

THE CITY OF CLAYTON

Board of Aldermen
In-Person and Virtual Meeting
May 14, 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: 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 Assistant City Manager Muskopf

PUBLIC REQUESTS AND PETITIONS

Jean Most, 95 Aberdeen, addressed the Board stating the Hillcrest Community meeting was held recently and residents expressed concerns over the proposed overlay district regarding Washington University and Concordia Seminary.

MAYOR’S YOUTH ADVISORY COUNCIL

The members of the Mayor’s Youth Advisory Council presented individual reports and suggested recommendations on the various City Board and/or committee that they were assigned to:

- Gavin Wickenhauser, City Plan Commission – better communication engagement.
- Lavanya Mani, Livable Communities – increase after hours downtown events/activities.
- Audrey Aranha, Parks & Recreation – plant a community (fruit) grove; provide bike rentals in Shaw Park.
- Henry Rosenbloom, Landscape Task Force – add outdoor basketball courts.
- Shiv Patel, Board of Aldermen – impressed with the efforts of historic landmark preservation.
- Bridget Gustafson, Sustainability Committee – reduce noise pollution by banning gas-powered leaf blowers.
- Adalaide Pollock, Sustainability Committee – provide educational opportunities to the youth on making the city greener.
- Caleb Park, Clayton Community Foundation – invest more in communication.
- Riley Zimmerman, Landscape Task Force – educate the youth via social media on issues that affect the community.
- Liam Ferguson, Board of Aldermen – create a mentorship group for students.
- Stella Whitney, CRSWC – focus on goals for the future of The Center.
- Anaise Oge, Livable Communities – find ways to involve citizens and students in setting-up events.
- Yahia Said, Clayton Equity Commission – continue communication to be more inclusive; update the housing code to be equitable and keep up with modern times.
- Jaylin Lin, Parks & Recreation – install more streetlights; promote sports/club programs in the schools.
- Charlie Meyers, Sustainability Committee – more outreach/communications to the youth.

Story Kummer, City Plan Commission – provide tax breaks for residents who plant water absorbing plants; keep up communication to citizens.

Mayor Harris presented the Mayor’s Award for Outstanding Participation to Charlie Meyers and Story Kummer.

Mayor Harris expressed appreciation to Jenny Abeles, Community Advisor and Darcy Cearley, Faculty Advisor, for their leadership and commitment to the MYAC.

PRESENTATION ON THE FY2023 AUDIT

Victoria Daly, Sikich LLP, provided the Board with a presentation on the FY2023 Audit.

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 4 FOREST RIDGE PLACE FOR AN ACCESSORY DWELLING UNIT

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

City Manager Gipson reported that This is a public hearing and subsequent resolution to consider granting a conditional use permit to Josephine Weil Revocable Trust, owner of 4 Forest Ridge Place, to allow for the construction of a 588 square foot accessory structure containing an accessory dwelling unit. The property has a zoning designation of R-1 Large Lot Single-Family Dwelling District. The Plan Commission and Architectural Review Board considered the applications and associated architectural and site plans for the project on April 15, 2024, and recommended approval of the CUP and approved the architectural and site plans.

Jeff Gershman, representative, L. Hedquist, KierantTimberlake Architects (virtual), and owners Richard and Josephine Weil were in attendance to answer questions.

Mayor Harris closed the public hearing.

Motion made by Alderman McAndrew to approve Resolution No. 2024-06, granting a Conditional Use Permit allowing the construction of an accessory dwelling unit at 4 Forest Ridge Place. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Mayor Harris welcomed Alderman Jeff Yorg.

MOTION TO ELECT MAYOR PRO TEMPORE

Motion made by Alderman McAndrew to elect herself as Mayor Pro Tempore. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

CONSENT AGENDA

1. Minutes – April 23, 2024
2. Motion – Boards and Commissions Aldermanic Committee Assignment(s).

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.

AN ORDINANCE FOR CONDOMINIUM PLAT FOR 6601 CLAYTON ROAD

City Manager Gipson reported that this is an ordinance approving a condominium plat for 6601 Clayton Road. The subject property comprises one (1) multifamily structure with four (4) units. On June 29, 2022, the applicant submitted an application, condominium plat, bylaws and declaration. Staff sent comments in July 2022, which were not addressed. In the time since, interior renovations have been completed and the units have been listed for sale as condominiums. To establish the condominium plat prior to closing on the sale of units, revisions were submitted on April 12, 2024. Staff identified additional required revisions in emails to the applicant on April 16th and April 25, 2024. On May 13, 2024, the applicant submitted a revised plat to address the outstanding comments identified in the prior Request for Board Action report. The revised plat follows applicable codes, ordinances and standards of Article III Condominiums and Condominium Building Conversions.

Alderman McAndrew introduced Bill No. 7024, approving a Condominium Plat for 6601 Clayton Road to be read for the first time by title only. Alderman Buse seconded.

City Attorney O’Keefe noted that the Board received copies of the revised/corrected plat to which they are voting on tonight.

City Attorney O’Keefe reads Bill No. 7024, first reading, an Ordinance Providing for the Approval of a Plat for the 6601 Clayton Road Condominiums, a Condominium Located in the City of Clayton, Missouri by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman McAndrew that the Board give unanimous consent to consideration for adoption of Bill No. 7024 on the day of its introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Alderman McAndrew introduced Bill No. 7024, approving a Condominium Plat for 6601 Clayton Road to be read for the second time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7024, second reading, an Ordinance Providing for the Approval of a Plat for the 6601 Clayton Road Condominiums, a Condominium Located in the City of Clayton, Missouri by title only.

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. The bill, having received majority approval, was adopted, and became Ordinance No. 6884 of the City of Clayton.

AN ORDINANCE FOR A CONTRACT WITH TRI-STATE MECHANICAL SERVICES, INC. FOR HVAC REPLACEMENT AT SHAW PARK AQUATIC CENTER

City Manager Gipson reported that in 2003, Shaw Park Aquatic Center underwent a major renovation which included replacing the HVAC system in the guard offices, first aid room and concession stand. This system is now over 20 years old and has required more frequent and increasing costly repairs over the last five years.

To avoid excessive maintenance costs, bid documents for HVAC Replacement at Shaw Park Aquatic Center were issued on January 11, 2024. The scope of work includes the replacement of the current HVAC system, which consists of five Carrier 38HDL units and five ceiling mounted heater units of unknown make and model. The goal of this project is to replace these units with those of similar capacity and function while providing improved energy efficiency.

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

Alderman McAndrew introduced Bill No. 7025 approving a contract with Tri-State Mechanical Services, Inc for the Shaw Park Aquatic Center HVAC Project to be read for the first time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7025, first reading, an Ordinance Approving a Contract with Tri-State Mechanical Services, Inc. for HVAC Replacement at Shaw Park Aquatic Center by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman McAndrew that the Board give unanimous consent to consideration for adoption of Bill No. 7025 on the day of its introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Alderman McAndrew introduced Bill No. 7025 approving a contract with Tri-State Mechanical Services, Inc for the Shaw Park Aquatic Center HVAC Project to be read for the second time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7025, second reading, an Ordinance Approving a Contract with Tri-State Mechanical Services, Inc. for HVAC Replacement at Shaw Park Aquatic Center by title only.

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. The bill, having received majority approval, was adopted, and became Ordinance No. 6885 of the City of Clayton.

AN ORDINANCE FOR A CONTRACT WITH CONCRETE STRATEGIES, LLC FOR THE #1 OAK KNOLL PARK FOUNDATION REPAIR PROJECT

City Manager Gipson reported that the City of Clayton entered into a lease agreement with Clayton Early Childhood Center (CECC) for the property at #1 Oak Knoll Park effective January 1, 2023, for a term of 10 years, plus an option period for an additional ten years. To address water intrusion issues, that lease agreement specified that the City is required to make repairs to the foundation in the CECC’s playground prior to January 1, 2025. The scope of work includes repairs to the north and west elevations of the building below grade, as well as repairs to the south elevation of the building around the playground. This includes applying a sealer to

the foundation below grade and repairing any loose mortar so that waterproofing material can be applied to a sound wall.

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

Alderman McAndrew introduced Bill No. 7026 approving a contract with Concrete Strategies, LLC for the #1 Oak Knoll Park Foundation Repair Project to be read for the first time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7026, first reading, an Ordinance Approving a Contract with Concrete Strategies, LLC for the #1 Oak Knoll Park Foundation Repair Project by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman McAndrew that the Board give unanimous consent to consideration for adoption of Bill No. 7026 on the day of its introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Alderman McAndrew introduced Bill No. 7026 approving a contract with Concrete Strategies, LLC for the #1 Oak Knoll Park Foundation Repair Project to be read for the second time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7026, second reading, an Ordinance Approving a Contract with Concrete Strategies, LLC for the #1 Oak Knoll Park Foundation Repair Project by title only.

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. The bill, having received majority approval, was adopted, and became Ordinance No. 6886 of the City of Clayton.

OTHER

Alderman McAndrew reported on the following:

- CRSWC – discussion on fee increases; Toni Siering and staff did a great job presenting.
- Plan Commission – reviewed plans for a house on University Drive.
- Ward 3 Coffee – well attended.

Alderman Buse reported on the following:

- Parks & Recreation Commission
 - Remembrance Park – continued delay due to underground AT&T lines
 - Shaw Park Pool opens May 25.
 - Maintenance on park shelters, comfort stations, splash pad is ongoing.
 - Staff has had difficulty getting bids on the HVAC repairs project.
- UERF & NUERF – continuing to show a strong economy and strong market.
- Claverack Park Neighborhood meeting

Alderman Patel reported on the following:

- A citizen active in the St. Louis Audubon Society has chosen Clayton for the “Bird Safe” Program.
- Attended an event in Columbia “Local Progress” regarding collaboration of governments on racial and economic justice.
- Commended Mayor Harris on the work done to grow and improve MYAC.
- Sustainability Committee
 - Great use of interns
 - *So/Smart* Silver certification; thanks to staff
 - Working on a establishing a grant for funding for green dining alliance.
- Washington University/Concordia Seminary Overlay discussions - thanks to City Manager and staff for time spent with the neighborhoods; concerned that citizen’s perception is that the City is “giving something away.”

Alderman Feder reported on the following:

- Expressed appreciation for the work put into the spreadsheet for the Boards and Commissions.
- Attended the St. Louis Metro Municipal League last month – topic was on the unhoused.
- DeMun meeting on the Washington University/Concordia Seminary Overlay project.
- Attended the St. Louis Business Journal event; topic “Marketing Our Own Community.”
- UERF – doing well.
- Attended Washington University’s School of Law commencement – well attended and without incident; thanks to our public safety staff.
- Attended the “Open Streets” event – good program, but not well attended; suggest reevaluating.

Alderman Hummell reported on the following:

- CRSWC – discussion on fee increases; the School Board is focused on financial performance and mitigating the operation shortfalls; credits staff in their work in implementing a marketing program.
- NUERF – overall funding continues to be consistent and strong.
- MYAC recommendations on better communications – agrees that the City does a good job in communications, but also is mindful that the majority of citizens are challenged with understanding the plan/strategy.

Alderman Yorg reported on the following:

- Thanks to everyone for the warm welcome.
- Attended the St. Louis Municipal League Newly Elected Officials Training.

Mayor Harris reported on the following:

- Attended the St. Louis Area Police Chief’s Association Prayer Breakfast.
- National Police Week recognition was May 12-18.
- Attended the “Open Streets” event.
- UERF
- Attending the Board of Education breakfast tomorrow.
- St. Louis Metro Municipal League – St. Louis County is engaging in a Comprehensive Plan.
- St. Louis Metro Municipal League installation dinner will be held May 23.

Alderman McAndrew expressed congratulations to Assistant City Manager Andrea Muskopf for receiving the Richard R. Noll Award from the Missouri City Managers’ Association.

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

The motion passed unanimously on a voice vote.

Meeting adjourned at 9:28 p.m.

Mayor

ATTEST:

City Clerk