

THE CITY OF CLAYTON

Board of Aldermen  
In-Person and Virtual Meeting  
July 23, 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, Gary Feder, Rick Hummell, and Mayor Michelle Harris.

Virtual: Jeffery Yorg

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

Absent: Becky Patel.

PUBLIC REQUESTS AND PETITIONS

None

PUBLIC HEARING AND AN ORDINANCE - SUBDIVISION PLAT (LOT CONSOLIDATION) FOR 7801 & 7817 FORSYTH BOULEVARD

**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 minor subdivision plat for the consolidation of two (2) lots, 7801 Forsyth Boulevard and 7817 Forsyth Boulevard, to create one (1) lot. Both lots have a zoning designation of HDC High Density Commercial District. The subject property is the former Wine Merchant building.

Anna Krane, Director of Planning, addressed the Board explaining that the request is for approval to remove the property line between two buildings, and she clarified (per the plans submitted) that the developer is not requesting demolition of the building.

Tyler Stephens, Core10 Architecture, addressed the Board to answer questions.

**Mayor Harris closed the public hearing.**

**Alderman McAndrew introduced Bill No. 7030, approving a Lot Consolidation Plat for 7801 and 7817 Forsyth Boulevard to be read for the first time by title only.  
Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7030, first reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 7801 and 7817 Forsyth Boulevard in the City of Clayton, Missouri by title only.**

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

**Motion made by Alderman McAndrew moves that the Board give unanimous consent to consideration for adoption of Bill No. 7030 on the day of its introduction. Alderman Buse seconded.**

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

**Alderman McAndrew introduced Bill No. 7030, approving a Lot Consolidation Plat for 7801 and 7817 Forsyth Boulevard to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7030, second reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 7801 and 7817 Forsyth Boulevard in the City of Clayton, Missouri by title only.**

**The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – 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. 6890 of the City of Clayton.**

**PUBLIC HEARING AND AN ORDINANCE - SUBDIVISION PLAT (LOT CONSOLIDATION) 112 S. HANLEY ROAD AND 118 S. HANLEY ROAD R**

**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 minor subdivision plat for the consolidation of two (2) lots, 112 S. Hanley Road and 118 S. Hanley Road R, to create one (1) lot. Both lots have a zoning designation of HDC High Density Commercial District.

Bob Leggat, tenant at 112 S. Hanley Road, addressed the Board with questions of concerns related to traffic and the use of the parking lot and retailer. He asked to receive a copy of the plans for the retailer, Good Day Farm.

**Mayor Harris closed the public hearing.**

**Alderman McAndrew introduced Bill No. 7031, approving a Lot Consolidation Plat for 112 and 118 S. Hanley Road R to be read for the first time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7031, first reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 112 South Hanley Road and 118 South Hanley Road R in the City of Clayton, Missouri by title only.**

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

**Motion made by Alderman McAndrew moves that the Board give unanimous consent to consideration for adoption of Bill No. 7031 on the day of its introduction. Alderman Buse seconded.**

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

**Alderman McAndrew introduced Bill No. 7031, approving a Lot Consolidation Plat for 112 and 118 S. Hanley Road R to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7031, second reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 112 South Hanley Road and 118 South Hanley Road R in the City of Clayton, Missouri by title only.**

**The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – 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. 6891 of the City of Clayton.**

**PUBLIC HEARING AND AN ORDINANCE FOR A MINOR SUBDIVISION PLAT FOR 139 N. BEMISTON 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 minor subdivision plat for the subdivision of one parcel located at 139 North Bemiston Avenue.

The Board expressed that there have been some citizen concerns regarding the subject property and clarified that tonight’s approval of the subdivision plat is a ministerial act. The Board has no discretion or ability to disapprove of a subdivision plat that complies with the City’s ordinance requirements. The architectural design and site plans are still pending at the Plan Commission/Architectural Review Board level and any citizen concerns are welcomed when that process begins.

**Mayor Harris closed the public hearing.**

**Alderman McAndrew introduced Bill No. 7032, approving a Lot Consolidation Plat for 139 N. Bemiston Avenue to be read for the first time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7032, first reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 139 N. Bemiston Avenue in the City of Clayton, Missouri by title only.**

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

**Motion made by Alderman McAndrew moves that the Board give unanimous consent to consideration for adoption of Bill No. 7032 on the day of its**

introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

**Alderman McAndrew introduced Bill No. 7032, approving a Lot Consolidation Plat for 139 N. Bemiston Avenue to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7032, second reading, an Ordinance Providing for the Approval of a Plat to Consolidate Certain Property Known as 139 N. Bemiston Avenue in the City of Clayton, Missouri by title only.**

**The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – 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. 6892 of the City of Clayton.**

#### CONSENT AGENDA

1. Minutes – July 9, 2024
2. Liquor license upgrade – MM & P Concepts, LLC *d/b/a* Sauce on the Side located at 7810 Forsyth Boulevard.
3. Boards and Commissions appointment.

**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 Feder – Aye; Alderman Hummell – Aye; Alderman Yorg – Aye; and Mayor Harris – Aye.**

#### FY2024 2<sup>ND</sup> QUARTER BUDGET AMENDMENT

City Manager Gipson presented a summary of the FY2024 2<sup>nd</sup> Quarter Budget Amendment as proposed and provided in the Board packet.

**Alderman McAndrew introduced Bill No. 7033, approving the FY2024 2<sup>nd</sup> Quarter Budget amendment to be read for the first time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7033, first reading, an Ordinance Amending the Fiscal Year 2024 Budget and Appropriating Funds Pursuant Thereto by title only.**

The motion passed unanimously on a voice vote.

**Motion made by Alderman McAndrew moves that the Board give unanimous consent to consideration for adoption of Bill No. 7033 on the day of its introduction. Alderman Buse seconded.**

The motion passed unanimously on a voice vote.

**Alderman McAndrew introduced Bill No. 7033, approving the FY2024 2<sup>nd</sup> Quarter**

**Budget amendment to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7033, second reading, an Ordinance Amending the Fiscal Year 2024 Budget and Appropriating Funds Pursuant Thereto by title only.**

**The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – 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. 6893 of the City of Clayton.**

#### OTHER

Alderman McAndrew reported on the following:

- Expressed that during a recent visit to Washington D.C. it was a good reminder of how grateful she is to have been elected to represent this community.
- Encouraged everyone to visit the Center of Clayton – Olympic themed displays are throughout the lobby area. The City’s Marketing staff/team did a great job!

Alderman Buse reported on the following:

- Sustainability Committee – with the leadership of Deb Grossman and Matt Malick’s energy/power things are getting done. The use of Washington University interns who are doing a lot of research and champion projects – very inspiring!
- Continued discussion topics include Green Dining Alliance and the Comprehensive Plan.
- Great appointments (tonight) to the Parks & Recreation Commission.

Alderman Feder reported on the following:

- Community Equity Commission – meeting with City of Kirkwood this week to talk about the work their boards and commissions have done.
- Member Stu Berkowitz mentioned a bill out of Jefferson City that relates to the municipal courts and bench warrants.

Alderman Hummell reported on the following:

- CRSWC Finance Committee meeting is scheduled this week.
- Washington University/Concordia Seminary Overlay project – residents continue to express their concerns about the proposed project.

Alderman Yorg also commented on tonight’s Parks and Recreation Commission appointments of a new chairperson and a new member. He noted that they both will contribute well to the Commission and continue to help move that organization along into the next decade in terms of looking at the Parks and Rec Services.

Mayor Harris commented that on social media platforms, *Instagram* and *Facebook*, a Park’s employee is featured. Each employee is smiling holding a sign, providing a brief introduction that includes a couple of facts (name, years of service, etc). Great way to market/communicate! She would like to promote this across all departments.

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

**The motion was approved unanimously on a voice vote.**

There being no further discussion the Board adjourned at 7:40 p.m.

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Mayor

ATTEST:

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City Clerk