

CITY OF CRESTWOOD BOARD OF ALDERMEN REGULAR MEETING

Tuesday April 11, 2017 7:00 P.M.

The Board of Aldermen of the City of Crestwood met at the Government Center on Tuesday, April 11, 2017, at 7:00 p.m. Mayor Roby called the meeting to order and led everyone in the pledge of allegiance.

Roll Call: On roll call, the following members were present:

Mayor Gregg Roby Alderman Richard Breeding Alderman Darryl Wallach Alderman Mary Stadter Alderman Justin Charboneau Alderman Grant Mabie Alderman Jerry Miguel Alderman Timothy Anderson Alderman Tony Kennedy	Staff present: City Administrator, Kris Simpson City Attorney, Lisa Stump City Clerk, Helen Ingold Police Chief, Frank Arnoldy Fire Captain, Keith Bell Director of Public Services, Jim Gillam City Planner, Adam Jones Recreation Manager, Todd Stover
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Public Hearings

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO SALVATION ARMY FOR THE OPERATION OF A SECONDHAND RETAIL STORE, LOCATED AT 9283 WATSON ROAD, CITY OF CRESTWOOD, MISSOURI

Mayor Roby stated that the request had been withdrawn by the petitioner.

Hearing no comments, Mayor Roby declared the public hearing closed.

Mayor, Board of Aldermen, and City Administrator Reports and/or Comments

Alderman Wallach reported this past Saturday a honeysuckle cleanup had been held at Rayburn Park. He said about 15-20 volunteers participated. He thanked citizens for getting out and voting. He acknowledged the success of the Prop C initiative as a vote of confidence. Alderman Wallach brought forth a concern about corner lot fencing regulations. He had been contacted by a citizen with handicap child that is facing a compliance issue. He suggested the Board take another look at that issue.

Alderman Stadter said maybe ADA regulations could provide leeway for a citizen in a special circumstance such as the one mentioned by Aldermen Wallach. She suggested research on that be looked into. She reported the Beautification Committee will hold a Earth Day Planting on April 23 at 11 a.m. She noted the Beautification Committee had approved four grants for neighborhood beautification projects for not more the \$500 each. She said the Beautification Committee's next meeting will be on May 4th at 5:30 p.m.

Alderman Charboneau said the Police Board will meet next Monday at 7:30 p.m. He noted that Bi-State had asked the City to seek input on use of public transit, especially in terms of opinions on public safety. Mr. Simpson said that a member of staff will be delegated to use social media to get the word out and gather any input from local transit users.

Alderman Mabie said the Economic Development Commission will meet tomorrow night at 7:00 p.m. Also, Alderman Mabie noted an upcoming fireworks event to be held at Fairway Automotive this Saturday, April 15th.

Alderman Anderson reported the Planning and Zoning Commission had recommended approval of a request from Crestwood Appliance to replace the front canopy. Also, they recommended

approval of a request for a CUP from JNK Auto (aka Ernie Patti) to occupy the space formerly occupied by the Sylvan Learning Center. He noted the commission looked at legislation modifying the maximum and minimum parking requirements and will be continuing study and review of that issue. Alderman Anderson said he would relay the corner lot fencing concern to the commission.

Alderman Kennedy congratulated the Mayor on being re-elected. He noted the Sign Commission meeting scheduled for tomorrow night has been postponed awaiting further guidance from the Board of Aldermen regarding changes to the Sign Code.

Mayor Roby mentioned that the City of Crestwood had received designation as a Bee City U.S.A. city. He noted that Aldermen Stadter had sent him photos of some the pollinators and acknowledged this achievement was related to the efforts of the Beautification Committee. He reminded everyone to plant flowers that help bees to flourish.

Public Comment

Johnathan Stadter, 546 Apex Dr., explained to the Board his Eagle Scout project. He said he will be building a bee hive behind the Public Works out-building in Whitecliff Park. He explained he will be leading a small team of scouts to accomplish the project which should take about one afternoon to complete. Alderman Stadter added that the bees will be arriving on May 6th.

Susan Leopold, 10808 Forest Park Dr., Sunset Hills, Missouri, came forward to ask consideration to support a planning grant for the Sappington House. She introduced the following people coming forth in support: Dyann Dierkes, Kathy Sauer, Enid Barnes, Don Massey, and Sally Cakouros. She explained the threat of water damage to the property and why it is imperative to take steps to preserve the property. Mayor Roby stated the City values the Sappington House and wishes to make sure it is there for many years to come.

Old Business

Mr. Simpson noted that staff had added the details requested by the Board. Alderman Mabie noted the prioritization should be an annual exercise. After a discussion by the Board about ranking the prioritizing grant projects, Alderman Miguel moved to approve the list of prioritizing grant projects as outlined in the memo (Exhibit A – attached as part of this journal).

Motion to approve: Alderman Miguel.

Second: Alderman Stadter.

On roll call vote, motion passed.

Alderman Breeding	YEA
Alderman Miguel	YEA
Alderman Anderson	YEA
Alderman Charboneau	YEA
Alderman Wallach	YEA
Alderman Mabie	YEA
Alderman Kennedy	YEA
Alderman Stadter	YEA

Alderman Miguel added that he would like to see the trail project broken down into smaller projects.

Approval of the Consent Agenda

Alderman Mabie asked that the minutes and the ordinance be removed from the consent agenda.

Consent Agenda

Motion to approve a Temporary Liquor License for event at Fairway Automotive: Alderman Charboneau. Second: Alderman Stadter.

On a roll call vote, motion passed.

Alderman Breeding	YEA
Alderman Wallach	YEA
Alderman Charboneau	YEA
Alderman Stadter	YEA
Alderman Mabie	YEA
Alderman Miguel	YEA
Alderman Anderson	YEA
Alderman Kennedy	YEA

Items Removed from the Consent Agenda

Approval of the March 28, 2017 Regular Meeting Minutes

Alderman Mabie requested that it be noted in the minutes that Ken Lange’s letter (in reference to the request for a conditional use permit from the Salvation Army) had been distributed to the Board and entered into evidence.

Motion to approve the March 28, 2017 minutes, as amended: Alderman Mabie

Second: Alderman Charboneau.

On voice vote, motion passed.

Alderman Mabie said that more time was desired to review the changes to the Code before taking a second reading, but that he was comfortable proceeding with a first reading.

Bill # 16-90 AN ORDINANCE AMENDING CHAPTER 16 OF THE MUNICIPAL CODE OF THE CITY OF CRESTWOOD, TO ADD SEVERAL SECTIONS AND TO REVISE SEVERAL SECTIONS RELATING TO OFFENSES TO ENSURE CONSISTENCY WITH THE MISSOURI REVISED CRIMINAL CODE

Motion to approve: Alderman Stadter.

Second: Alderman Mabie.

On voice vote, motion passed.

Alderman Stadter read the ordinance for the first time:

AN ORDINANCE AMENDING CHAPTER 16 OF THE MUNICIPAL CODE OF THE CITY OF CRESTWOOD, TO ADD SEVERAL SECTIONS AND TO REVISE SEVERAL SECTIONS

RELATING TO OFFENSES TO ENSURE CONSISTENCY WITH THE MISSOURI REVISED CRIMINAL CODE

On roll call vote motion passed.

Alderman Miguel	YEA
Alderman Wallach	YEA
Alderman Kennedy	YEA
Alderman Charboneau	YEA
Alderman Mabie	YEA
Alderman Breeding	YEA
Alderman Anderson	YEA
Alderman Stadter	YEA

Brian Malone, Attorney at Law, Lashly & Baer P.C., approached the lectern and gave the Board background information on the proposed changes to Chapter 16 of the Code. He noted the proposed changes reflect the recent State statute changes. Alderman Mabie requested Mr. Malone to provide the Board with a memo detailing the review.

No motion was made for a second reading. Mayor Roby stated that the Board will be holding a special meeting prior to a closed session next week, Tuesday, April 18, 2017 and this item will be moving onto that agenda for the second reading.

New Business

Bill # 16-91 – Ordinance 4740

AN ORDINANCE AMENDING THE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE PURCHASE AND SALE OF REAL ESTATE AND RELATING TO THE NEW PUBLIC WORKS FACILITY, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY

City Attorney Stump explained why legal counsel thought an amendment was proper in regards to the design build process and that MSD is allowing for a reimbursement of legal fees as a result of the design build.

Motion to approve: Alderman Mabie.
Second: Alderman Anderson.
On voice vote, motion passed.

City Attorney Stump made a brief explanation regarding the title of the proposed ordinance.

Alderman Wallach read the ordinance for the first time:

AN ORDINANCE AMENDING THE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE PURCHASE AND SALE OF REAL ESTATE AND RELATING TO THE NEW PUBLIC WORKS FACILITY, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY

On roll call vote motion passed.

Alderman Breeding	YEA
Alderman Miguel	YEA
Alderman Anderson	YEA
Alderman Charboneau	YEA
Alderman Wallach	YEA
Alderman Mabie	YEA
Alderman Kennedy	YEA
Alderman Stadter	YEA

Motion for 2nd reading: Alderman Mabie.

Second: Alderman Anderson.

On voice vote, motion passed.

Alderman Breeding read the Bill for the second time:

AN ORDINANCE AMENDING THE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE PURCHASE AND SALE OF REAL ESTATE AND RELATING TO THE NEW PUBLIC WORKS FACILITY, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY

On roll call vote, motion passed.

Alderman Stadter	YEA
Alderman Miguel	YEA
Alderman Breeding	YEA
Alderman Kennedy	YEA
Alderman Wallach	YEA
Alderman Anderson	YEA
Alderman Charboneau	YEA
Alderman Mabie	YEA

Bill # 16-92 AN ORDINANCE APPROVING THE DESIGN-BUILD CONTRACT WITH PLOCHER CONSTRUCTION COMPANY, INC., FOR THE CONSTRUCTION OF THE NEW CRESTWOOD PUBLIC WORKS FACILITY AT 9353 WATSON INDUSTRIAL PARK, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY

Brad Nevois from Metropolitan Sewer District and Bruce Wood from KAI Design & Build, approached the lectern.

There were a few brief questions from the Board regarding the site, flow down conditions, the scoring regarding the choice of Polcher and the options on features. Mayor asked for verification there would be onsite oversight and testing during construction. Mr. Wood confirmed that they would be making sure you are getting what you are paying for, as well as, stated their experience with Polcher is they use Union labor.

Motion to include Alternate B, three sided covered parking for smaller vehicles and pickup trucks, in the contract: Alderman Mabie.

Second: Alderman Stadter.

The results of a voice vote were unclear, so a roll call vote was taken.

Alderman Wallach voiced his wish to use Capital Improvement fund for projects other than covered parking at this facility.

On roll call vote, motion failed.

Alderman Mabie	YEA
Alderman Breeding	YEA
Alderman Anderson	NAY
Alderman Charboneau	NAY
Alderman Miguel	NAY
Alderman Wallach	NAY
Alderman Kennedy	NAY
Alderman Stadter	YEA

Alderman Wallach began to make a motion to only include options A and C; however, It was clarified that a separate motion was not necessary as those options were in the proposed contract.

Hearing no further comments, Mayor Roby asked for a motion for a first reading.

Motion to approve: Alderman Mabie.

Second: Alderman Charboneau.

On voice vote, motion passed.

Alderman Miguel read the ordinance for the first time:

AN ORDINANCE APPROVING THE DESIGN-BUILD CONTRACT WITH PLOCHER CONSTRUCTION COMPANY, INC., FOR THE CONSTRUCTION OF THE NEW CRESTWOOD PUBLIC WORKS FACILITY AT 9353 WATSON INDUSTRIAL PARK, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME ON BEHALF OF THE CITY

On roll call vote motion passed.

Alderman Miguel	YEA
Alderman Wallach	YEA
Alderman Kennedy	YEA
Alderman Charboneau	YEA
Alderman Mabie	YEA
Alderman Breeding	YEA
Alderman Anderson	YEA
Alderman Stadter	YEA

Motion for 2nd reading: Alderman Charboneau.
Second: Alderman Wallach.
On voice vote, motion failed. Alderman Mabie cast a vote of "Nay".

Mayor Roby said that since the Board is holding a special meeting next week, this item will be moving onto that agenda for the second reading.

Introduction of Future Issues

Mayor Roby asked that Board consider the rezoning of property along Watson Road across the street from the mall. He noted that several parcels, such as Forest View apartments, Magna Visual and the Aldi's' plaza have various zoning designations He suggested that a designations of MXD (mixed use) or PDC (planned development commercial) would be more desirable in order to rejuvenate the Watson corridor. He said he heard from the voters during the election that the residents want the corridor rejuvenated.

Alderman Mabie asked staff to look at a property at 9680 Big Bend Boulevard to see the value, the background, and any possible future use of this empty lot.

Alderman Mabie asked that a discussion point regarding the possibility of an ordinance addressing the issue of drones and privacy be placed on as an agenda item either in June or July. He noted area cities have adopted such legislation and pointed to the one recently adopted by the city of Ellisville as a model.

Alderman Miguel inquired if the restructuring of Board and Commission would be returning to the Board on an upcoming agenda. Mr. Simpson confirmed it would be on an agenda soon.

Adjournment

Motion to adjourn: Alderman Mabie.
Second: Alderman Anderson.
On voice vote, motion passed.

Meeting adjourned to closed session at 9:09 p.m.

ATTEST:



HELEN INGOLD
CITY CLERK



KRISTOFFER SIMPSON
CITY ADMINISTRATOR