

Sue Allhoff-1042 N. Rock Hill Road, Ms. Allhoff requested additional "No Parking" signs along N. Rock Hill Road when construction is complete.

4. Announcements, Presentations, Proclamations, Communications & Invitations:

Tony LaMantia with Waste Connections addressed the Board concerning recent complaints about trash services within the City. Mr. LaMantia explained that there are two main problems facing the industry at this time: lack of drivers and inability to obtain parts to repair trucks. These two issues coupled with the 4th of July holiday and the recent severe storm have impacted service delivery in the City. He apologized for the problems and assured the Board that Waste Connections is addressing the problems and residents will see service levels improve.

The Mayor asked that Mr. LaMantia keep city staff informed should delays or changes to services need to be made.

5. **Minutes of Previous Meeting** – July 20, 2021: Alderman Johnson moved and Alderman Took seconded a motion to approve the minutes for the July 20, 2021 meeting. The minutes were approved unanimously by voice vote.
6. **Planning and Zoning Commission:** City Administrator Jennifer Yackley reported that the Commission met in July and approved additions to three homes: 323 Eldridge, 2500 Pocahontas, and 2539 Bremerton. The Commission also reviewed and a request to vacate a portion of Thornton Ave.
7. **Parks and Recreation Commission:** City Administrator Jennifer Yackley reported that the

Commission is not meeting in July due to a scheduling conflict.

8. **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 1996:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI, REZONING CERTAIN DESCRIBED LAND TO PLANNED DEVELOPMENT DISTRICT-INDUSTRIAL, APPROVING AN EXCEPTION TO THE MINIMUM LOT SIZE, AMENDING THE ZONING MAP OF THE CITY OF ROCK HILL, AND APPROVING THE PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR THE DEVELOPMENT.

City Attorney Paul Martin gave the first reading of Bill 1996 by “title” only.

City Administrator Jennifer Yackley explained that two changes had been made to the proposed conditions to 326 W. Thornton Ave based on comments received during the public hearing. The first change adds a condition that limits the operational hours. The second change removes the condition limiting the number of employees to 1 and replaces it with a condition that requires parking to be provided on site or on a nearby business’ parking lot pursuant to a parking agreement.

The Board discussed the change to the number of employees on site. The discussion centered on whether or not limiting employees to 1 was too restrictive and the impact of having more than 1 employee on the adjacent residential property. A compromise of limiting the number of employees to 2 was discussed.

The Board also discussed parking and the possibility of preventing employee parking on the street.

The City Attorney Paul Martin proposed draft language to address each issue. He then suggested that Staff draft an Amended Bill based on the Board’s discussion and place it on the agenda for consideration at the next meeting.

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

- b) **Resolution 21-18:** A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, APPOINTING PATRICK LONG AS A MEMBER OF THE ROCK HILL LIBRARY BOARD OF TRUSTEES.

City Attorney Paul Martin read **Resolution 21-18** by “title” only.

Alderman Johnson moved and Alderman Took seconded a motion to approve **Resolution 21-18**.

The motion was approved unanimously by a voice vote of 5-0.

9. Departmental Reports:

- a) **Parks Department:** Ms. Yackley reported:
 - a. Day Camp ended last week. 42 campers attended the camp this year.
 - b. The E-Newsletter goes out on Friday.

- b) **Public Works Department:** Ms. Yackley reported:
 - a. The department has hired Mike Donovan to replace Jon Lavin.
 - b. Roadwork will begin on Shortridge Ave the second week in August.

10. New and Old Business – Mayor and Board of Alderman:

City Administrator Jennifer Yackley explained the changes made to the draft regulations regarding the keeping of bees. The Board of Aldermen discussed the revision related to the notification of neighbors during the permit application process. The discussion centered on what if any role the Board should have if a neighbor objects once notified during the application process.

11. City Attorney’s Report: City Attorney Paul Martin reported that the MO Attorney General’s Office requested additional time to respond to the Public Speech appeal.

- 12. City Administrator’s Report:** City Administrator Jennifer Yackley reported
- a. MODOT has awarded a contract to KCI Construction for the road improvements to Manchester Road.
 - b. Staff has obtained information about the costs of hiring a company to clean city hall/police department.

13. Mayor’s Report: Mayor Mahan had nothing to report

14. Citizens to Address the Board:

Rita Bruns-1103 Gilbert Ave Ms. Bruns had questions about the draft bee regulations.

15. Closed Session: There was no need for a closed session.

16. Adjournment: The Mayor adjourned the meeting at 8:15.

Mayor Edward Mahan

Attested to:

Garrett Schlett, City Clerk