

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON TUESDAY, JANUARY 8, 2008

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session at City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Tuesday, January 8, 2008. The meeting convened at 7:00 p.m.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	John T. Hunzeker	-Mayor
	Frank Hardy	-Alderman – WARD I
	Douglas McGuire	-Alderman – WARD I
	John W. Littlefield	-Alderman – WARD II
	Thomas Hrastich	-Alderman – WARD II
	Lynn D. Flowers	-Alderman – WARD III
	Jan Hoffmann	-Alderman – WARD III
	Frank Gregory	-Alderman – WARD IV
	Mike Svoboda	- Alderman – WARD IV
	Laura A. Rider	-City Clerk
	William LaGrand	-Chief of Police
	Anne C. Lamitola	-City Engineer
	Thomas Fleer	-City Collector
	Robert C. Jones	-City Attorney
Absent:	Gerald Brown	-Director of Parks and Recreation

APPROVAL OF THE MINUTES

Copies of the Minutes of the December 11, 2007 Board of Aldermen meeting were distributed to the members for their review. Alderman Hardy clarified that his amendment made at the December 11, 2007 meeting to the November 13, 2007 meeting were as follows: Alderman Hardy amended the last sentence of the last paragraph on Page 3 to read “He then read aloud the following statement.” Alderman Hardy also amended the meeting minutes to delete the first paragraph on Page 4 and replace it with the entire Mayor’s statement as read. The mayor’s complete statement has been included in the November 13, 2007 minutes.

Alderman Hardy also clarified that his amendment made at the December 11, 2007 meeting to the November 13, 2007 meeting regarding his amendment to Page 5 that a sixth paragraph be added right before the City and Committee Reports that it be noted that Ms. Kathy Tripp and representatives from the Lutheran Church Extension Fund of Missouri were in attendance at the meeting, each had filled out a Request to be Heard form but were not allowed to speak to the Board of Aldermen.

Alderman Hardy amended the December 11, 2007 meeting minutes as follows: Page 2, second paragraph under Requests To Be Heard to delete the sentence “Ms. Tripp stated that at her request, Alderman Hardy performed research.” He also amended Page 7 in the report of the Chief of Police report to change “Interstate 40” to “Interstate I-64”.

Alderman Hardy made a motion to accept the Minutes as amended. Alderman McGuire seconded the motion, and it was unanimously approved.

EMPLOYEE SERVICE AWARD PRESENTATION

This item will be postponed until the next meeting.

REQUESTS TO BE HEARD

Mr. Bill Holland, resident and Chairman of the TIF Commission, was present. He stated that he believes the northern quadrant of the city around the intersection of S. Lindbergh Blvd. and Watson Rd. is the commercial sector of the city. This sector brings a significant amount of the tax revenue that supports the city.

Mr. Holland stated that the basis for a city is to provide services for the citizens, such as police, roads and parks. He expressed his concern about the future of the infrastructure and the ability of the city to continue to provide these services. He then stated that the 1/2¢ capital improvement sales tax will end in a few years; this tax is very supportive to the city. Mr. Holland stated that the 1/2¢ capital improvement sales tax financially helps the city and needs to be protected. He stated that in his opinion, it cannot be assumed that this sales tax will be automatically renewed.

Mr. Holland stated as he looks at the northeast quadrant of the city, he sees the same problems that existed four years ago. However, there has yet to be an improvement. Mr. Holland urged the Board of Aldermen to work together. He stated that the Board of Aldermen ran for office as a slate and most are anti- eminent domain, which he understands.

Mr. Holland stated that there is a situation of two or three retailers along Watson Rd. and there is no synergy above this. There are retailers that are good loyal businesses in this area that deserve the protection of their market place. Mr. Holland further stated that now is the time to make sure that happens.

Mr. Holland stated that there are two major retail buildings boarded up along the northeast quadrant of the city. There was \$50,000 spent to study this area but there has yet to be a solid proposal. In addition, perhaps ordinances should be in place to beautify this area so that retailers want to be located in the city. Bankers are not as eager to approve loans as they were four or five years ago. Therefore Economic Development Tools could very well be needed such as CID, TIF, etc. to make sure something happens in this area. He then implored the Board of Aldermen to work together to put a plan in place to protect the city.

Mr. Holland stated that the time to act is now. The city needs to seize the opportunities for commercial development. If Home Depot closes, it would put a hardship on the city. He urged the Board of Aldermen to work together to build the tax base.

Mayor Hunzeker thanked Mr. Holland for his timely and detailed comments.

Mayor Hunzeker stated the year end report has been posted on the city's website. He agreed that it is time to work together for the city to move forward.

Mayor Hunzeker corrected the record and stated that \$22,500 was spent for the study of Sunset Manor and not \$50,000 as stated by Mr. Holland.

Mayor Hunzeker corrected the assertion that this Board of Aldermen ran for office as a slate. The alderman that ran in 2006 were not a slate of candidates.

Park Master Plan Presentation by Land Design Services

Alderman Littlefield introduced Mr. Patrick Worzer of Land Design Services. Mr. Worzer stated that the Master Plan was created in 2002 and was updated in 2007. The revised plan was designed to allow additions and revisions. The Parks and Recreation Department will be able to use the plan for grant opportunities, improvements, etc.

Mr. Worzer stated that during the process of updating the plan, it was found that there are items that currently apply as well as items that do not apply due to a change in circumstances. There are several design concepts in the plan.

Mr. Worzer stated that information contained in the plan is purely recommendations and offers the opportunity to take the recommendations to make the necessary decisions.

Mr. Worzer stated that the data collected are included in tables. Citizen input was a significant factor when compiling the information. The residents who responded to a survey overwhelmingly supported a community center. Trail development was also strongly supported. Construction of a new pool and an indoor pool was also highly supported.

Alderman Gregory asked how many residents responded to the survey. Mr. Worzer stated that approximately 16% of the residents responded, which is about 1,360. Alderman Littlefield stated the residents that responded were located city-wide; it was not a concentrated area. There were also a variety of single residents, senior citizens and families.

Mr. Worzer stated that a color coded map has been included which is similar to the map in the previous Master Plan. Mr. Worzer stated the revised plan has a list of recommended items outlined in a table.

Mr. Worzer stated that some of the proposed facilities include a community center, a multi-use trail, an outdoor sports complex and lighted ball fields. Mr. Worzer stated that the plan includes improvements to the existing facilities in the parks. The plan also includes a recommendation regarding the preservation of green space.

Mr. Worzer stated that the Master Plan is to be utilized; it is a viable document to implement and provide services. He stated that in his opinion he feels the city should endorse the plan and looks to the opportunity to implement the plan. The updated master plan is a five-year plan.

Alderman Hardy asked how often a Master Plan is recommended to be reviewed. Mr. Worzer stated that at the earliest three years but not beyond five years.

Alderman Littlefield stated that Mr. Brown uses the Master Plan when applying for grants. It has proven to be a very useful tool.

Alderman Hardy asked if a 16% response for the surveys was considered to be good or bad. Mr. Worzer explained that 10% is good and 16% is noteworthy.

Mayor Hunzeker asked Mr. Worzer how a community investment in parks relates to property values. Mr. Worzer stated that he feels the city needs to listen to the residents and what makes the residents and businesses desire to be located in Sunset Hills. There is a direct correlation between investment in parks and quality of life and property values.

Alderman Gregory stated he feels that it depends on who is talked to in a community for an opinion of the value of a community. An example would be if the Superintendent of schools were to be asked, this individual would say that education that creates the value of the community; a real estate developer or broker would say that it is the availability of goods and services.

Alderman Gregory stated he has read the document when it was distributed a few months ago. He added that he does have questions but does not have the Master Plan in front of him. Alderman Littlefield stated that Mr. Brown could field questions if so desired.

Mayor Hunzeker noted a Scout Master in attendance. Mr. Jim Mosqueda, Den Leader of Weblos, was present along with three boy scouts. Mr. Mosqueda explained that the boy scouts are working on their citizenship badge. Mr. Mosqueda identified the Weblos as students of St. Justin The Martyr School.

PUBLIC HEARING: Review of the Conditional Use Permit issued to Ernie Patti Oldsmobile for the property at 10505 Watson Road to operate an auto sales and leasing business originally issued in December 2006.

Alderman Hardy explained that a one-year Conditional Use Permit was issued to Ernie Patti Oldsmobile because there has not been a car dealership located at this address and there were concerns of how they would interact with the neighboring property owners. He then stated that there have not been any complaints received. He added that Ernie Patti has been a good neighbor and feels the Conditional Use Permit should be issued on a permanent basis.

Mr. Jay Wiseman, Sales Manager of Ernie Patti Oldsmobile, was present and stated he is not aware of any complaints being made in regards to parking. There was a recent complaint received regarding the time of waste pick up and this matter will be resolved.

Mrs. Lamitola stated that she counted 10 cars for sale on the lot and asked where the customers park. Mr. Wiseman stated that there is not a parking issue as most of the business is internet based. It is very rare that there would be more than one customer at a time at the business.

Mayor Hunzeker declared the public hearing closed.

PUBLIC HEARING: Discuss the Planning and Zoning strategies for the St. Louis County Phase II Storm Water Protection Plan.

Mrs. Lamitola stated that Sunset Hills must meet the requirements by March 9, 2008. The Board of Aldermen approved an operation and maintenance program manual for the prevention and reduction of pollution and storm water runoff from municipal operations. This has been implemented. The last requirement for this plan for the next five years is the adoption of a post-construction storm water and water quality protection ordinance. She explained that the Metropolitan Sewer District (MSD) administers for the Missouri Department of Natural Resources (MDNR) and the Environmental Protection Agency for the guidelines. MSD recommends adopting strategy 1 which is a stream buffer ordinance to meet the requirements. The various strategies were submitted to the Planning and Zoning Commission for their review and recommendation. The Planning and Zoning Commission recommends Strategy 1 for approval to the Board of Aldermen.

The ordinance is a buffer around the various streams in the city according to a USGS map. The major streams are the Meramec River which has a greater setback; however, the other streams are the streams that require a 25 feet vegetated buffer and another 25 feet where no impervious cover can be constructed.

Mrs. Lamitola stated a variance can be heard by the Board of Adjustment if property is adversely affected and causes a hardship. The goal is for new development. The other circumstances would be with the removal and reconstructing a structure. There are exceptions; an example would be utilities and park paths.

Alderman Flowers asked if a home could be rebuilt if it were to be destroyed in a fire but had a stream running through their property. Mrs. Lamitola stated there may be other provisions; however, the worse case scenario would be to request a variance from the Board of Adjustment because there could be a hardship.

Mayor Hunzeker noted that Alderman Flowers' home is near a stream and that may be a reason for his concern.

Alderman Flowers asked what would happen if the city does not pass the ordinance. Mrs. Lamitola replied that the city would not be in compliance with the guidelines set forth for the Phase II Storm Water Program, which is mandated by EPA. She added that there are other strategies that could be considered; however, the Planning and Zoning Commission recommends Strategy 1. She stated that the matter can go before the Public Works Committee if so desired.

Alderman Gregory commented that there are three strategies now available; however, the other two strategies are more difficult to administer than the recommended strategy. Mrs. Lamitola stated that strategy 1 is the easiest to implement. She advised that two years from March, the city will have to implement an additional strategy.

Alderman Svoboda asked if the required buffer would apply to a shed that does not require a building permit. Mrs. Lamitola stated that technically, all shed plans require city approval to make sure setback requirements are met.

Mayor Hunzeker commented that the first reading of Bill #38 will be this evening and the second reading will be at the February Board of Aldermen meeting.

Mayor Hunzeker declared the public hearing closed.

PUBLIC HEARING:

Amended Conditional Use Permit submitted by Missouri American Water Company for the property at 12950 Maurer Industrial Drive to construct a 3,150 square feet building located on the southeast portion of property and a 550 square feet underground vault on the northwest portion of the property with a 40' silo.

Ms. Laurie Hill with HDR Engineering was present and Mr. Ken Stecher with Missouri American Water Co. was present. Ms. Hill stated that the proposal involves replacing the current disinfecting system for drinking water. The proposed system would be safer than the current system.

Ms. Hill stated the proposal includes replacing the current chlorine gas system with a hypochlorite generation system. The hypochlorite generation system is basically taking salt and water and adding electricity to form what is basically a very dilute bleach. The existing carbon feed system will be updated. The improvements will change the way the powder activated carbon is stored and the way that it is dispensed. The purpose of the improvements is safety related due to the existing chlorine gas system; implementing the proposed hypochlorite generation system is safer. Another improvement will be to provide easier operation of the plant; it would be more automated and less labor intensive.

Ms. Hill stated that the silo will store the powder activated carbon with an associated pump room. There will also be a sodium hypochlorite area.

Mrs. Lamitola stated that the existing Subdivision, Sunset Greens is 350 feet to the west of the proposed sodium hypochlorite building. The silo is 550 feet from the nearest residential property line.

Ms. Hill stated the hypochlorite building would be masonry construction. The purpose of the silo is to store powder activated carbon in bulk; it will be approximately 14 feet in diameter and 40 feet in height.

Mayor Hunzeker asked if the chemicals that will be stored will be dangerous. Ms. Hill stated the proposed improvements will be a safer method than what is currently being utilized. There will be double walled storage tanks and there is ten feet high fence around the environment and it is a secured gated area.

Mayor Hunzeker asked if the residents of Sunset Greens have been notified of the matter. Mrs. Lamitola stated the Public Notice and the Public Hearing process was followed.

Alderman Gregory asked if there will be mechanical equipment outside. Ms. Hill stated there will be a HVAC on the roof but the mechanical equipment will be inside. There will not be additional noise associated with the proposal.

Alderman Gregory asked the hours for deliveries of chemicals and supplies. Mr. Stecher replied between 7:00 a.m. to 5:00 p.m. Mr. Stecher stated that there will not be over night deliveries. Deliveries are made depending on demand but are typically one time per month.

Alderman Hoffmann asked if the proposed improvements would affect the taste of water. Ms. Hill replied no, there will not be a change in the taste in the water.

Alderman Hoffmann asked if the other three plants in the St. Louis County area are doing the same changes. Mr. Stecher stated that two other plants are implementing the changes.

Mr. Stecher stated that it is anticipated the improvements will be completed by August of this year.

Mr. John Smith, resident, was present and asked if there would be chlorine gas generated. Ms. Hill replied no.

Mayor Hunzeker declared the public hearing closed.

OLD BUSINESS

Budget Amendment and adoption of the employee compensation plan.

Alderman Gregory reminded the Board that last month Mr. Jim Kaatz of Kaatz & Associates made a presentation regarding the compensation plan in the anticipation of implementing a new employee compensation plan. He stated he sent an email last week regarding the costs associated with implementing the new plan.

Alderman Gregory stated that he would like the Board to consider implementing the compensation plan, with the structure of 11 grades of positions with 12 steps in each grade. And to also consider a budget amendment to fund the salary structure. The steps and grades reflect a study that was completed comparing several municipalities in the area and also reflects a trend of salary scales and ranges across the state.

Alderman Hrastich commented that the proposed system is very similar to the federal system. He added that he does not see the automatic cost of living increase in the proposed plan and covers only a 12 year career with the city in the same position. Therefore, perhaps the step increases do not cover a 20 year career.

Mayor Hunzeker asked if it was the intention of the Personnel Committee to mimic the Federal Government System. Alderman Gregory replied it is not the intention of the Personnel Committee to model the Federal System.

Alderman Gregory stated that the Personnel Committee discussed this issue and determined that the 12 steps within a grade level gave enough flexibility for most employees with the understanding that the salary range is competitive in the marketplace. The committee tried to stay away from cost of living or a

specific defined term but desired to create a plan that was identifiable. An important part of the process is reviewing the plan periodically such as in four to five years. This would allow steps to be adjusted accordingly if necessary. If an employee is doing an average job, the employee would automatically move up a step if the budget would accommodate the full salary. Each year, the city would have financial flexibility.

Alderman Gregory explained that after Mr. Kaatz interviewed different municipalities and came up with the salary range, he then placed each employee on the appropriate step based on years of service and job classification.

Alderman Gregory stated that the approved 2008 budget includes a 3% salary increase. Therefore, approval of the compensation plan would not require a budget amendment.

Alderman Gregory made a motion to approve the employee compensation plan presented by Kaatz & Associates with the caveat that there is an actual placement that would meet the budget approval from the Board of Aldermen. Alderman Flowers seconded the motion, and the members voted:

Alderman Flowers	AYE
Alderman Svoboda	AYE
Alderman Gregory	AYE
Alderman Hoffmann	AYE
Alderman McGuire	AYE
Alderman Hrastich	NAY
Alderman Hardy	AYE
Alderman Littlefield	AYE

There being 7 AYE votes and 1 NAY vote, the motion passed.

Alderman Gregory stated that the original placement of employees were distributed to the Board of Aldermen last month which represents a step allocation of 2.75% with an additional .25% that would be allocated to a merit pool, which totals \$83,917.48. The revised salary schedule totals a 3.6% increase in the salary budget or a total of \$100,811.09, which is .6% higher than the 3% salary budget that was approved by the Board of Aldermen. The difference is \$16,893.61. The salary schedule dated December 5, 2007 reflects a \$16,893.61 budget amendment, which is Alternative 1.

Alderman Gregory stated that Alternative 2 includes funding to the salary pool to provide a merit pool. He then suggested an \$11,078.88 for a merit pool increase which represents a .35% of 1% adjustment in the salary budget. This would be in addition to .65%. Alternate 2 would be a combination of Alternate 1 plus the merit pool for a total of 1% or budget amendment of \$27,972.49.

Mayor Hunzeker asked the recommendation of the Personnel Committee. Alderman Gregory suggested that a nominal merit pool be included.

Alderman Gregory made a motion to approve a merit pool of \$27,972.49, or a 1% increase. Alderman Hardy Alderman Hardy seconded the motion, and the members voted

Alderman McGuire	AYE
Alderman Littlefield	AYE
Alderman Hrastich	AYE
Alderman Flowers	AYE
Alderman Hoffmann	AYE
Alderman Gregory	AYE
Alderman Svoboda	AYE
Alderman Hardy	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Alderman Gregory made a motion to approve a budget amendment for \$27,972.49 to the salary accounts of all four departments for the implementation of the employee step and grade salary system. Alderman Svoboda seconded the motion, and it was unanimously approved.

CITY OFFICIAL AND COMMITTEE REPORTS

- (A) TREASURER/COLLECTOR – Mr. Fleer presented these reports.
- (B) CITY CLERK – Mrs. Rider reported on the 2007 year end budget, before any audit adjustments. The General Fund budget included a \$329,000 deficit; actual revenue totaled \$6,912,000. Actual expenditures totaled \$7,051,000 resulting in a deficit of \$139,000. The Capital Improvement Fund for the 2007 budget as approved included a deficit of \$376,000; the actual revenue totaled \$1,161,000 and actual expenditures totaled \$1,353,000 resulting in a deficit of \$192,000.
- (C) CHIEF OF POLICE – Chief LaGrand reported for the 2007 year; the city was approximately 5% lower than 2006 for serious offenses; arrests have decreased; traffic enforcement has increased; auto accidents are about even. He also reported there have not been significant problems with the Interstate 64 construction.
- Alderman Hardy asked how crimes have decreased when some categories show an increase. Chief LaGrand stated that there are some categories that increased and some that decreased; however, overall crime has decreased.
- (D) CITY ATTORNEY – Mr. Jones reported a brief has been filed in regards to the nuisance issue on W. Watson Rd. and is scheduled to be heard in St. Louis County Court next week. Mr. Jones stated that a judge in Cole County decided that the minimum wage increase approved by the voters does not apply to cities, which is what was expected. It is not yet known if this decision will be appealed.
- (E) CITY ENGINEER – Mrs. Lamitola reported that asbestos abatement has been completed for the nuisance removal, permits have been issued by St. Louis County and demolition is anticipated to begin this week. CDG will present information to the Public Works Committee at their meeting next week regarding the Mattese Tributary. A public meeting was held in regards to the Old Gravois Rd. project on December 12. The city will obtain statements of qualifications regarding Tributary B Structure Replacement Phase I. by January 23.

(F) PARKS DIRECTOR – Mr. Brown was not present.

(G) COMMITTEE REPORTS

FINANCE – Alderman Hrastich had nothing to report.

PARKS AND RECREATION – Alderman Hoffmann had nothing to report.

PARKS STEERING COMMITTEE – Alderman Littlefield had nothing further to report.

POLICE ADVISORY – Alderman McGuire reported a meeting was held and the members discussed the CARE program and the hiring of four police officers.

PUBLIC WORKS – Alderman Gregory reported the regularly scheduled meeting was rescheduled due to the New Year's Day Holiday and will be held on Tuesday, January 15, 2008.

SPECIAL PROJECTS COMMITTEE – Alderman Littlefield reported a meeting was held last

night that consisted of discussion; there were no actions taken. The minutes are posted on the website.

BUSINESS DEVELOPMENT COMMITTEE – Mayor Hunzeker stated the Chairman of the Committee, Mr. Don Darr is out of town and Mr. John Basler is ill. A presentation is anticipated at the February Board of Aldermen meeting.

NEW BUSINESS

Bill #38 An ordinance adopting and enacting a stream buffer protection ordinance.
FIRST READING

Alderman Gregory read Bill #38 by title only.

Alderman Svoboda asked if the ordinance is standard. Mrs. Lamitola stated the ordinance is modeled after other municipalities. He suggested providing the penalties to the offender in writing.

There was a not a motion made or a second. Therefore modifications were not necessary.

This will be held over.

Bill #39 An ordinance approving the Boundary Adjustment Plat to convey 11.66 acres from 13070 Gravois Road to 13066 Gravois Road for the purpose of consolidating the developed portion of the site into one lot. FIRST READING

Alderman Hoffmann read Bill #39 by title only.

Alderman Hrastich made a motion to suspend the rules and read Bill #39 for a second time. Alderman Littlefield seconded the motion.

Alderman Gregory asked if there was rush for approval. Mr. Vic Brueggemann of Wind Engineering was present and stated there was not a specific reason for a rush.

The members voted on the above motion made to suspend the rules and read Bill #39 for a second time:

Alderman McGuire	AYE
Alderman Hrastich	AYE
Alderman Littlefield	AYE
Alderman Hoffmann	AYE
Alderman Gregory	AYE
Alderman Flowers	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Alderman Hoffmann read Bill #39 by title only. SECOND READING.

Alderman Svoboda made a motion to approve Bill #39. Alderman McGuire seconded the motion, and the members voted:

Alderman Littlefield	AYE
Alderman Svoboda	AYE
Alderman McGuire	AYE
Alderman Hardy	AYE

Alderman Hrastich AYE
Alderman Flowers AYE
Alderman Hoffmann AYE
Alderman Gregory AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Mayor Hunzeker declared Bill #39 adopted and placed in the custody of the City Clerk and entered as Ordinance #1710 of the City of Sunset Hills.

Bill #40 An ordinance accepting all terms and provisions of the settlement agreement with AT&T Mobility relative to municipal taxes. FIRST READING

Alderman Svoboda read Bill #40 by title only.

Mr. Jones recommended approving Bill #40 at this meeting in order to get the process started.

Alderman McGuire made a motion to suspend the rules and read Bill #40 for a second time. Alderman Svoboda seconded the motion, and the members voted:

Alderman Svoboda AYE
Alderman McGuire AYE
Alderman Hardy AYE
Alderman Hoffmann AYE
Alderman Gregory AYE
Alderman Littlefield AYE
Alderman Hrastich AYE
Alderman Flowers AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Alderman Svoboda read Bill #40 by title only. SECOND READING.

Alderman Gregory made a motion to approve Bill #40. Alderman McGuire seconded the motion, and the members voted:

Alderman Littlefield AYE
Alderman Hardy AYE
Alderman Hrastich AYE
Alderman Hoffmann AYE
Alderman Gregory AYE
Alderman Flowers AYE
Alderman Svoboda AYE
Alderman McGuire AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Mayor Hunzeker declared Bill #40 adopted and placed in the custody of the City Clerk and entered as Ordinance #1711 of the City of Sunset Hills.

The Findings of Fact and Conclusions of Law for a Conditional Use Permit submitted by Ernie Patti Oldsmobile for the property at 10505 Watson Road to permit an auto sales and leasing business.

Alderman Hardy read the above Findings of Fact and Conclusions of Law for a Conditional Use Permit.

Alderman Hardy made a motion to approve the Findings of Fact and Conclusions of Law for a Conditional Use Permit submitted by Ernie Patti Oldsmobile for the property at 10505 Watson Road to permit an auto sales and leasing business. Alderman McGuire seconded the motion, and the members voted:

Alderman Hrastich	AYE
Alderman Flowers	AYE
Alderman Hoffmann	AYE
Alderman Gregory	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman McGuire	AYE
Alderman Littlefield	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

The Findings of Fact and Conclusions of Law for a Conditional Use Permit submitted by Missouri American Water Company for the property at 12950 Maurer Industrial Drive to construct a new building and underground vault.

Alderman Svoboda read the above Findings of Fact and Conclusions of Law for a Conditional Use Permit.

Alderman Svoboda made a motion to approve the Findings of Fact and Conclusions of Law for a Conditional Use Permit submitted by Missouri American Water Company for the property at 12950 Maurer Industrial Drive to construct a new building and underground vault. Alderman Gregory seconded the motion, and the members voted:

Alderman Littlefield	AYE
Alderman Flowers	AYE
Alderman Hardy	AYE
Alderman Svoboda	AYE
Alderman Hrastich	AYE
Alderman Hoffmann	AYE
Alderman Gregory	AYE
Alderman McGuire	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Resolution # 300 A resolution authorizing application for a grant-in-aid under the Municipal Parks Grant Commission.

Mayor Hunzeker read Resolution #300.

Alderman Gregory asked if there would be costs associated with the grant. Mr. Jones replied no, approval of the resolution would not obligate the city.

Alderman Hoffmann made a motion to approve resolution #300. Alderman Hrastich seconded the motion, and the members voted:

Alderman Svoboda	AYE
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Alderman Hrastich	AYE
Alderman Hoffmann	AYE
Alderman Gregory	AYE
Alderman McGuire	AYE
Alderman Littlefield	AYE
Alderman Flowers	AYE
Alderman Hardy	AYE

There being 8 AYE votes and 0 NAY votes, the motion passed.

Alderman Hrastich made a motion to issue Request for Qualifications, subject to the Laws of Missouri and City Ordinances to determine up to four qualified vendors or vendor teams capable of providing design and construction of a community center, indoor swimming pool and outdoor swimming pool and combinations and permutations thereof, on City-owned property with Qualification packages to be submitted no later than the February 12, 2008 Board of Aldermen meeting. Alderman Hoffmann seconded the motion, and it was unanimously approved.

INVOICES TO BE APPROVED

Alderman Hardy questioned invoices received from PGAV for the Northwest Lindbergh/Watson RFP and the Northwest Lindbergh/Watson TIF. Two invoices are for John Brancaglione for telecommunications to City Attorney, Special Counsel in response to Frank Hardy's issues and a memorandum. He stated that his email memorandum was received a while ago which contained his wife's analysis, comments and opinions on the PGAV analysis of the Sansone Group response to the RFP regarding the northwest corner of Lindbergh and Watson.

Alderman Hardy asked the city attorney how this memorandum was sent to PGAV, the city's consultant. Mr. Jones responded that he forwarded the memorandum to PGAV at the direction of Mayor Hunzeker. Mayor Hunzeker stated that he instructed Mr. Jones to contact Mr. John Brancaglione to answer the questions raised by Mrs. Hardy.

Alderman Hardy stated that also included in the invoices is a \$350 charge from McCord Design to alter the city's logo. Mayor Hunzeker stated the design was altered to remove references to dates and the city's 50th anniversary. The altered logo does not have the years or reference the anniversary as the city is not celebrating its 51st anniversary.

Alderman Hardy questioned the new city banners. Mayor Hunzeker responded that banners have been installed with a seasonal theme. Replacement banners will be installed this week replacing seasonal banners and will not include reference to the city's anniversary or years.

Alderman Hoffmann made a motion to approve payment of the invoices. Alderman Flowers seconded the motion. All members voted AYE with the exception of Alderman Hardy who voted NAY. There being 7 AYE votes and 1 NAY vote, the motion passed.

APPOINTMENTS

Reappointments

- a) Robert Hansen as chairman of the Board of Adjustment for a five year term.

Alderman Hardy made a motion to approve the above reappointment. Alderman Svoboda seconded the motion, and it was unanimously approved.

b) Restructure the Special Projects Committee to include four members: Alderman Littlefield, Chairman; Alderman Hardy, Alderman Hoffmann and Alderman Gregory as members.

Alderman Hardy made a motion to approve the above restructuring of the Special Projects Committee. Alderman McGuire seconded the motion, and it was unanimously approved.

ADJOURNMENT

Alderman Hrastich made a motion to adjourn the meeting at 9:40 p.m. Alderman Svoboda seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau

UNAPPROVED