

# THE CITY OF CLAYTON

Board of Aldermen  
In-Person and Virtual Meeting  
May 28, 2024  
7:02 p.m.

## MINUTES

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

In-person: Bridget McAndrew, Susan Buse, Becky Patel, Gary Feder, Rick Hummell, Jeffery Yorg, and Mayor Michelle Harris.

Staff: City Manager Gipson, City Attorney O'Keefe, and Anna Krane, Director of Planning

### PUBLIC REQUESTS AND PETITIONS

None

### SUSTAINABILITY COMMITTEE PRESENTATION

Deb Grossman, Chairman, Sustainability Committee, provided a PowerPoint presentation to the Board. *(copy available in the City Clerk's office).*

### A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 118 SOUTH HANLEY ROAD, A MARIJUANA DISPENSARY D/B/A GOOD DAY FARM

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

City Manager Gipson reported that this is a public hearing to consider an application for a Conditional Use Permit submitted by Amy Ryan of Armstrong Teasdale LLP on behalf of GDF-MACO, LLC, d/b/a Good Day Farm, to allow for the operation of a 3,611 square foot marijuana dispensary. The existing building will be renovated to support the proposed use.

Amy Ryan and Ryhs Williams, Armstrong Teasdale, LLP, and Paul Ruckers, Compliance Director, addressed the Board to answer questions.

#### **Mayor Harris closed the public hearing.**

**Motion made by Alderman McAndrew to approve Resolution No. 2024-07, granting a Conditional Use Permit for 118 S. Hanley Road for a marijuana dispensary d/b/a Good Day Farm. Alderman Buse seconded.**

**The motion passed unanimously on a voice vote.**

### CONSENT AGENDA

1. Minutes – May 14, 2024
2. Liquor License for MJM Enterprises STL, LLC at 200 S. Central Avenue.

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

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

**A RESOLUTION TO APPROVE A FIVE-YEAR CAPITAL IMPROVEMENTS PLAN FOR INCLUSION IN THE FISCAL YEAR 2025 PROPOSED BUDGET DOCUMENT**

City Manager Gipson reported that at the May 17, 2024, Board of Aldermen retreat and discussion session, staff presented the Board of Aldermen with the recommendations for the funded projects in the five-year Capital Improvements Plan (fiscal years 2025 – 2029). After discussion regarding specific projects, the Board made no changes to the recommended project list at that meeting.

The Capital Improvements Plan, once approved, will be incorporated into the proposed City budget document and will be a part of the public hearing process prior to budget approval.

**otion made by Alderman McAndrew to approve Resolution No. 2024-08, approving the FY2025-2029 Capital Improvement Plan. Alderman Buse seconded.**

**The motion passed unanimously on a voice vote.**

**OTHER**

Alderman McAndrew reported on the following:

- Plan Commission – discussion on the marijuana dispensary; great presentation on the Comprehensive Plan

Alderman Buse reported on the following:

- Sustainability Committee
  - Expressed thanks to Deb Grossman for a great presentation; and Matt Malick for the work put into the Committee.
  - Carol Klein meeting with neighbors who currently have rain gardens, natural/native plantings.
  - Discussing possible benchmarking projects for various buildings.

Alderman Patel reported on the following:

- Attended the Metro Municipal League Installation dinner – Mayor Harris outgoing President and emcee for the event; Dr. Jody Sewell, Missouri Historical Society, provided a fascinating history on St. Louis.
- Met with Jamie Hasemaier, Councilmember of Webster Groves, discussed potential collaboration on sustainability.
- Washington University/Concordia Seminary held public meetings regarding the overlay project.

Alderman Feder reported on the following:

- Attended Clayton High School Graduation
- Clayton Chamber of Commerce event at the Clarendale – presentation provided by Kwofe Coleman, Managing Director of the St. Louis Muny.

Alderman Hummell reported on the following:

- Clayton Community Foundation Board
  - discussion on financials - Centene's donation of \$2 million for the ice rink has been returned due to the project not moving forward; CCF has begun a spring appeal for fundraising.
  - Jake Reby, PAAC provided a report on the sculptures located throughout the city.
  - Presentations provided by Toni Siering and Anna Krane on the city's planning efforts.
  - Washington University/Concordia Seminary neighborhood meetings – citizens have expressed concerns regarding P.I.L.O.T.S.; residents value the pedestrian walk throughs; there is a small local minority that feels like they are losing public engagement processes; recommends continued future communications.

Alderman Yorg reported on the following:

- Attended the Metro Municipal League Installation dinner – good event.
- Washington University/Concordia Seminary overlay discussions – a few Southmoor residents have expressed concern regarding a specific traffic light.
- Talked with a couple of School Board members – idea of getting together to discuss diversity of housing stock or other issues.

Mayor Harris reported on the following:

- Landscape Task Force is moving forward on the Osage Community recognition.
- Attending the East-West Gateway Council of Governments meeting – discussion on the proposed crime reduction plan.

**Motion made by Alderman McAndrew to adjourn the meeting. Alderman Buse seconded.**

**The motion passed unanimously on a voice vote.**

**Meeting adjourned at 8:31 p.m.**

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Mayor

ATTEST:

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City Clerk