

THE CITY OF CLAYTON

Board of Aldermen
In-Person and Virtual Meeting
February 27, 2024
7:00 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, and Rick Hummell

Virtual attendance: Mayor Michelle Harris.

Absent: Gary Feder

Staff: City Manager Gipson, City Attorney O'Keefe, and Assistant City Manager Muskopf

PUBLIC REQUESTS AND PETITIONS

None

UNFINISHED BUSINESS

AN ORDINANCE FOR A CONTRACT WITH VINCE GRAYE SLATE AND TILE ROOFING FOR THE #1 OAK KNOLL PARK ROOF REPLACEMENT PROJECT- 2nd READING

City Manager Gipson reported that the City received three responsive bids for this work on January 25, 2024, and the lowest bid was from Vince Graye Slate and Tile Roofing Co., Inc. in the amount of \$653,494.

As the low bid received was over the City's budgeted amount of \$500,000 for the project, the ordinance authorizing the project was first read at the February 13, 2024, meeting and staff were instructed to review potential alternatives. In doing so, the following three options should be considered:

1. Accept the original bid from Vince Graye Slate and Tile Roofing Co., Inc. as presented at the February 13, 2024 Board of Aldermen meeting with no changes to the project. The cost of this option would be \$653,494, plus a 10% contingency in the amount of \$65,000.
2. Accept an amended bid from Vince Graye Slate and Tile Roofing Co., Inc. allowing for a thinner slate tile roof and revised sheet metal supply costs (as described in the attached letter). This change would result in savings of \$43,647, bringing the cost of this option to \$609,847, plus a recommended 10% contingency of \$60,000.
3. The third option would be to rebid the project, changing the scope of the work to replace the slate tiles with architectural "slate like" shingles. As a courtesy, staff received approximate costs of \$105,000 to \$117,000 for removal of the old slate tiles and installation of asphalt architectural shingles. This cost does not include replacement of the copper gutters, downspouts, roof caps or flashing – all of which are likely to exceed \$100,000. Should other "copper like" materials be used, which would be a noticeable architectural difference, the cost for that scope of work is expected to be reduced.

Should the Board wish to move forward with either of the slate tile options from Vince Graye Slate and Tile Roofing Co., Inc., materials will need to be ordered by March 11, 2024, to ensure the project can be completed by December 31, 2024, as stipulated in the City's lease agreement with the Clayton Early Childhood Center.

Toni Siering, Director of Parks, and Justin Whipple, Parks Superintendent, were in attendance to answer questions.

Alderman Berkowitz introduced Bill No. 7010, approving a contract with Vince Graye Slate and tile Roofing for the #1 Oak Knoll Park Roof Replacement Project to be read for the second time by title only.

City Attorney O'Keefe reads Bill No. 7010, second reading, an Ordinance Approving a Contract with Vince Graye Slate and Tile Roofing Co., Inc. for the #1 Oak Knoll Park Roof Replacement Project by title only.

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

CONSENT AGENDA

1. Minutes – February 13, 2024
2. Motion – Liquor license for 888 Food LLC-Jinzen Fusion Cuisine.
3. Motion - Appointment to the St. Louis County Council for the University of Missouri Extension.

City Clerk Frazier noted a minor correction in the February 13, 2024, minutes.

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 FOR A SERVER TRAINING CERTIFICATE PROGRAM

City Manager Gipson reported that the City of Clayton performs alcohol compliance checks to ensure that establishments and servers do not sell or provide alcohol to minors. In a 12-month span, the Police Department conducted fifty-three (53) compliance checks and had fifteen (15) instances where alcohol was sold to a minor. That is a twenty-eight percent (28%) failure rate.

On November 17, 2023, the Board of Aldermen discussed implementing a server training requirement, similar to that required in Columbia, Missouri and subsequently directed staff to develop an ordinance and discuss it with impacted businesses.

Alderman Berkowitz introduced Bill No. 7013, approving a Server Training Certificate Program to be read for the first time by title only. Alderman McAndrew seconded.

City Attorney O'Keefe reads Bill No. 7013, first reading, an Ordinance approving a Server Training Certificate Program to include the following amendments and read by title only.

1. Section 600.310, C (add text) “...shall deposit the certificate or a copy thereof...”
2. Section 600.330, A (remove text) “...~~There shall be a fee of five dollars (\$5.00) for each new or renewed server certificate and a fee of five dollars (\$5.00) for each duplicate server certificate.~~”

Alderman Berkowitz seconded.

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. 7013, as amended on the day of its introduction. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

Alderman Berkowitz introduced Bill No. 7013, approving a Server Training Certificate Program as amended to be read for the second time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7013, second reading, an Ordinance approving a Server Training Certificate Program as amended 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. 6873 of the City of Clayton.

AN ORDINANCE ACCEPTANCE OF THE CITY OF MAPLEWOOD AS A FULL MEMBER IN THE CENTRAL CORE FIRE TRAINING CENTER COMMISSION

City Manager Gipson reported that the City of Maplewood attended the commission meeting for the Central Core Fire Training Center on February 2, 2024. During the meeting, Maplewood’s city manager requested the City of Maplewood be allowed to become an equal member of the Central Core Fire Training Center with the Cities of Brentwood, Clayton, and Richmond Heights. The commission’s board of directors unanimously approved a motion to accept the City of Maplewood as a member of the commission.

Chief Rhodes and Battalion Chief Hildebrandt were in attendance to answer questions.

Alderman Berkowitz introduced Bill No. 7014, approving an amendment(s) to the Intergovernmental Agreement and Ratification of the Bylaws of the Commission to accept the City of Maplewood as a member to be read for the first time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7014, first reading, an Ordinance Approving a First Amendment to the Intergovernmental Agreement for Fire Training Commission to Authorize the City of Maplewood to Join the Agreement and Commission; and Ratification of Amendments to the Bylaws of the Commission to Effectuate Maplewood’s Membership 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. 7014 on the day of its introduction. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

Alderman Berkowitz introduced Bill No. 7014, approving an amendment to the Intergovernmental Agreement and Ratification of the Bylaws of the Commission to accept the City of Maplewood as a member to be read for the second time by title only. Alderman McAndrew seconded.

City Attorney O’Keefe reads Bill No. 7014, second reading, an Ordinance Approving a First Amendment to the Intergovernmental Agreement for Fire Training Commission to Authorize the City of Maplewood to Join the Agreement and Commission; and Ratification of Amendments to the Bylaws of the Commission to Effectuate Maplewood’s Membership 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. 6874 of the City of Clayton.

A MOTION FOR APPROVAL OF THE PRE-CONSTRUCTION COSTS ASSOCIATED WITH THE CENTRAL CORE FIRE TRAINING CENTER

City Manager Gipson reported that the Central Core Fire Training Center Commission requests to begin the necessary pre-construction work for the fire training facility. The City of Clayton will pay the invoices related to pre-construction work and subsequently invoice our three (3) partner cities for reimbursement of their respective portions. If approved, the expenses and reimbursement revenue will be included in the next quarterly budget amendment.

Estimated total costs for FY24 are \$101,500. Clayton’s share of the cost is twenty-five percent (25%) of the FY24 total, or \$25,375.

Chief Rhodes and Battalion Chief Hildebrandt were in attendance to answer questions.

Motion made by Alderman Berkowitz to approve the expenditures and reimbursements for the Fire Training Center Facility. Alderman McAndrew seconded.

Motion passed unanimously on a voice vote.

RECOMMENDATION FROM THE CLAYTON COMMUNITY EQUITY COMMISSION – VOICES FOR CHANGE PROGRAM

City Manager Gipson reported that on February 8, 2024, the Clayton Community Equity Commission (CEC) unanimously approved a recommendation to the Board of Aldermen (BOA) that the BOA consider partnering with the School District of Clayton and the Clayton Community Foundation (CCF) to implement a “Voices for Change” Writing Contest.

Motion made by Alderman Berkowitz to support the Clayton Community Equity Commission recommendation. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

Motion made by Alderman Hummell that the Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO. Alderman Patel 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.

There being no further regular business the meeting adjourned at 7:57 p.m.

Mayor

ATTEST:

City Clerk