



CITY OF ROCK HILL

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**CITY OF ROCK HILL
MINUTES FOR THE BOARD OF
ALDERMEN MEETING
TUESDAY, July 18, 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. James Killion, Mr. Edward Johnson, Ms. Mary Wofford, Ms. Sabrina Westfall, and Mr. Philip Scherry.
- 3) **Citizens to Address the Board:** none
- 4) **Announcements, Presentations, Proclamations, Communications & Invitations:** none
- 5) **Public Hearing:** Progress of the redevelopment plans and the redevelopment projects pertaining to the Market at McKnight (RPA1) and CVS Pharmacy (RPA2).

Mayor Mahan opened the Public Hearing at 7:02 p.m.

City Administrator Jennifer Yackley explained that the public hearing has to do with a progress report pertaining to the TIF districts within the City, commonly known as the Market at McKnight and CVS Pharmacy. This public hearing is per state statute, which requires a public hearing for a status update every five years. The previous public hearing was held in 2012. Ms. Yackley entered into the record the public hearing notice, the affidavit of publication, which was published once a week for the previous four weeks, and the staff memo relative to this public hearing.

Originally, when the TIF was created by the City it was one large TIF district but was subsequently split into two pieces in 2007. The Market at McKnight was completed in 2007 and is fully leased. Steinmart and Lucky's Market anchor the center, and a variety of tenants have come into the center since the last public hearing. Those include Lucky's Market, Slider House, Katie's Pizza and Pasta, and Global Brew, just to name a few of them.

In 2015, the Board of Aldermen adopted Ordinance 1832, approving the bond issuance of \$16,350,000 in Tax Increment Revenue Bonds and \$8,337,301 of Tax Increment Revenue Notes. That allows investors to purchase the bonds and the notes to pay off the debt that the developer has incurred in building that center.

As you can see in the staff memo, there is a chart that talks about actual revenues received through April, 2017. The TIF notes are funded through property taxes, 50% of the sales taxes, and a portion of the Transportation Development District (TDD) and the Community Improvement District (CID) sales tax. The property taxes have come in at about \$3.5 million and the sales taxes have come in at about \$3.6 million. Debt service payments are made twice a year, in May and November, and since 2015 the debt service payments have been sufficient enough to pay off the interest as well as a portion of the principal. Every time we can make a principal payment, we have to make them in increments of \$5,000, because that's how the bonds are paid off, and so we have been able to do that every time we've had a debt service payment since 2015.

The other TIF is the CVS TIF. CVS was completed in 2013. The Board authorized a development agreement with CVS at that time. At this point there have been no notes or bonds issued for that. The CVS is fully complete and is open and operating. The original agreement called for the City and CVS to split the \$360,000 that were TIF revenues that had been collected from 2007 – 2013.

In order for CVS to get its \$180,000, it had to incur \$180,000 worth of remediation costs. They have since done that and in May of this year, they submitted documentation that they have incurred this and they have been issued their \$180,000. The City then received their \$180,000 of TIF proceeds, and that will go towards the construction of the new fire house. The actual revenues are also in your memo. To date, the property taxes generated are about \$401,000 and the sales taxes have generated about \$61,000.

Ms. Yackley asked if there were any questions.

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

Hearing no questions, Mayor Mahan closed the Public Hearing at 7:09 p.m.

6) Minutes of Previous Meeting – June 20, 2017. Alderman Scherry moved and Alderman Weider seconded a motion to approve the minutes for the June 20, 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.

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

Alderman Scherry moved and Alderman Killion seconded a motion to Approve the Warrant.

The warrant was approved unanimously by voice vote.

8) Community Development Commission Report: Alderman Ed Johnson reported:

- The CDC has not met since the last Board of Aldermen meeting, but are scheduled to meet next week.

9) Parks and Recreation Commission Report: Parks and Recreation Director Al Hayden reported:

- Commission has not met since the June meeting.
- Commission is scheduled to meet Thursday at Oakhaven Park.

10) Planning and Zoning Commission Report: City Administrator Jennifer Yackley reported:

- Planning and Zoning Commission met on July 5.
- There were three items on the agenda: two new houses, one at 1052 N. Rock Hill Rd. and one at 2425 Remington Lane, both of which were approved. Staff has signed off on building permits for 1052 N. Rock Hill Rd., so construction should begin soon. The third item was Smoothie King, at 2800 McKnight, which is the area next to UGas.
- There is one project under review, which is a patio for El Indio, but it may not be ready for the August P&Z meeting.

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 1943: AN ORDINANCE AMENDING SECTION 405.590 “PORCHES, PAVED TERRACES, ETC.” OF THE ROCK HILL MUNICIPAL CODE. (staff requests two readings)

City Attorney Ross Davis read **Bill No. 1943** for the first time by “title” only.

Mayor Mahan advised that staff was requesting two readings of **Bill No. 1943**.

Alderman Scherry asked why a second reading was requested.

City Administrator Jennifer Yackley advised that it was at the request of the petitioner.

Hearing no objections, City Attorney Ross Davis read **Bill No. 1943** for a second time by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Bill No. 1943**.

Members of the Aldermanic Board voting in favor of the motion were: Weider, Killion, Johnson, Wofford, Westfall, Scherry. Motion passes with a vote of 6-0.

Bill No. 1943 becomes Ordinance No. 1960.

b) Bill 1944: AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO VANDERWALL MONTESSORI ACADEMY WHICH PERMITS UNDER CERTAIN CONDITIONS THE USE OF CERTAIN DESCRIBED

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PROPERTY FOR OPERATION OF A NURSERY SCHOOL; PROVIDING THE CONDITIONS OF SUCH USAGE; AND PROVIDING THE EFFECTIVE DATE OF THIS ORDINANCE.

City Attorney Ross Davis read **Bill No. 1944** for the first time by “title” only.

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

- c) **Bill 1942: AN ORDINANCE REPEALING AND REPLACING SECTION 405.770 “SITE PLAN REVIEW” OF THE MUNICIPAL CODE OF THE CITY OF ROCK HILL.**

City Attorney Ross Davis read Bill No. 1942 for a second time by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve Bill No. 1942.

Members of the Aldermanic Board voting in favor of the motion were: Weider, Killion, Johnson, Wofford, Westfall, and Scherry. Motion passes with a vote of 6-0.

Bill No. 1942 becomes Ord. No. 1961.

- d) **Resolution 17-25: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, APPOINTING WYNDEL HILL TO THE PLANNING AND ZONING COMMISSION TO FILL THE UNEXPIRED TERM OF SY SHUMAKER, SET TO EXPIRE MARCH 31, 2019.**

City Attorney Ross Davis read **Resolution 17-25** by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Resolution 17-25**.

The Board of Alderman discussed **Resolution 17-25**.

The motion to approve **Resolution 17-25** was approved unanimously by voice vote.

- e) **Resolution 17-26: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, APPOINTING DAVID GIACOPELLI TO THE INDUSTRIAL DEVELOPMENT AUTHORITY TO FILL THE UNEXPIRED TERM OF JAMES GILL, EXPIRING SEPTEMBER 1, 2017 AND REAPPOINTING DAVID GIACOPELLI TO A TWO YEAR TERM SET TO EXPIRE SEPTEMBER 1, 2019.**

City Attorney Ross Davis read **Resolution 17-26** by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve

Resolution 17-26.

The motion to approve **Resolution 17-26** was approved unanimously by voice vote.

- f) **Resolution 17-27: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ROCK HILL, MISSOURI, REAPPOINTING WYNDEL HILL TO THE INDUSTRIAL DEVELOPMENT AUTHORITY FOR A TWO YEAR TERM, EXPIRING SEPTEMBER 1, 2019.**

City Attorney Ross Davis read **Resolution 17-27** by “title” only.

Alderman Scherry moved and Alderman Weider seconded a motion to approve **Resolution 17-27**.

The motion to approve **Resolution 17-27** was approved unanimously by voice vote

- g) **Resolution 17-28: A RESOLUTION OF THE ROCK HILL BOARD OF ALDERMEN REAPPOINTING DEBRA DONNER TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROCK HILL FOR A TERM OF FOUR YEARS.**

City Attorney Ross Davis read **Resolution 17-28** by “title” only.

Alderman Johnson moved and Alderman Weider seconded a motion to approve **Resolution 17-28**.

The motion to approve **Resolution 17-28** was approved unanimously by voice vote.

12) Fire Department—Chief Kevin Halloran Reported:

- Busy week assisting St. Louis City planning the funeral for Captain Kemper.
- Crews have been extremely busy with heat related issues.
- They are trying to do computer training during the hot weather.
- Last month did a lot of training with Frontenac and West County.
- Did extinguisher training at McDonnell and Associates.
- Will be setting up driver simulator training at West County.
- Crew helped out at day camp on water day.

Alderman Scherry asked if all fire department staff was certified to drive the truck. Chief Halloran responded that they are all certified.

Alderman Johnson asked for an update on the Joint Fire Command.

City Administrator Jennifer Yackley advised that the five cities have drafted bylaws and a budget. It was on for the Richmond Heights Board of Alderman last night for public comment. The five cities had agreed to bring the resolution to their cities this summer, so the Board should expect to see some legislation for their consideration in August.

13) Police Department – Chief Don Wickenhauser Reported:

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- The new vehicle is in and striped, so the change over should happen next week.
- Finishing up the hiring process.
- September 28 will be the mock CALEA assessment.

14) Parks and Recreation Department – Parks and Recreation Director Al Hayden Reported:

- Day camp ended last Thursday.
- Thanked the Fire Department for watering the garden at Whitfield Park and for participating in water day at camp.
- Reliance Bank has offered to participate in sponsoring Fall Festival.
- Still looking for some cars for the parade.
- Newsletter information is due August 11.

15) Public Works Department – Parks and Recreation Director Al Hayden Reported:

- Continuing work on Leonard. They have one lane completed and expect to be finished the first week of August.
- Continue to work on trimming and mowing, and are preparing to paint the crosswalks at the schools.

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

17) City Attorney's Report: requested a closed session.

18) City Administrator's Report: Work continues on the sewer work on the new building. There was a preconstruction meeting today with Gershenson, who will be doing County Hills. The crews were out marking and staking this week, and construction work should start next week. Ms. Yackley has been chosen to participate in Leadership St. Louis. It is a nine month program that starts in September. SLACMA has agreed to pay for half of the \$5,000 tuition and is requesting the City fund the remaining \$2,500 out of the training budget.

Alderman Weider moved and Alderman Johnson seconded a motion for the City to fund the remaining \$2,500 for the Leadership St. Louis program out of the training budget. The motion was approved unanimously by voice vote.

19) Mayor's Report: Thanked the Board for supporting Kirkwood's fire work display, attended a meeting on July 13 in Olivette with the mayors of Olivette and Black Jack to prepare for the 100 year anniversary of the St. Louis Metro Municipal League, July 26 is the ribbon cutting for Reliance Bank.

20) Citizens to Address the Board: William Bunn, 9375 Tilles Dr. Mr. Bunn spoke against the Special Use Permit at 9420 Litzsinger.

21) Closed Session: Alderman Scherry moved and Alderman Weider seconded a motion to hold a closed meeting with closed record and closed voting, pursuant to Subsection (1) 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

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attorneys. Members of the Aldermanic Board voting in favor of the motion were:
Weider, Killion, Johnson, Wofford, Westfall, and Scherry. Motion passes with a vote of
6-0 motion.

22) Adjournment: The mayor adjourned the meeting at 8:30 p.m.

Attested to:

Edward Mahan, Mayor

Amy Perrin, City Clerk