

THE CITY OF CLAYTON

Board of Aldermen
In-Person and Virtual Meeting
August 27, 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, Susan Buse, Becky Patel, Gary Feder, Rick Hummell, Jeff Yorg, and Mayor Michelle Harris.

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

PUBLIC REQUESTS AND PETITIONS

None

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 CONTRACT WITH MIDWEST POOL MANAGEMENT LTD. FOR AQUATIC FACILITY MANAGEMENT SERVICES

City Manager Gipson reported the Parks and Recreation Department issued a Request for Proposals for Aquatic Facility Management Services for Shaw Park Aquatic Center and the Center of Clayton on June 18, 2024. The current contract with Midwest Pool Management (MPM) runs through September 30, 2024, and, while we have been happy with their services, it has been three years since these services were publicly bid.

Three proposals were received in response to the RFP. One was from the current service provider, Midwest Pool Management (MPM), and two others were from companies located in Georgia and Florida (USA Management and The Sports Facilities Companies). Upon extensive review of the proposals, staff is recommending that the City enter into a three-year contract with MPM as the most responsive bidder.

Toni Siering, Director of Parks and Recreation addressed the Board to answer questions.

Alderman McAndrew introduced Bill No. 7037, approving a contract with Midwest Pool Management LTD for Aquatic Facility Management Services to be read for the first time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7037, first reading, an ordinance approving a Contract with Midwest Pool Management, LTD, for Aquatic Management Services for the City of Clayton 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. 7037 on the day of its introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Alderman McAndrew introduced Bill No. 7037, approving a contract with Midwest Pool Management LTD for Aquatic Facility Management Services to be read for the second time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7037, second reading, an ordinance approving a Contract with Midwest Pool Management, LTD, for Aquatic Management Services for the City of Clayton 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. 6897 of the City of Clayton.

AN ORDINANCE AMENDING SECTION 215.765 TO MODIFY THE ALLOWABLE HOURS OF USAGE FOR MOTOR-DRIVEN OUTDOOR MAINTENANCE EQUIPMENT

City Manager Gipson reported that the Board of Aldermen discussed leaf blowers and gas-powered lawn equipment on April 19, 2024, and July 19, 2024. The Board of Aldermen expressed a desire to further restrict the permitted hours for contracted lawn maintenance using gas-powered equipment. The attached ordinance would reduce the permitted hours for the operation of motor-driven outdoor equipment on weekdays for contractors from 7:00 AM to 8:00 PM as currently allowed, to 7:00 AM to 6:00 PM. Residents maintaining their own property would still be permitted to use such equipment until 8:00 PM.

Motion made by Alderman Hummell to amend Bill No. 7038, to include an effective date of November 1, 2024. Alderman Buse seconded.

The motion passed on a voice vote.

Alderman McAndrew introduced Bill No. 7038, as amended, approving an amendment to Section 215.765 to modify the allowable hours of usage for motor-driven outdoor maintenance equipment to be read for the first time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7038, first reading, an Ordinance Amending Section 215.765 to Modify the Allowable Hours of Usage for Motor-Driven Outdoor Maintenance Equipment by title only.

The motion passed unanimously on a voice vote.

City Manager Gipson added that staff will send out notices informing the constituents that the issue is being considered. Notice will be available to neighborhood trustees and included in the *ClaytonConnection*.

ORDINANCE – MODIFICATION TO THE MUNICIPAL TRAFFIC CODE RELATED TO ON-STREET PARKING ON WEST BILTMORE DRIVE

City Manager Gipson reported that staff recently conducted an audit of the City's residential parking zones. During this audit, it was determined that some ordinances did not match current needs and usage. Specifically, the section of West Biltmore Drive between 925 S. Hanley Road and 7701 Clayton Road. This section of West Biltmore Drive is currently serving the parking needs of the condominiums at 925 S. Hanley Road and the law offices at 7701 Clayton Road.

The area is currently signed as unrestricted parking. However, during the audit of residential Parking zones it was discovered that the area is included in Table III-M of Schedule III, Parking Restrictions within the Clayton Traffic Code. This table restricts parking to residents only except for Sundays between 8:00 A.M. and 1:00 P.M. In addition, the residents of 925 S. Hanley Road have not historically been issued residential parking stickers, which allows them to park in the Davis Place neighborhood. Staff has since authorized the issuance of stickers to these residents since they are adjacent to the residential zone, as defined in the Code of Ordinances.

Staff recommends amending Table III-M to exclude this section of West Biltmore Drive to continue to serve the needs of the area.

Todd Nissenholtz, Cofman Townsley, owner of 7701 Clayton Road, addressed the Board expressing his support for the proposed change.

Kim Lipsey(?), 925 S. Hanley, President, Davis Place Association, addressed the Board in support of the proposed ordinance. She requested information on the parking stickers for residents.

Gary Carter, Director of Economic Development, addressed the Board to answer questions.

Alderman McAndrew introduces Bill No. 7039, approving a modification to the Municipal Traffic Code Related to on-street parking on West Biltmore Drive to be read for the first time by title only. Alderman Buse seconded.

City Attorney O'Keefe reads Bill No. 7039, first reading, an Ordinance Approving Changes to the Traffic Code to Codify Existing On-Street Parking Conditions on West Biltmore Drive by title only.

The motion passed unanimously on a voice vote.

Alderman McAndrew moves that the Board give unanimous consent to consideration for adoption of Bill No. 7039 on the day of its introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Alderman McAndrew introduces Bill No. 7039, approving a modification to the Municipal Traffic Code Related to on-street parking on West Biltmore Drive to be read for the second time by title only. Alderman Buse seconded.

City Attorney O’Keefe reads Bill No. 7039, second reading, an Ordinance Approving Changes to the Traffic Code to Codify Existing On-Street Parking Conditions on West Biltmore Drive 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. 6898 of the City of Clayton.

A RESOLUTION ESTABLISHING A TENANT BILL OF RIGHTS

City Manager Gipson reported that the Board of Aldermen discussed the establishment of a Tenant Bill of Rights on two prior occasions. The proposed resolution contains all changes and revisions requested by the Board of Aldermen during those discussions.

The Tenant Bill of Rights does not create any new regulations but is rather a compilation of existing provisions related to fair housing and housing standards contained within Federal, State and Local laws.

Barb Nauert, owner/landlord, 6607 Clayton Road, addressed the Board (virtually) regarding concerns over the issues with USPS delayed mail and the timely receipt of notifications of violations; the responsibility repair issues.

Linda Auburn, owner/landlord, 6607 Clayton Road, addressed the Board (virtually) inquiring as to who would determine what are reasonable modifications, even if it is at the expense of the person with a disability - the disabled person or the landlord. does the prospective tenant or landlord determine the contractor for the modifications and restorations

City Manager Gipson explained that the language is verbatim from Missouri State Statute and the City does not have the authority to change it. He encouraged Ms. Auburn to contact a local authority i.e. Equal Housing Opportunity Council to get information.

Anna Krane, Director of Planning, addressed the Board to answer questions.

Motion made by Alderman Patel to table Resolution No. 2024-13, establishing a Tenant Bill of Rights. Alderman McAndrew seconded.

The motion passed unanimously on a voice vote.

METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) OPERATION MAINTENANCE CONSTRUCTION IMPROVEMENT (OMCI) PROGRAM

City Manager Gipson reported that on June 23, 2024, MSD Executive Director, Brian Holscher, presented information to the Clayton Board of Aldermen regarding the passage of Prop S, the impact to existing Operation Maintenance Construction Improvement (OMCI) Districts, and a proposal brought forward by some communities to continue to fund the OMCI’s.

The existing OMCI Districts allow up to 50% of collected funds to be available as grants to communities for stormwater projects in those districts. The available funds varied per community and were based on taxes collected. Under Prop S a similar grant program will still exist, but the amounts are not based on population. This results in lower available grant funds for some communities, including Clayton. Since the OMCI tax is a rate that is adjustable annually by MSD, a proposal has come forward from other communities to set the OMCI rate at

¼ of the previous rate rather than at zero. This would allow all funds collected through the OMCI to supplement the grant available through Prop S.

The City of Clayton falls within two different districts, Deer Creek and the University City Branch of River Des Peres. See map attached. Also attached is the letter from MSD highlighting the existing OMCI grant amounts (1), Prop S grant amounts (2), and Proposed OMCI Grant amounts (3) at ¼ of the existing rate.

MSD has notified communities that it requires each municipality that supports having MSD's Board of Trustees consider implementing a continued, but reduced, OMCI tax in 2026 to provide notice to MSD by September 13. Municipalities who do not support this action can either respond as such or not respond at all. Note that the positive responses will be publicly available and presented in a public format by MSD staff to MSD's Board of Trustees as part of the consideration process.

Matt Malick, Director of Public Works, was in attendance to answer questions.

Motion made by Alderman McAndrew to accept Option #2, MSD opposing continuation of OMCI tax. Alderman Patel seconded.

The motion passed on a (4) Ayes – (3) Nays vote.

HONORARY STREET SIGN REQUEST – OPPORTUNITY CENTRAL AVENUE

City Manager Gipson reported that St. Louis County is implementing a new branding program and has created a tagline for the County – Opportunity Central. The County would like to install an honorary street sign on top of the standard street signs at Central Avenue and Carondelet Avenue that would read "Opportunity Central Avenue."

The City of Clayton does not have an established process for the installation of honorary street signs. In this instance, the City could approve the sign installation with a motion and affirmative vote of the Board of Aldermen if it is deemed appropriate.

Mel Wilson, St. Louis County Planning, addressed the Board (virtually) explaining their process for the request and to answer questions.

Motion made by Alderman McAndrew to table the discussion until further notice. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

OTHER

Alderman McAndrew reported on the following:

- CRSWC – approved the budget
- Plan Commission – reviewed plans for new house(s)
- Attended a Women's Campaign Science Program with Alderman Patel
- Participating along with City Manager Gipson on the Clayton School District Steering Committee for the long-range facilities master plan

Alderman Buse reported on the following:

- Sustainability Advisory Committee

- provided a presentation on Ripple Glass on glass recycling
- Discussion on water bottle alternatives
- Presentation coming to the Board on the Green Dining Alliance program
- Presentation on Urban Dark Skies program – light pollution
- Meeting with St. Louis City at CityPark regarding sustainability
- *CityViews* – PD is providing steering locks to residents in the prevention of car thefts; suggests that they also research (funding) to provide child safety locks for guns

Alderman Patel reported on the following:

- Met with a Washington University student interested in pedestrian and bike access to and through Clayton – the student is trying to partner with Wash U organizations that are specifically focused on transportation access

Alderman Feder reported on the following:

- Attended with mayor Harris the ribbon cutting at PNC Bank
- Attended the Municipal League of St. Louis County’s Legislative Affairs Committee
- Clayton Community Foundation (CCF) Executive Committee – working on their future agenda

Alderman Hummell reported on the following:

- CRSWC – approval of the budget; School Board reps were in support
- CCF Executive Committee – discussed the budget and will discuss prioritization expenditures as they go forward
- Moving forward with the overlay districts to be scheduled at the Planning Commission meeting in September; followed by a proposal to the Board in October; expects an update will be available on engageclayton.com – City manager Gipson confirmed that the information will be available this week
- Worked with Alderman Feder on the Boards and Commissions discussions and put together a number of topics that they want to follow up on

Alderman Yorg reported on the following:

- Participating as a rep for Ward 2 on the Glenridge sub committee for the School District plan

Mayor Harris reported on the following:

- Talking with a group that does free musical concerts; representative, Mike Loind, who is chairman of the Interco Charitable Trust, the Interco Trust, and the Kranzberg Arts Foundation are working on a project, St. Louis Music Commission to bring street musician programs to St. Louis; the group has proposed to do three Fridays in September rotating to different locations in Clayton

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 9:09 p.m.

Mayor

ATTEST:

City Clerk