



March 7, 2017

CITY OF ROCK HILL

320 W. Thornton Ave ♦ Rock Hill, MO 63119 ♦ (314)968-1410 ♦ Fax (314)968-4843

**City of Rock Hill
Minutes for the Board of
Aldermen meeting, Tuesday,
March 7, 2017
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: Mr. Robert Weider, Mr. Ed Johnson, Ms. Mary Wofford, Ms. Sabrina Westfall, and Mr. Phillip Scherry. Mr. James Killion was absent.
- 3) **Citizens to Address the Board:** none
- 4) **Announcements, Presentations, Proclamations, Communications & Invitations:** Mayor Mahan read a proclamation for retired patrolman Steven Sperber. Chief Don Wickenhauser presented Mr. Sperber a retirement badge and signature plaque.
- 5) **Public Hearing**
 - a) 2017/2018 Budget

Mayor Mahan opened the public hearing at 7:05 p.m.

City Treasurer Sandy Stephens spoke on the budget. Staff entered into the record the public hearing notice and the affidavit of publication. The proposed Rock Hill budget for 2017-2018 includes all governmental funds.

The proposed budget for the General Operating Fund is to have a projected revenue increase of 1.4%. The General Operating Fund expenditures are budgeted to increase 2.6%, which includes a 2% salary increase for staff and the funding of the Uniformed Employees' Pension Plan. The fund balance reserves provide flexibility and cash flow for emergencies and long-term planning.

The General Capital Improvement Fund has a projected revenue increase of 6% from last year due to projected sale of fixed assets. Included in this budget is the debt service for the fire truck and construction of the City's government complex, replacement of one police vehicle, replacement of the fire command vehicle, various fire and public works equipment, and maintenance of equipment.

The Infrastructure Capital Fund accounts revenues are projected to be around \$69,000 and have included a transfer from the Park Fund for the storm water portion of the street projects. This year the street projects included in the budget are County Hills, Webster Court, Plateau, and Leonard.

Mrs. Stephens asked if there were any questions from the Board.

Mayor Mahan asked if there were any questions from the public or the Board.

Hearing no questions, Mayor Mahan closed the public hearing at 7:14 p.m.

b) Text amendment

Mayor Mahan opened the public hearing at 7:14 p.m.

City Administrator Jennifer Yackley entered into the record the public hearing notice, the affidavit of publication, the staff file, and the City code.

City Administer Jennifer Yackley spoke regarding the text amendment.

This text amendment is in regards to section 405.760, the architectural review in the City's zoning code. The Planning and Zoning Commission has been working on this text amendment for the past year. It was voted on at the February meeting and being brought before the Board of Aldermen for their approval.

The text amendment is two things: There was some disagreement in interpreting the City's current masonry requirement between staff and a builder. Right now the code says 75% of the front façade must be masonry for new homes only if the majority of the homes within 150 feet and within view of the proposed new home are majority of masonry. The "within view" portion of the code is open for interpretation. That difference in interpretation was brought to the Planning Commission who saw the need to clean up the language. The second thing is that the Planning and Zoning Commission is seeing homes whose front is very dressed up and the sides are very plain. They are attempting to balance those things with houses that are designed on both sides while keeping houses affordable, and they wanted to clean up this masonry language.

The proposed text amendment does four things. It includes a purpose statement for architectural review and adds a statement that design elements are to be provided on all sides of the house; it provides a list of design elements from which builders can choose and requests that they provide three of these elements on the front and two of these elements on the sides and the rear; and it clarifies the calculation method to trigger the masonry requirement – it continues with the 150 feet measurement, but

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instead of a linear measurement, it will now be a radius measurement, and if 80% of the homes in that radius are primarily masonry, the new home must provide 25% masonry based on the square footage of the exterior of the building. Lastly it gives the Planning and Zoning Commission some authority to approve an individual house who, through good design, does not necessarily meet these criteria.

Ms. Yackley asked if there were any questions from the Board.

Alderman Scherry asked if all the masonry could be put on the front.

Ms. Yackley responded that they could, but they are not required to.

Alderman Scherry asked if there was any evaluation done on the cost of adding those design elements to the two houses that have come before the Planning and Zoning Commission recently and discussed the design elements.

Ms. Yackley said there was not a cost-benefit analysis done, but that many of these design elements were already being done. Several of the Planning and Zoning Commission members are builders and they were all comfortable with these requirements. Ms. Yackley explained some of the listed design elements.

The Board of Aldermen discussed the appeal process and more of the design elements.

Mayor Mahan asked if there were any questions from the public or the Board.

Hearing no questions, Mayor Mahan closed the public hearing at 7:28p.m.

- 6) **Minutes of Previous Meeting** – February 21, 2017: Alderman Scherry moved and Alderman Weider seconded a motion to approve the minutes for the February 21, 2017 meeting. The minutes were approved unanimously by voice vote.

- 7) **Treasurer's Report:** Treasurer Sandy Stephens reported:

Mrs. Stephens asked if there were any questions regarding the warrant.

The Board of Aldermen discussed the warrant.

Hearing no further questions, Mrs. Stephens requested that the Board approve the Warrant.

Alderman Scherry moved and Alderman Weider seconded a motion to approve the Warrant.

The Warrant was approved unanimously by voice vote.

8) Community Development Commission Report: Ed Johnson reported:

- There was not a quorum at the last meeting.

9) 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 1935:** AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE CITY OF ROCK HILL FOR THE PERIOD OF APRIL 1, 2016 THROUGH MARCH 31, 2017.

City Attorney Paul Martin read **Bill 1935** for the first time by “title” only.

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

- b) **Bill 1933:** AN ORDINANCE OF THE CITY OF ROCK HILL, MISSOURI REZONING 827 NORTH ROCK HILL ROAD (LOCATOR #22L630761) TO “G” GOVERNMENT DISTRICT AND AMENDING THE ZONING MAP OF THE CITY OF ROCK HILL.

City Attorney Paul Martin read **Bill 1933** for a second time by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Bill 1933**.

The members of the Aldermanic Board voting in favor of the motion were: Weider, Johnson, Wofford, Westfall, and Scherry. Motion passes with a vote of 5-0. **Bill 1933** becomes **Ordinance 1851**.

- c) **Bill 1934:** AN ORDINANCE AMENDING SCHEDULE III OF THE ROCK HILL CITY CODE REGARDING STOP INTERSECTIONS.

City Attorney Paul Martin read **Bill 1934** for a second time by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Bill 1934**.

The members of the Aldermanic Board voting in favor of the motion were: Weider, Johnson, Wofford, Westfall, and Scherry. Motion passes with a vote of 5-0. **Bill 1934** becomes **Ordinance 1852**.

- d) **Resolution 17-08:** A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, REAPPOINTING CHANTAL HOFFSTEN, MAUD JEANTY, AND LAURIE MURPHY EACH TO A THREE YEAR TERM, EFFECTIVE APRIL 1, 2017 AS MEMBERS OF THE ROCK HILL LIBRARY BOARD OF TRUSTEES.

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City Attorney Paul Martin read **Resolution 17-08** by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Resolution 17-08**.

The motion to approve **Resolution 17-08** was approved unanimously by voice vote.

- e) **Resolution 17-09:** A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH DAVEY RESOURCE GROUP TO PROVIDE TREE INVENTORY SERVICES TO THE CITY OF ROCK HILL.

City Attorney Paul Martin read **Resolution 17-09** by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Resolution 17-09**.

The Board of Aldermen discussed **Resolution 17-09**.

The motion to approve **Resolution 17-09** was approved unanimously by voice vote.

10) Fire Department – Fire Chief Kevin Halloran Reported:

- Cpt. Kendrick has returned from the National Fire Academy training.
- Covered Kirkwood last night due to a house fire during the storm.
- Crews having doing extensive training at West County.
- ISO inspection will be pushed out until the new facility is built.
- Spring building inspections start this month and hose testing starts in April.

11) Police Department – Police Chief Don Wickenhauser Reported:

- In-car cameras were installed today, software will be installed Friday.
- Continuing to work on CALEA.

Alderman Johnson asked about the No Left Turn from Lithia onto Rock Hill Road and the pedestrian crossing at Des Peres and Rock Hill Road.

Alderman Scherry asked if the new facilities would help in the CALEA accreditation process.

11) New and Old Business – Mayor and Board of Alderman: none.

12) City Attorney’s Report: Discussed the appeal process regarding the architectural review process.

13) City Administrator’s Report:

- Planning and Zoning reviewed and approved the site plan and architectural elevations for the new facilities.
- Design team is at the 65% design completion mark.
- We are still on track to release the documents for bid on April 3rd and intend to

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leave it open for most of April.

- We are also still on track for groundbreaking at the end of May or beginning of June.
- The park is closing March 13th so Public Works can begin the salvage work.
- The Industrial Development Authority will meet next week for their annual meeting.
- Met with County Hills and Webster Ct. residents to discuss the upcoming roadwork. The residents want to keep the trees, and the tradeoff is that the road may get a couple inches narrower to accommodate them. Part of this tree inventory will involve the arborist looking at the health of the public trees throughout the cities, including those on County Hills.
- The Board discussed the new building, who is eligible to bid on the project, the lighting, and the playground.

14) Mayor's Report: Attended the County Hills design meeting on the 22nd, on March 23rd will be attending the Municipal League meeting in Webster Groves, attended the P&Z meeting on the 1st, on the 2nd spoke to the Boys To Men Group at Hixson, and will attend the ribbon cutting for the new Abbott facilities on the 9th.

15) Citizens to Address the Board: none

16) Adjournment: The Mayor adjourned the meeting at 7:55 p.m.

Mayor Edward Mahan

Attested to:

Amy Perrin, City Clerk