

THE CITY OF CLAYTON

Board of Aldermen  
In-Person and Virtual Meeting  
August 13, 2024  
7:06 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, Becky Patel, Gary Feder, Rick Hummell, JeffYorg, and Mayor Michelle Harris.

Virtual: Susan Buse

Staff: City Manager Gipson, City Attorney O’Keefe, City Clerk Frazier, and Anna Krane, Director of Planning

PUBLIC REQUESTS AND PETITIONS

None

PUBLIC HEARING AND A RESOLUTION – CONDITIONAL USE PERMIT FOR 7451 BLAND DRIVE

**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 Dawn Kotva, owner of 7451 Bland Drive, to allow for the construction of a 1,195 square foot accessory dwelling unit. The property has a zoning designation of R-2 Single-Family Dwelling District. The Plan Commission and Architectural Review Board considered the applications and associated architectural and site plans for the project on August 5, 2024, and recommended approval of the CUP and approved the architectural and site plans

Dee Joiner, representing the owner, addressed the Board to answer questions.

**Mayor Harris closed the public hearing.**

**Motion made by Alderman McAndrew to approve Resolution No. 2024-12, granting a Conditional Use Permit for 7451 Bland Drive to allow for an Accessory Dwelling Unit. Alderman Buse seconded.**

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

CONSENT AGENDA

1. Minutes – July 23, 2024
2. Disposal of records – Prosecuting Attorney closed records.
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 Patel – Aye; Alderman Feder – Aye; Alderman Hummell – Aye; Alderman Yorg – Aye; and Mayor Harris – Aye.**

**AN ORDINANCE FOR A CONDOMINIUM PLAT AT 7527 OXFORD DRIVE**

City Manager Gipson reported this is an ordinance approving a condominium plat at 7527 Oxford Drive. The subject property comprises one (1) multi-family structure with six (6) units. On July 14, 2024, the applicant applied for conversion of the building to a condominium and submitted a condominium plat, bylaws and declaration. Staff sent comments on July 23, 2024, and revisions were provided August 2, 2024. Staff are of the opinion that with the revisions the requested plat is in compliance with applicable codes, ordinances and standards of Article III of Chapter 415 of the City Code relating to condominiums and condominium building conversions.

Larry Lipsitz, applicant, addressed the Board to answer questions.

**Alderman McAndrew introduced Bill No. 7034, approving a Condominium Plat for 7527 Oxford Drive to be read for the first time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7034, first reading, an Ordinance Providing for the Approval of a Plat for the Oxford Place Condominiums, a Condominium Located At 7527 Oxford Drive 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. 7034 on the day of its introduction. Alderman Buse seconded.**

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

**Alderman McAndrew introduced Bill No. 7034, approving a Condominium Plat for 7527 Oxford Drive to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7034, second reading, an Ordinance Providing for the Approval of a Plat for the Oxford Place Condominiums, a Condominium Located At 7527 Oxford Drive 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. 6894 of the City of Clayton.**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A REVISED INTERGOVERNMENTAL AGREEMENT WITH THE CITIES OF BRENTWOOD, MAPLEWOOD, AND RICHMOND HEIGHTS FOR FIRE DEPARTMENT TRAINING SERVICES**

City Manager Gipson reported that this is an Intergovernmental Agreement (IGA) between the cities of Brentwood, Clayton, Maplewood, and Richmond Heights to continue collaborative fire department training that began in 2017. The agreement includes the training chief responsibilities, member city criteria, and program cost sharing between member cities.

The City of Brentwood executed this IGA on July 16, 2024, and the City of Richmond Heights executed the IGA on July 30, 2024. The IGA will be an upcoming agenda item for the City Council Meeting in the City of Maplewood for consideration.

**Alderman McAndrew introduced Bill No. 7035, authorizing an Intergovernmental Agreement with the City of Brentwood, the City of Richmond Heights, and the City of Maplewood for fire department training services to be read for the first time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7035, first reading, an Ordinance Authorizing an Intergovernmental Agreement Between the Cities of Brentwood, Clayton, Maplewood, and Richmond Heights for Fire Department Training Services 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. 7035 on the day of its introduction. Alderman Buse seconded.**

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

**Alderman McAndrew introduced Bill No. 7035, authorizing an Intergovernmental Agreement with the City of Brentwood, the City of Richmond Heights, and the City of Maplewood for fire department training services to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O’Keefe reads Bill No. 7035, second reading, an Ordinance Authorizing an Intergovernmental Agreement Between the Cities of Brentwood, Clayton, Maplewood, and Richmond Heights for Fire Department Training Services 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. 6895 of the City of Clayton.**

**AN ORDINANCE FOR A CONTRACT WITH H DESIGN GROUP, LLC FOR PROFESSIONAL DESIGN SERVICES RELATED TO THE CLAYTON MUNICIPAL GARAGE RENOVATION PROJECT**

City Manager Gipson on May 15, 2024, an RFQ was issued for professional design services related to the Clayton Municipal Garage Renovation Project. Fourteen proposals were received and evaluated based on team structure, relevant experience, project approach, client references, proximity, experience in sustainable design, and MBE/WBE participation.

After a thorough review and interview process, H Design Group, LLC was selected due to their strong qualifications and relevant experience. The City’s owner’s representative, Navigate

Building Solutions, managed the selection process to ensure alignment with the City's project goals and budget.

Matt Malick, Director of Public Works, addressed the Board to answer questions.

Joe Sweitzer, Navigate, was present to answer any questions from the Board.

Bryon Oster, H Design Group, attended virtually to answer questions from the Board.

**Alderman McAndrew introduced Bill No. 7036, approving a contract with H Design Group, LLC for the Clayton Municipal Garage Renovation Project to be read for the first time by title only. Alderman Buse seconded.**

**City Attorney O'Keefe reads Bill No. 7036, first reading, an Ordinance approving a Contract with H Design Group, LLC for Professional Design Services Related to the Clayton Municipal Garage Renovation Project 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. 7036 on the day of its introduction. Alderman Buse seconded.**

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

**Alderman McAndrew introduced Bill No. 7036, approving a contract with H Design Group, LLC for the Clayton Municipal Garage Project to be read for the second time by title only. Alderman Buse seconded.**

**City Attorney O'Keefe reads Bill No. 7036, second reading, an Ordinance approving a Contract with H Design Group, LLC for Professional Design Services Related to the Clayton Municipal Garage Renovation 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. 6896 of the City of Clayton.**

## OTHER

Alderman McAndrew reported on the following:

- Plan Commission/ARB
  - The Commission approved the site plan; discussed the 139 N. Bemiston demolition; Commission voted to continue the discussion
- CRSWC Finance Committee
  - The Committee discussed the budget (deficit) for The Center; there are large capital projects expected (i.e. flat roof coating project, proposed marketing plan)

Alderman Buse reported on the following:

- Parks & Recreation Commission
  - Commission welcomed Jim Craig as the new chair

Alderman Patel reported on the following:

- Attended the St. Louis Art Fair Kick-Off party
- Washington University Overlay Project – looking forward to moving forward; Kudos to the staff for keeping citizens up-to-date on the process and implementing expressed concerns and recommendations
- NUERF
  - Discussed an “experience study” – detailed review of the pension

Alderman Feder reported on the following:

- UERF – the Board reported that as of June 30, 2024 the plan is doing very well; discussion on proposed investments (i.e. real estate)
- Attended the Art Fair Kick-off party
- Maryland Avenue bile lanes – consider a discussion due to a recent incident

Alderman Hummell reported on the following:

- Attended the St. Louis Art Fair Kick-off party – Alderman Feder provided words for the event
- Washington University Overlay Project – looing forward to receiving the Washington University proposal; thanks to staff for continued updates
- CRSWC Finance Committee – approved a fee increase
- NUERF – provided a brief summary/explanation of the decision on the interest rates chosen by the Board

Alderman Yorg reported on the following:

- Parks & Recreation Commission – discussion on applying for the *Dark Sky Place* certification program for Shaw and Oak Knoll Parks
- Announced that the School District of Clayton's back to school event is scheduled for Thursday, August 15 – encouraged everyone to attend

Mayor Harris reported on the following:

- Washington University Overlay Project - hanks to staff for the continued updates
- Announced that retailers, *5Iron Golf* - an indoor golf, sports bar and *The Flight Club* – an upscale social venue for dart throwing are both coming to Clayton

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

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

There being no further discussion the Board adjourned at 8:05 p.m.

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Mayor

ATTEST:

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City Clerk