



CITY OF ROCK HILL

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CITY OF ROCK HILL MINUTES FOR THE BOARD OF ALDERMEN MEETING TUESDAY, JUNE 7, 2011 7:00 P.M.

- 1) Mayor DiPlacido called the meeting to order at 7:03 p.m. and led all in the Pledge of Allegiance.
- 2) The Mayor called the roll and the following members of the Aldermanic Board were in attendance: Mr. Robert Weider, Mr. Edward Mahan, Mr. Edward Johnson, Ms. Mary Wofford, Ms. Chris Graber, Mr. Philip Scherry and Mayor DiPlacido.
- 3) **Citizens to Address the Board:**
Ron Milligan, 909 Blossom Ln.: Mr. Milligan asked about his estimated assessment received from St. Louis County.
- 4) **Announcements, Presentations, Proclamations, Communications and Invitations:** Mayor DiPlacido announced that the city had been awarded the 2011 Innovation Award by the St. Louis County Municipal League.
- 5) **Public Hearings**
 - a) 2012 Community Development Block Grant Funds
Mayor DiPlacido opened the public hearing at 7:11 p.m.

Assistant to the City Administrator/City Clerk Jennifer Yackley explained that the city receives \$20,000 each year in Community Development Block Grant funds. She explained that in previous years the city had allocated the entire amount to fund housing maintenance and repair by eligible residents. The program is administered by St. Louis County on behalf of Rock Hill and other cities.

There were no public comments.

The Mayor closed the public hearing at 7:15 p.m.

Alderwoman Wofford moved and Alderman Weider seconded a motion to allocate the city's Community Development Block Grant funds to the housing program administered by St. Louis County. The motion passed by a unanimous voice vote.

- b) Text Amendment to Section 400.020 of the Municipal Code pertaining to the composition of the Planning and Zoning Commission.

The Mayor opened the public hearing at 7:15 p.m.

Assistant to the City Administrator/City Clerk Jennifer Yackley entered the following documents into the record: the city code, the public hearing notice, the affidavit of publication, the staff report and the city file. Ms. Yackley explained that the text amendment addresses the inconsistency with the number of allowed positions-nine (9) and the number of named positions-ten (10) on the Planning and Zoning Commission. The amendment also specifically states which members are allowed to vote.

The draft ordinance removes the limit of nine (9) members but keeps the current allowed configuration of eight (8) citizen members, the Mayor if he/she so chooses and a Board Liaison if the Board chooses to appoint a liaison. The draft ordinance also clarifies that all citizen members are voting members and that the Mayor and Liaison may vote on any issue.

Ms. Yackley noted that the Planning and Zoning Commission reviewed the request at the June 1, 2011 meeting. The Commission approved a motion recommending approval by a vote of 4-0 with one abstention.

There was no public comment.

The Mayor closed the public hearing at 7:18 p.m.

- c) Text Amendment to Section 405.080(2) of the Municipal Code pertaining to used car lots.

The Mayor opened the public hearing at 7:19 p.m.

Assistant to the City Administrator/City Clerk Jennifer Yackley entered the following documents into the record: the city code, the public hearing notice, the affidavit of publication, the staff report and the city file.

Ms. Yackley explained that Daniel Baker of Exotic Motors Midwest, LLC has submitted a request to amend Section 405.080(2) of the Special Use Permit section to allow for used car lots as a primary use when the inventory is stored indoors.

The proposed amendment would add the phrase “and/or when all inventory will be stored indoors” to the current language for used car lots in the Special Use Permit section.

Ms. Yackley explained that the amendment would make the use allowed-with a Special Use Permit-in the “C” Commercial District, “C-2” Planned Commercial District, “D” Business District, “E” Industrial District and the “PD” Planned Development District-Mixed Use.

Ms. Yackley noted that the Planning and Zoning Commission reviewed the request at the June 1, 2011 meeting. The Commission approved a motion recommending approval by a vote of 4-0 with one abstention with the following change requested by staff: Remove the word “and” from the requested amendment so that the new amendment reads “or when all inventory will be stored indoors”.

The Board discussed the possibility of limiting the number of used car lots with inventory stored indoors in the city.

Daniel Baker of Exotic Motors Midwest, LLC explained that he expected to have about 30 high end cars for sale at one time. He did think that having indoor storage of used cars would hurt the community.

There was no public comment.

The Mayor closed the public hearing at 7:33 p.m.

- d) Request for a Special Use Permit at 9710 Manchester for a used car lot when all inventory will be stored indoors.

The Mayor opened the public hearing at 7:34 p.m.

Assistant to the City Administrator/City Clerk Jennifer Yackley entered the following documents into the record: the city code, the public hearing notice, the affidavit of publication, the staff report and the city file.

Ms. Yackley explained that Daniel Baker of Exotic Motors Midwest, LLC has submitted a request for a Special Use Permit at 9710 Manchester Road to allow a used car lot in the "C" Commercial District when all inventory is stored indoors. Mr. Baker would also have a boutique as an accessory use for the sale of affiliated merchandise such as apparel, sunglasses, shoes etc.

She explained that the request is contingent upon passage of a text amendment to Section 405.080(2) that is under consideration as a separate item.

Ms. Yackley explained that Mr. Baker had requested he be allowed to park vehicles outside on nice days. To accommodate this request, the following condition was presented to the Planning and Zoning Commission for consideration: No more than four (4) vehicles available for sale or lease shall be allowed to be parked in the parking lot during regular business hours.

Ms. Yackley noted that the Planning and Zoning Commission reviewed the request at the June 1, 2011 meeting. The Commission approved a motion recommending approval with the condition presented by staff by a vote of 4-0 with one abstention.

The Board discussed the condition and wanted to add regulations prohibiting the vehicles to be displayed on racks or in a location than a parking stall.

There were no public comments.

The Mayor closed the public hearing at 7:40 p.m.

- 6) **Minutes of Previous Meetings:** Alderman Scherry moved and Alderman Weider seconded a motion to approve the minutes from May 17, 2011. The motion was approved by a unanimous voice vote.
- 7) **Treasurer's Report:** Assistant City Administrator/Finance Director Ann Robertson summarized the May warrant. Alderwoman Wofford moved and Alderman Weider seconded a motion to approve the May warrant. The motion passed by unanimous voice vote.
- 8) **Bills and Resolutions:** Pursuant to RSMo. 79.130, all bills and resolutions will be read by "title" only. Copies will be available to the General Public at City Hall during regular office hours.

ITEMS TO BE CONSIDERED FOR FIRST READING:

- a) **Bill No. 1802:** AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE CITY OF ROCK HILL FOR THE PERIOD OF APRIL 1, 2011 THROUGH MARCH 31, 2012.

City Attorney Paul Martin gave the first reading of **Bill No. 1802**.

Assistant City Administrator/Finance Director Ann Robertson summarized the bill.

- b) **Bill No. 1803:** AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF \$3,500,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2011, OF THE CITY OF ROCK HILL, MISSOURI; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSES OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS AS THEY BECOME DUE; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

City Attorney Paul Martin gave the first reading of **Bill No. 1803**. Mr. Martin explained that the bill authorizes the sale of general obligation bonds in the amount of \$3.5 million.

Carl Ramey, Stifel Nicolaus stated that he needed to Board to give him direction on whether or not the Board wanted to sell all \$3.5 million in bonds or if the Board wanted him to sell the number of bonds, which would be less than \$3.5 million that would be supported by the city's current assessed valuation.

Alderman Scherry moved and Alderwoman Wofford seconded a motion to keep the amount at \$3.5 million. The motion passed by a vote of 4-2 with Alderman Weider and Alderman Johnson voting against the motion.

ITEMS TO BE CONSIDERED FOR SECOND READING AND/OR ADOPTION:

- a) **Bill No. 1801:** AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT BETWEEN THE CITY OF ROCK HILL, MISSOURI AND ST. LOUIS COUNTY, MISSOURI FOR PARTICIPATION IN THE RESIDENTIAL ENERGY EFFICIENCY LOAN PROGRAM.

City Attorney Paul Martin gave the second reading of **Bill No. 1801**.

Alderman Scherry moved and Alderwoman Wofford seconded a motion to approve **Bill No. 1801**. Members of the Aldermanic Board voting in favor of the motion were: Mahan, Graber, Weider, Wofford, Johnson and Scherry. The motion passed and **Bill No. 1801** became **Ordinance No. 1724**.

9) **Departmental Reports**

Fire Department: Chief Kevin Halloran reported the following:

- The new truck is in service.
- The department did foam training using the new truck.
- He will be taking a class from the Department of Homeland Security.

Police Department: Chief Paul Arnett reported the following:

- The department is participating in the Click it or Ticket campaign.
- The department received a portable breathalyzer for DUI enforcement.
- The department has purchased two new cars which will be in service later in the month.
- Lt. Jordan Lewis completed a training session with the FBI.

10) New Business-Mayor, Board of Aldermen, City Administrator, City Attorney:

a) Temporary Stand Permit at 9849 Manchester Road

Alderman Weider moved and Alderwoman Wofford seconded a motion to approve the temporary stand permit for 9849 Manchester Road for a period of 6 months and a flat fee of \$25. The motion passed by unanimous voice vote.

11) City Attorney's Report: City Attorney Paul Martin requested a closed session after the meeting.

12) City Administrator's Report: No report

13) Mayor's Report: Mayor DiPlacido attended the Uniformed Employee Pension Plan Board meeting on May 24th. He also attended the Webster Groves School District Legislative Advocacy Committee meeting on June 1st.

14) Citizens to Address the Board: None

15) Closed Session: Alderman Scherry moved and Alderwoman Wofford seconded a motion to go into closed session with closed record pursuant to Subsection (1) and (3) of Section 610.021, RSMo, 2004 in order to discuss privileged communications between a public governmental body or its representative and its attorney; and hiring, firing, disciplining or promoting of an employee of a public governmental body. Members of the Aldermanic Board voting in favor of the motion were: Weider, Mahan, Johnson, Wofford Graber and Scherry. The motion passed and the Board proceeded to closed session at 8:10 p.m.

16) Adjournment: Alderwoman Wofford moved and Alderwoman Graber seconded a motion to adjourn the meeting. The motion passed by unanimous voice vote and the meeting adjourned at 8:30 p.m.

Mayor Daniel DiPlacido

Attested to:

Jennifer Yackley, City Clerk