

THE CITY OF CLAYTON

Board of Aldermen
In-Person and Virtual Meeting
January 23, 2024
7:10 p.m.

MINUTES

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

In-person: Ira Berkowitz, Bridget McAndrew, Susan Buse, Becky Patel, Rick Hummell, and Mayor Michelle Harris.

Staff: City Manager Gipson, City Attorney O’Keefe, City Clerk Frazier, and Assistant City Manager Muskopf

Absent: Gary Feder

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING AND AN ORDINANCE FOR A SUBDIVISION PLAT (LOT CONSOLIDATION) FOR 7449-7451 BLAND AVENUE

Mayor Harris opened the public hearing and requested proof of publication.

City Manager Gipson reported that this is a public hearing and subsequent ordinance to consider approving a subdivision plat for the consolidation of two (2) lots to create one (1) lot for the subject properties addressed as 7449-7451 Bland Avenue.

Anna Krane, Director of Planning & Development was in attendance to answer questions.

Mayor Harris closed the public hearing.

Alderman Berkowitz introduced Bill No. 7007, approving a subdivision plat for 7449-7451 Bland Avenue to be read for the first time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7007, first reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 7449 and 7451 Bland Avenue in the City of Clayton, Missouri by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Berkowitz that the Board give unanimous consent to consideration for adoption of Bill No. 7007 on the day of its introduction. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

Alderman Berkowitz introduced Bill No. 7007, approving a subdivision plat for 7449-7451 Bland Avenue to be read for the second time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7007, second reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 7449 and 7451 Bland Avenue in the City of Clayton, Missouri by title only.

The motion passed on a roll call vote: Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Patel – Aye; Alderman Hummell – Aye; and Mayor Harris – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 6868 of the City of Clayton.

CONSENT AGENDA

1. Minutes – December 19, 2023
2. Motion - Disposal of records per the Missouri Secretary of State General Records Retention Schedule.

Motion made by Alderman Berkowitz to approve the Consent Agenda. Alderman McAndrew seconded.

The motion passed on a roll call vote: Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Patel – Aye; Alderman Hummell – Aye; and Mayor Harris – Aye.

AN ORDINANCE APPOINTING CERTAIN SUCCESSORS TO THE BOARD OF DIRECTORS OF THE 7730 BONHOMME COMMUNITY IMPROVEMENT DISTRICT (CID)

City Manager Gipson reported that On March 24, 2020, the City of Clayton created the 7730 Bonhomme Community Improvement District (CID) for the property located at 7730 Bonhomme Avenue, now operating as a Le Meridian Hotel. The CID imposes an additional 1% sales tax on the hotel (including hotel room, restaurant, and gift shop sales). The CID uses the revenues from the sales tax to reimburse the Developer for certain eligible redevelopment costs.

The CID is governed by a five-member board of directors appointed by the mayor with the consent of the Board of Aldermen. The CID is requesting that Terry Anderson and Evan Welsh be reappointed for four-year terms to expire March 25, 2028.

Alderman Berkowitz introduced Bill No. 7008, approving the Board appointments to the 7730 Bonhomme Community Improvement District to be read for the first time by title only.

City Attorney O’Keefe reads Bill No. 7008, first reading, an Ordinance of the City of Clayton, Missouri, Approving the Reappointment of Certain Board of Directors for the 7730 Bonhomme Community Improvement District by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Berkowitz that the Board give unanimous consent to consideration for adoption of Bill No. 7008 on the day of its introduction. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

Alderman Berkowitz introduced Bill No. 7008, approving the Board appointments to the 7730 Bonhomme Community Improvement District to be read for the second time by title only.

City Attorney O’Keefe reads Bill No. 7008, second reading, an Ordinance of the City of Clayton, Missouri, Approving the Reappointment of Certain Board of Directors for the 7730 Bonhomme Community Improvement District by title only.

The motion passed on a roll call vote: Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Patel – Aye; Alderman Hummell – Aye; and Mayor Harris – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 6869 of the City of Clayton.

AN ORDINANCE FOR A CONTRACT WITH BYRNE AND JONES SPORTS CONSTRUCTION FOR THE RENOVATION OF BALLFIELDS #1 AND #2 IN SHAW PARK

City Manager Gipson reported that maintenance and improvement of the existing ballfields in Shaw Park was prioritized as system-wide, long-term projects in the 2007 Parks and Recreation Master Plan. Fields #1 and #2 in Shaw Park were last restored in 2009-2010 and are the next ballfields scheduled for renovation.

Byrne and Jones Sports Construction has submitted a proposal for the renovation project.

Toni Siering, Director of Parks and Recreation, was in attendance to answer questions.

Alderman Berkowitz introduced Bill No. 7009, approving a contract with Byrne and Jones Sports Construction for Ballfields #1 and #2 in Shaw Park to be read for the first time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7009, first reading, an Ordinance Approving a Contract with Byrne and Jones Sports Construction for the Renovation of Ballfields #1 and #2 in Shaw Park in the City of Clayton by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Berkowitz that the Board give unanimous consent to consideration for adoption of Bill No. 7009 on the day of its introduction. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

Alderman Berkowitz introduced Bill No. 7009, approving a contract with Byrne and Jones Sports Construction for Ballfields #1 and #2 in Shaw Park to be read for the second time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7009, second reading, an Ordinance Approving a Contract with Byrne and Jones Sports Construction for the Renovation of Ballfields #1 and #2 in Shaw Park in the City of Clayton by title only.

The motion passed on a roll call vote: Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Patel – Aye; Alderman Hummell – Aye; and Mayor Harris – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 6865 of the City of Clayton.

A RESOLUTION AUTHORIZING AN EXTENSION OF DEPOSITORY BANKING SERVICES

City Manager Gipson reported that The City's current banking agreement is with Commerce Bank and expires in January of 2024. The expiring agreement began in January 2018 for three years with options to extend for two one-year periods, and the City exercised both options to extend. The Commerce Bank agreement provides for online banking, parking meter coin processing, positive pay fraud detection, with City funds being 100% collateralized. Commerce Bank currently serves as our depository bank and maintains custody of the investment portfolio for both the City of Clayton and the Clayton Community Foundation. In addition, Commerce Bank is our credit card processor, and the City's two pension plans' assets and retiree benefit payments are administered by Commerce Trust.

Karen Dilber, Director of Finance, was present to answer questions.

Motion made by Alderman Berkowitz to approve Resolution No. 2024-01 authorizing the extension of depository banking services with Commerce Bank. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

City Manager Gipson reported that several municipalities have partnered together to lobby against the proposed bill(s) before the State legislature regarding the exemption of food/groceries from sales tax. City Manager Gipson explained that the loss of food/grocery sales tax for the city could result in a substantial loss of tax revenue.

Karen Dilber, Director of Finance, provided the Board with her best estimates of possible revenue loss for the city.

City Manager Gipson recommended to the Board that it would be beneficial for the City of Clayton to join other municipalities to lobby as well.

Upon discussion much of the Board was in consensus to consider City Manager Gipson's recommendation.

OTHER

Alderman Berkowitz reported on the following:

- Met with Ellen Gale, Clayton Chamber of Commerce, and confirmed that the Chamber is in support of an International Festival event.

Alderman McAndrew reported on the following:

- Plan Commission
- Held a Ward 3 Coffee - well attended.
- State of the City event - great!

Aldermen Buse reported on the following:

- State of the City – great!
- Ward 2 Coffee is scheduled for Sunday, January 28.
- Sustainability Committee
 - Reviewing the City’s purchasing agreement for sustainability opportunities
 - Committee is working on submitting grant applications:
 - Application submitted for waste reduction grant for \$48,000.
 - Application submitted for charging station(s) grant – informed that it was denied.
 - The Mayor’s Youth Advisory has worked on placing educational information on various sustainability issues the bulletin board at the Center of Clayton

Alderman Patel reported on the following:

- Attended the St. Louis auto show for the Ameren EV experience; spoke with rep regarding their fleet.
- Clayton Equity Commission met and discussed the Comprehensive Plan.

Alderman Hummell reported on the following:

- Commented on the School District of Clayton announcement to not move forward with plans to purchase Caleres property; affirming that they will begin engagement in a broad facilities master plan with the community – and supports them in their endeavor.

Mayor Harris reported on the following:

- Attended the Clayton Chamber of Commerce’s “Lunch with a Leader” today – speaker was Charlie Brennan.
- In December she attended the State of the County event – very informative; the County is supporting the use tax for all cities.
- County Councilwoman Shalonda Webb has proposed legislation on public safety efforts for the County to take control over all cities – the County Council tabled the proposal.
- Meeting with the Osage Nation elders this week on ideas on how to commemorate their presence.
- Recognized MYAC student, Liam Ferguson in the audience.

Motion made by Alderman Berkowitz to adjourn the meeting. Alderman McAndrew seconded.

There being no further discussion the Board adjourned at 8:15 p.m.

Mayor

ATTEST:

City Clerk