



# CITY VIEWS

A NEWSLETTER FOR CLAYTON BUSINESS AND RESIDENTIAL CITIZENS

AUGUST 2007

VOLUME 16, ISSUE 4

## Notice for weekend of Aug. 17

- I-64 will be closed between Hanley & Skinker
- Eastbound traffic will be rerouted onto Clayton Road
- On Aug 17, 18 & 19, Ridgemoor, Crestwood, Audubon, Glenridge, Cromwell and Westwood will be closed at Clayton Road
- Visit [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us) for more details

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**A DRAFT of the final report from the Joint Study Committee (JSC), the group studying the possible merger of the Cities of Clayton and Richmond Heights or certain services, is available at [www.mergerstudy.org](http://www.mergerstudy.org).**

## City Receives Proposal for Retail Village

Developer's vision includes partnership with City



Carondelet Village looking northeast along Carondelet Plaza

At the July 10th Board of Aldermen meeting, Mark Mehlman, President of Mark S. Mehlman Realty, presented plans for a visionary development. He and architect Tyler Stephens proposed building the Carondelet Village east of The Crescent, the new 72-unit, luxury condominium development, also built by Mehlman Realty. Mr. Mehlman explained that his company is in the process of assembling the property needed to build the Village in the triangular shaped block bounded by Forsyth Boulevard to the north and Carondelet Plaza to the south. With the Ritz-Carlton, the Plaza in Clayton, and the Trianon coming soon,

the proposed development would firmly establish East Forsyth Boulevard as a vibrant neighborhood.

Plans for the Carondelet Village, a mixed-use development, include approximately 110,000 square feet of retail space, a multi-screen movie theater/performing arts center which will be connected to a boutique hotel with 150 rooms, and 110,000 square feet of boutique office space. With the addition of a critical mass in retail and a 663 parking facility, the developer feels that the \$116 million project will reestablish Clayton as a shopping destination. The proposed Village will offer Clayton residents

Village, cont'd. on Page 5

## MoDOT Awards Grant Funds

In March, the Missouri Department of Transportation (MoDOT) invited special business districts, chambers of commerce and local governments to apply for grant funds available through the Business Access Outreach Program. Through the program, MoDOT offered \$1,000,000 to be used for outreach efforts to promote access and visibility for businesses and attractions that will be affected by the I-64 reconstruction.

The Cities of Clayton, Richmond Heights, Brentwood and Maplewood recognized the significant impact the reconstruction project would have on their business communities. They knew that special measures would have to be taken to help businesses maintain stability. Each community realized how valuable the grant funds would be for promoting their respective business areas. They also realized that there would be stiff competition, and decided that a joint application, as the Mid Metro 4, would be more powerful than applying individually. To facilitate the process, the group asked the Brighton Agency, a Clayton marketing firm, to coordinate their efforts. Brighton saw the Mid Metro 4 area as "the eye of the storm." All four cities will be directly affected by this construction project beginning with the 2008 closure from

Grant, cont'd. on Page 5



Mayor Linda Goldstein

It's hard to believe that several months have passed since I was sworn in as mayor of this wonderful City. Time has flown because Clayton is so vibrant and has so many exciting things going on and in the works. I'll try to touch on some of the highlights in this article.

We're all proud that Clayton is recognized as a leader in many ways, and I'm pleased to tell you that our environmental leadership was recently recognized in "The Missouri Municipal Review", a publication that is distributed statewide to elected officials and municipal staff. Since the time that former Mayor Ben Uchitelle signed the U.S. Mayor's Climate Protection Agreement, Clayton has implemented 11

of the 12 Kyoto Protocol targets for reducing global warming. Our leadership efforts in the following areas were also recognized:

- Development standards/Silver LEED certification for public buildings
- Tree City USA status for the last 15 years because of our Right-of-Way Urban Forestry Management Tree Policy
- Citywide recycling efforts
- Promotion of alternative modes of travel
- Sustainable city operations policies including a paper usage reduction policy as well as the use of hybrid vehicles, energy efficient heating systems, and environmentally responsible light bulbs.

There has also been quite a bit of press recently about all the potential commercial development in our City. It's important for us to continue to attract new businesses, retailers, restaurants, and corporate headquarters, while at the same time balancing this development with the needs and interests of our residential community. Along those lines, we recently completed a Parks & Recreation Master Plan that will serve us well in years to come as we invest in our community's quality of life. Thanks to the many Clayton citizens who participated in this extensive study, the public forums, and in drafting the final recommendations.

Another very important aspect of Clayton is our top notch school district. Every month, I meet with Clayton School Board President Steve Singer, School Superintendent Dr. Don Senti, Clayton City Manager Mike Schoedel, and a representative from the Board of Aldermen and the School Board. We continue to discuss ways to work together for the growth and prosperity of our City.

Finally, I would like to acknowledge that some of the controversy over recent issues has been stressful for our community. It is important for our citizens to be informed and to feel comfortable publicly debating issues and exchanging ideas with their fellow citizens and elected officials. With that in mind, I would like to commend all of our citizens and would like to encourage public participation and a robust, yet respectful, dialogue. Now is the time for us to pull together and plan for the future of the City of Clayton, Missouri.

### August Meeting Schedule

The following list contains all regularly scheduled public meetings of the City of Clayton. Meetings may be added, canceled or rescheduled, in accordance with the Open Meetings Act, as the need arises.

- Aug 2 Board of Adjustment  
City Hall - 5 p.m.
- Aug 6 Plan Commission/ARB  
City Hall - 5:30 p.m.
- Aug 13 Econ. Dev. Adv. Comm.  
City Hall - 5 p.m.
- Aug 13 Art Commission  
City Hall - 6 p.m.
- Aug 14 Board of Aldermen  
City Hall - 8 p.m.
- Aug 16 Landscape Committee  
City Hall - 5 p.m.
- Aug 17 C.R.S.W.C.  
The Center - 8 a.m.
- Aug 20 Plan Commission/ARB  
City Hall - 5:30 p.m.
- Aug 20 Hanley House Council  
The Center - 6 p.m.
- Aug 23 Ecology & Environ.  
City Hall - 5:30 p.m.
- Aug 27 Parks & Recreation  
The Center - 7 p.m.
- Aug 28 Board of Aldermen  
City Hall - 8 p.m.

## August 7, 2007 Municipal Election

On Tuesday, August 7, 2007, the City of Clayton will hold an election for the purpose of filling the unexpired term of Ward II Alderman. Linda Goldstein resigned the position when she was elected Mayor of Clayton. The term expires in April 2008. Pepe Finn and Cynthia Garnholz are campaigning for the Ward II Aldermanic position. Both candidates are attorneys.



Cynthia Garnholz

If elected Ms. Garnholz has indicated that she will strive to: serve as an advocate for the citizens to the Board of Aldermen; encourage commercial development to increase revenue to support Clayton schools and municipal services; and use her legal expertise to analyze complex issues facing the City.

Cynthia Garnholz and her husband are lifelong Clayton residents and live in Ward II with their two sons.

If elected Ms. Finn has indicated that she will strive to: balance neighborhood and commercial district interests within the community; enhance the City's partnership with the Clayton School District; and promote and facilitate open and ongoing communication among various segments within the community and her Ward.

Pepe Finn and her husband have three children and have lived in Clayton for 21 years.



Pepe Finn

## Clayton's Deputy City Manager Is Selected Outstanding Assistant City Manager

Clayton's Deputy City Manager Lenore Toser-Aldaz was presented the 2007 Outstanding Assistant Award at the Missouri City Managers Association's annual conference in Branson, Missouri in May. "Lenore is a leader of distinction and an asset to local government management," said City Manager Mike Schoedel. "Throughout her career, she has consistently demonstrated qualities that confirm that this honor is well-deserved."

Ms. Toser-Aldaz has served the City of Clayton for approximately seven years. She was hired in 2000 as the Assistant City Manager. Her early responsibilities were the supervision of the Human Resources Department, Communications Department and special projects. Over the last several years, her duties have expanded, and in 2006 she was promoted to Deputy City Manager. When the City Manager is absent or out-of-town, she capably serves as City Manager.

As Deputy City Manager, Ms. Toser-Aldaz oversees the day-to-day management of the Public Works Department, Parks & Recreation Department and Management Information Systems Department. She guides these departments through all aspects of budgeting, personnel administration, and long-term planning. In addition, she supervises the daily activities of the Human Resources Department for the entire City, and serves with the respective department directors as the staff liaison to several citizen committees and task forces.

Several years into her tenure, Ms. Toser-Aldaz assumed the role of Acting City Manager. While providing support to the Board of Aldermen during their search for a new manager, she represented the City's interest with the Clayton Chamber of Commerce and Saint Louis Art Fair, provided support for the new Mayor, managed the City's daily activities, and took the lead in two significant projects that were just beginning—the construction/remodeling of the City Hall/Fire Station, and the negotiation with Metro as they prepared to build the Cross County MetroLink Extension through Clayton. She also participated in the Strategic Issues Committee analysis of the City's financial situation, which resulted in recommendations that have helped the City become more financially sound. Lenore's leadership during this period was critical to ensuring the City's overall stability.

Today, she is a model for leadership. According to City Manager Schoedel, Ms. Toser-Aldaz is his partner in City management. She recognizes the need to ensure quality day-to-day management, as well as effectively addressing the needs of the community and the Board of Aldermen.



Deputy City Manager  
Lenore Toser-Aldaz

## New Recycling Containers



New 32-gallon recycling container with recyclable items sticker on top

In June, the City's Public Works staff distributed new 32-gallon recycling containers to Clayton households. Each single-family and two-unit buildings received one container per unit. The number distributed to residential buildings with more than two units depended on the size of the building and area that was available for storage.

Public Works Director Paul Wojciechowski confirms that there are no charges for or changes to the recycling pickup or the single stream recycling process, other than replacing the

smaller containers to divert more recyclable items from landfills.

The new recycle bins were purchased through a grant from the St. Louis-Jefferson Solid Waste District. With the \$75,000 grant, the City purchased 4,800 containers, stickers listing recyclables for lids, and paid for the manpower to distribute them.

Residents can obtain additional 18-gallon or the new 32-gallon containers while supplies last. For additional recycling containers, stickers or refrigerator magnets, please call 314.290.8540.

## Citizens Police Academy Starts September 2007

The Clayton Citizens Police Academy provides a unique opportunity for Clayton residents and business owners to learn about the process of becoming a police officer. Participants will meet police specialists and learn how the Clayton Police Department operates.

The Citizens Academy includes classes about traffic law, juvenile law and procedures, evidence identification and crime scene processing, patrol procedures, computer crimes and firearms. Classes are taught by experienced officers and CPR (cardiopulmonary resuscitation) by the Clayton Fire Department paramedics.

Applicants must be at least 21 years old and a resident or business owner in the City of Clayton. The classes are by application only. Classes will be held on Tuesday evenings at the Clayton Police Department. To learn more about the Citizens Academy program, which will start on Sep. 18 and run through Nov. 13, 2007, contact Community Services Officer Jim O'Brien at 314.290.8424 or go to the Police Department's Community Services page under City Departments on the City's website: [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us).

## Construction Dumpster Permits

The fact that Clayton is one of the most desirable municipalities in the region is made apparent by the presence of construction equipment and fences in the business districts and residential neighborhoods. The new construction obviously has a very positive effect on the overall economic status of the community. However, the construction dumpsters used at renovation sites have become an aggravation for home owners who live in proximity to them.

To build a home or to make major renovations, the contractor is required to erect a construction fence. When a property is undergoing a minor renovation, a fence is not required, but a construction dumpster is brought to the site to collect the discarded material. To prevent contractors from leaving dumpsters in place for unreasonably long periods, residents have asked the Board of Aldermen to place restrictions on the use of these dumpsters.

At its June 12 meeting, the Board of Aldermen approved Ordinance #5975, which establishes conditions for construction dumpster placement. The ordinance prohibits placement of construction dumpsters on public rights-of-way without authorization from the City's Public Works Department. It requires dumpsters used in residentially zoned districts for new construction or major additions be approved by the City's Building Official and placed behind a construction fence. Contractors must obtain a Dumpster Permit for dumpsters placed on private property where there is no construction fence. These permits are valid for 120 days.

For more information or to find the dumpster permit application, visit [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us), select CITY HALL, then click "NEW -- Dumpster Permit" on the Planning & Development Services Department page under City Departments.

Village, cont'd. from Page 1

the opportunity to stay in Clayton to shop, while drawing visitors from the entire region to shop and dine in Clayton.

To finance the parking garage, the developer has asked the City to issue special obligation bonds. The developer proposes forming a Community Improvement District (CID) and a Transportation Development District (TDD) to pay off the bonds. Also, they are requesting that the City utilize a portion of the City's sales tax generated at this project to pay back the bonds. Clearly, the City must analyze the financing of the project before any decisions are made.

The developer plans to hold public forums to keep the community apprised of details as the project moves forward.

Grant, cont'd. from Page 1

I-170 west, followed by the closure in 2009 when the highway will be closed from I-170 east. Throughout the month of May, the Mid Metro 4 committee and Brighton worked on compiling information and to complete the application, which was submitted to MoDOT on June 1st.

On July 10th, representatives from The New I-64 project and MoDOT met with the Mid Metro 4 group, and announced that out of fifteen applications, four were awarded funds. One of the four was Mid Metro 4. In compliance with the Award Summary, work immediately began to finalize the budget and implementation plan. The revised documents will be submitted to MoDOT for review on August 3, 2007.

The Mid Metro 4 are anticipating the challenges, while maintaining the strength of their commercial districts.

## Clayton Parks & Recreation Master Plan

On June 12th, the Board of Aldermen approved the implementation of the Clayton Parks & Recreation Master Plan. Planning Design Studio was selected to oversee the study, and a consultant from the firm was on hand to present details including an overview of the specific recommendations of the plan and an outline of the implementation strategies available to the City.

Over a year of meetings, research and data collection has culminated in an ambitious and comprehensive plan to refurbish the City's green spaces. "This is very exciting," said Mayor Linda Goldstein. "We commend the members of the Working Committee and Planning Design Studio on this impressive work."

Consultant Andrew Franke explained that the colorfully-illustrated, 148-page document provides recommendations for areas of growth and improvement within the City's park system.

The plan provides strategies for meeting Clayton's recreational needs up to the year 2017. It recommends implementation of the ten year plan according to a prioritized and phased strategy, which will bring changes in the recreational opportunities of the City of Clayton and help to maintain the City's exceptional quality of life.

To review the plan in its entirety, visit [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us), select CITY HALL, then click "Parks & Recreation Master Plan" on Parks & Recreation page under City Departments.

### BUSINESS HIGHLIGHTS: *The Clayton Triangle*

The newly named Clayton Triangle, which is comprised of businesses in the area bounded by Maryland Avenue, Brentwood and Forsyth Boulevards, is an enduring and charming shopping and dining destination. To enhance its stability as a business district and to stimulate commerce, merchants in the Triangle banded together and collaborated with the City of Clayton to promote the shopping district.

The district's achievements to date include a banner campaign that now identifies the entire Clayton Triangle district, and an aggressive advertising initiative. Various special events are now being held in the Triangle each year, including Clayton Farmers' Market every Saturday from 8:30 a.m. to 12:30 p.m. in Straub's Market west parking lot; Concours d'Elegance, the nationally sanctioned auto show featuring 100 vintage Jaguar cars on October 6th from 10 a.m. to 4 p.m. along Brentwood Boulevard between Maryland Avenue and Forsyth Boulevard; and the Sheldon Concert Series presented by Enterprise Bank in September and October. The group's efforts are spearheaded by Faith Berger, who co-owns Barucci Gallery on Maryland Avenue with her mother Shirley Schwartz. For details about events and businesses located in the Triangle, visit [www.claytontriangle.com](http://www.claytontriangle.com).



## Saint Louis Art Fair 2007

September 7, 8 & 9, 2007



Consistently ranked as one of the top fine art fairs in the country, the Saint Louis Art Fair celebrates its 14th year bringing gallery-quality fine art to the streets of downtown Clayton. Enjoy an atmosphere filled with music, live performances, great food and fabulous original works of art. For complete information about this year's festival, visit [www.saintlouisartfair.com](http://www.saintlouisartfair.com).

### 2007 Event Features:

- original work of 165 visual artists
  - artist demonstrations
- music and performing arts on three stages
  - Creative Castle for children and families
  - the Art Studio
- Pleasures of the Palette with culinary selections from 20 of St. Louis' finest restaurants
  - and much more

## Taste of Clayton 2007 Update



The weather was beautiful and the food outstanding at the 2007 Taste of Clayton on Sunday, June 3rd. From professional chef demonstrations to activities in Taste Jr., the "everything for kids" area, the Taste had something for everyone. In addition to being the kickoff of the region's special events season, the Taste also provides for the less fortunate. With contributions from this year's event, total Taste of Clayton donations to charitable organizations is approaching \$1 million since its inception in 1993.

Planners of the 2008 Taste of Clayton are already working on new and exciting activities for the event, which is set for June 1.

## Clayton Farmers' Market

Saturdays, August 4, 11, 18, 25 and September 1, 15, 22, 29 (no market on the 8th)  
8:30 a.m. to 12:30 p.m.

*Straub's Market west parking lot, 8282 Forsyth*

The Market features weekly specials and produce from the local farmers. Details about the Clayton Farmers' Market can be found online at [www.claytonfarmersmarket.com](http://www.claytonfarmersmarket.com).

### AUGUST-SEPTEMBER FARMERS' MARKET EVENTS

**August 4th:** Grand Summer Fair! Bring the children for street entertainment, music and a festival atmosphere.

**August 11th:** Scintillating Salads

**August 18th:** Too Hot to Cool Down  
Heat of summer special with cooling food and drink.

**August 25th:** A Taste of Mexico  
Using local products to produce a Mexican flavor.

**September 1st:** Food for the Ball Game  
Let the children play while you shop the market.

**September 15th:** Wine Special  
Highlight Missouri wines, as well as grape juice for children.

**September 22nd:** Autumn Planting  
Bulbs can be sold now along with interesting autumnal plants. Focus on Missouri native planting.

**September 29th:** Bread and Cheese  
Try our artisan approach to this old favorite.

## Parties in the Park

Wednesday, August 8 and September 19 (not the 12th)

5 to 8 p.m.

*Shaw Park*

Parties in the Park, which are held in beautiful Shaw Park on the second Wednesday of each month, provide a unique opportunity to meet new people and relax with old friends. Best of all, every Party is free and open to the public. For details, call the Clayton Chamber of Commerce at 314.726.3033 or visit: [www.partiesinthepark.org](http://www.partiesinthepark.org).

## Musical Nights in Oak Knoll Park

Sunday, August 26 and September 23

5 to 7 p.m.

*Oak Knoll Park (NW corner of Big Bend Boulevard & Clayton Road)*

This exciting concert series in Oak Knoll Park features some of the best local talent. On Aug. 26 – Naked Mike and Lucky Dan and on Sep. 23 – Fairchild. The event is free to the public. Guests are encouraged to bring their lawn chairs and blankets. For more information, call 314.290.8544.

## Meramec Community Opera

It started as a successful bid on an auction item offered by Carol Kaplan-Lyss to benefit the School District of Clayton, and resulted in the seven year run of the Meramec Community Opera. In 2001, Amy Gage and Sonia Beard began working with Ms. Kaplan-Lyss on producing an outdoor theater experience for Clayton families.

The productions are family events, but children are the star performers. The operas are written by Carol Kaplan-Lyss, who writes operas professionally, and Amy Gage, who is an accomplished, published author. The productions are held in the outdoor amphitheater at Meramec School after which the Meramec Community Opera is named. Performances are free for the audience. Proceeds are generated from a \$25 fee paid for each child to perform, and in the past, have benefited the Meramec PTO and the Family Center Parent Scholarship Fund. This year, many of the young actors are earning money outside of the show in order to help reach a goal of \$1200 to build a house for a family in the Philippines.

This year's opera has been named *Hovel Trouble*, which is based on an old Yiddish folk tale about an unhappy, busy family living in a small hut. While looking for relief from their plight, they are led on a silly chase for a "quiet family life." "Building a home for a family in need seemed to be just the project to sponsor with *Hovel Trouble*," said producer Sonia Beard.

The opera will be performed at 7 p.m. on Friday, August 10. The public is welcome.

## Q & A

**Q.** We experienced extensive tree damage following last year's storms. Does the City have recommendations for tree maintenance on private property?

**A.** Clayton's Parks Superintendent Susan Renard advises residents to contact Ameren UE when limbs or trees are near power lines. She recommends having a professional arborist remove limbs, or trim and remove trees. When hiring an arborist, ask for proof of Certified Arborist Certification and worker's compensation and liability insurance. Get multiple estimates and ask for references.

Ms. Renard offers more details in a presentation that is available on the HOME page of the City's website [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us); click "Tree Care" or "Pruning" in the right menu bar for tips on trimming and caring for your trees.

Other resources offering information on tree care include: International Society of Arborists at [www.isa-arbor.com](http://www.isa-arbor.com); The National Arbor Day Foundation at [www.arborday.org](http://www.arborday.org); Missouri Department of Conservation, 573.522.4115.

What would you like to know? Clayton citizens are invited to ask questions of their City officials. Forward your questions to: City of Clayton, ATTN: Judy Kekich, 10 North Bemiston, Clayton, MO 63105; Fax them to 314/863-0295; E-mail them to: [jakekich@ci.clayton.mo.us](mailto:jakekich@ci.clayton.mo.us)

## IMPORTANT NUMBERS

<b><i>In Case of Emergency</i></b> .....	<b>911</b>
City Manager .....	290.8400
Community Outreach.....	290.8473
Finance .....	290.8443
Fire (non-emergency).....	290.8485
Planning and Development .....	290.8453
Mayor/Board of Aldermen/City Clerk .....	290.8469
Parks and Recreation.....	290.8500
Human Resources .....	290.8448
Police (non-emergency) .....	645.3000
Public Works .....	290.8540
TDD .....	290.8435

## STATEMENT OF ACCESSIBILITY TO ALL CITIZENS

It is the City of Clayton's goal to make programs and facilities accessible to all individuals. If you or someone you know has a disabling condition and would like more information and support for accessibility of all programs and facilities, please contact us at 290.8501(V). Sign interpreters may be scheduled upon request. Suggestions for future programs are welcomed.

### City of Clayton

10 North Bemiston Avenue  
Clayton, Missouri 63105

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**DELIVER BY:**  
**July 30, 2007**

PRSRT STD  
U.S. Postage  
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St. Louis, MO  
Permit No. 1197

The Mission of Clayton City Government is to foster a vital, balanced community composed of outstanding neighborhoods, quality businesses, commercial and government centers, premier educational institutions, and a healthy natural environment through an open, accessible and fiscally responsible government.



Printed on Recycled Paper Stock

COVER: Aerial photo by Srenco Photography