
CITY OF CLAYTON BOARD OF ALDERMEN
EXECUTIVE SESSION
TUESDAY, APRIL 24, 2018 – 6:30 P.M.
CITY HALL, 10 N. BEMISTON AVENUE

CITY OF CLAYTON BOARD OF ALDERMEN AGENDA
TUESDAY, APRIL 24, 2018 – 7:00 P.M.
COUNCIL CHAMBERS - 10 N. BEMISTON AVENUE

FIRST MEETING

ROLL CALL

MINUTES – April 10, 2018

PUBLIC REQUESTS & PETITIONS

PUBLIC HEARING

1. Resolution – To approve a Conditional Use Permit for 7601 Forsyth Boulevard. (Res. No. 18-07)
 - *To consider an application for a Conditional Use Permit to allow the operation of a temporary construction office with parking on the subject site.*

REPORT FROM THE CITY MANAGER

1. Ordinance – To approve the purchase of Technology Infrastructure Replacement Equipment. (Bill No. 6665)
 - *To consider the purchase of technology infrastructure for the first phase of equipment replacement in the City Hall and Brentwood building data centers.*
2. Motion – Certification of the April 3, 2018 Election Results.

ADJOURN SINE DIE

SECOND MEETING

SWEARING IN OF ALDERMEN

ROLL CALL

PUBLIC REQUESTS AND PETITIONS

REPORT FROM THE CITY MANAGER

ADJOURNMENT

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

THE CITY OF CLAYTON
Board of Aldermen
City Hall – 10 N. Bemiston Avenue
April 10, 2018
7:00 p.m.

Minutes

Mayor Pro Tempore Winings called the meeting to order and requested a roll call. The following individuals were present:

Aldermen: Alex Berger, Rich Lintz, Ira Berkowitz, and Michelle Harris.

Mayor Pro Tempore Winings
Craig Owens, City Manager
City Attorney O’Keefe
City Clerk Frazier

Absent: Joanne Boulton and Mayor Harold Sanger

Motion was made by Alderman Berger to approve the March 27, 2018 minutes. Alderman Lintz seconded.

The motion passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

AN ORDINANCE TO CONSIDER APPROVING AN AMENDMENT TO CHAPTER 100, ARTICLE IV. MISCELLANEOUS CODE PROVISIONS; BY ADDING ONE NEW SECTION, TO BE DESIGNATED AS SECTION 100.190 REIMBURSEMENT OF CITY COSTS FOR PROCESSING APPLICATIONS

City Manager Owens reported that the proposed amendment will allow the City to be reimbursed its costs beyond that which is customarily charged to the applicant/property owner pursuant to Sections 405.1010 (Site Plan Review); 405.1200 (Special Development Districts, Development Plan), 405.1240 (Special Development Districts, Subdistrict Plans), 405.1390 (Planned Unit Development), and 405.4060 (Landscaping Plans).

Alderman Berger introduced Bill No. 6663, an ordinance to consider approving an amendment to Chapter 100, Article IV, to add one new section, to be designated as section 100.190 reimbursement of city costs for processing applications to be read for the first time by title only. Alderman Lintz seconded.

City Attorney O’Keefe reads Bill No. 6663, an Ordinance Amending Chapter 100 of the Clayton City Code to Provide for the Reimbursement of Certain City Expenses for the first time by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Berger that the Board give unanimous consent to consideration for adoption of Bill No. 6663 on the day of its introduction. Alderman Lintz seconded.

The motion passed unanimously on a voice vote.

Alderman Berger introduced Bill No. 6663, an ordinance to consider approving an amendment to Chapter 100, Article IV, to add one new section, to be designated as section 100.190 reimbursement of city costs for processing applications to be read for the second time by title only. Alderman Lintz seconded.

City Attorney O'Keefe reads Bill No. 6663, an Ordinance Amending Chapter 100 of the Clayton City Code to Provide for the Reimbursement of Certain City Expenses for the second time by title only.

The motion passed unanimously on a voice vote.

The motion passed on a roll call vote: Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; Alderman Harris – Aye; and Mayor Pro Tempore Winings– Aye. The bill, having received majority approval was adopted and became Ordinance No. 6530 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING EXTENDING SPECIAL EVENT SIGNS PILOT PROGRAM

City Manager Owens reported that on January 14, 2014, the Board of Aldermen adopted Ordinance No. 6300 that allowed the City Manager and/or his/her designee to temporarily and selectively suspended the strict enforcement of/required adherence to the City's temporary sign regulations to permit the display of otherwise prohibited temporary signs, banners, advertising and other temporary attention-getting devices in association with special events conducted by retail merchants in the City of Clayton. On January 26, 2016, the pilot program was extended for 2 years; expiring January 26, 2018. The ordinance will allow another 2-year extension, expiring April 10, 2020.

Alderman Berger introduced Bill No. 6664, an ordinance to extend the Special Events Sign Pilot Program to be read for the first time by title only. Alderman Lintz seconded.

City Attorney O'Keefe reads Bill No. 6664, an Ordinance Authorizing an Extension of a Pilot Program to Assess the Benefits and Risks of Allowing Expanded Signage Opportunities During Special Retail Events for the first time by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Berger that the Board give unanimous consent to consideration for adoption of Bill No. 6664 on the day of its introduction. Alderman Lintz seconded.

The motion passed unanimously on a voice vote.

Alderman Berger introduced Bill No. 6664, an ordinance to extend the Special Events Sign Pilot Program to be read for the second time by title only. Alderman Lintz seconded.

City Attorney O’Keefe reads Bill No. 6664, an Ordinance Authorizing an Extension of a Pilot Program to Assess the Benefits and Risks of Allowing Expanded Signage Opportunities During Special Retail Events for the second time by title only.

The motion passed on a roll call vote: Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; Alderman Harris – Aye; and Mayor Pro Tempore Winings– Aye. The bill, having received majority approval was adopted and became Ordinance No. 6531 of the City of Clayton.

A RESOLUTION TO CONSIDER ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENTS PLAN FOR INCLUSION IN THE FY 2019 PROPOSED BUDGET DOCUMENT

City Manager Owens reported that at the March 16, 2018, discussion session, staff presented the Board of Aldermen with the recommendations for the funded projects in the five-year Capital Improvements Plan (fiscal years 2019 – 2023). After much discussion regarding specific projects, the Board made no changes to the project list at that meeting.

Alderman Berger expressed concerns that the neighborhood street lighting project was not included.

Motion made by Alderman Berger to approve Resolution No. 18-06, the FY2018 Capital Improvements Plan. Alderman Lintz seconded.

The motion passed unanimously on a voice vote.

OTHER

Alderman Berger reported on the following:

- Coffee with a Cop Event
- Cardinal Lunch Event
- CRSWC Finance Meeting
- *NextDoor* reporting – appreciation of Police Department updates.

Mayor Pro Tempore Winings reported on the following:

- Parks and Recreation Meeting – planning for DeMun Park Playground project.

City Manager Owens reported that the City has received information regarding insurance services ratings; moved from a three to two rating – good news for the City.

Alderman Harris moved that the Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO. Alderman Berkowitz seconded the motion.

Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; Alderman Harris – Aye; and Mayor Pro Tempore Winings – Aye.

There being no further regular business the meeting was adjourned at 7:25 p.m.

Mayor

ATTEST:

City Clerk

DRAFT



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR SANGER; BOARD OF ALDERMEN

FROM: CRAIG S. OWENS, CITY MANAGER
SUSAN M. ISTENES, AICP, DIRECTOR OF PLANNING & DEV. SERVICES

DATE: APRIL 24, 2018

SUBJECT: PUBLIC HEARING & RESOLUTION - A CONDITIONAL USE PERMIT FOR
7601 FORSYTH BOULEVARD

This is a public hearing to consider an application for a Conditional Use Permit submitted by Trevor Becherer on behalf of Clayco, Inc., to allow the operation of a temporary construction office with parking on the subject site. The property has a zoning designation of C-2 General Commercial District. Office uses are permitted in the C-2 Zoning District; however, given the temporary nature and proposed design of the site, a Conditional Use Permit is necessary to govern the specifics of this request. The applicant will also extend the temporary office use into a small portion of the lot just north of the subject lot, which is addressed 14 North Lyle Avenue. The northern lot is under the same ownership as the subject lot; however, it is zoned R-4 Low Density Multiple Family Dwelling District. Parking lots and office uses are conditionally permitted uses in the R-4 Zoning District.

The site is currently vacant greenspace. The proposal consists of temporarily covering the site with gravel to provide 20 surface parking spaces and moving the existing office trailers from the south side of Forsyth Boulevard onto the subject lot. The intention is to use the subject lot as the main construction office for the Centene project. The parking will be for employees with offices in the trailer; not for general construction parking. Terms of the applicant's lease state that the lot shall be restored to the former state (lawn) upon expiration or termination of the lease.

Access to the lot will be from the north-south alley located east of the subject property. The hours of operation will correspond with the hours of construction, which are 7:00 a.m. to 6:00 p.m., Monday through Friday. Should a permit for extended construction hours or weekend construction be granted for the Centene project, the subject lot will likely be utilized.

The Plan Commission considered this request at their meeting of April 16, 2018, and recommended approval with the following conditions:

1. Vehicles exiting the subject lot must travel north on the north-south alley. The applicant shall install a "no right turn" or "left turn only" sign at the exit. The sign design and location shall be reviewed and approved by the Public Works Department prior to installation.
2. The Conditional Use Permit for the temporary parking lot shall expire on October 31, 2020, and upon expiration, the applicant shall restore the lot to grass.
3. Within 7 days of approval of the Conditional Use Permit by the Board of Aldermen, the applicant shall post a performance bond to guarantee restoration of the site after the Permit expires in an amount deemed acceptable by the City's Building Official, naming the City as beneficiary.

Recommendation: To conduct a public hearing and approve the Conditional Use Permit.

RESOLUTION NO. 18-07

WHEREAS, on April 2, 2018, an application for a Conditional Use Permit was submitted by Trevor Becherer, Clayco, Inc., to allow the use of the property addressed 7601 Forsyth Boulevard as a temporary construction office site to include parking for 20 vehicles; and

WHEREAS, the subject site has a zoning designation of C-2 General Commercial; and

WHEREAS, due to the temporary nature of the use and the proposed design of the site, a Conditional Use Permit is necessary to govern the specifics of the use; and

WHEREAS, the City Plan Commission considered this request at its April 16, 2018, meeting and voted to recommend approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen held a public hearing on the proposed conditional use on April 24, 2018, after due notice as required by law; and

WHEREAS, the Board of Aldermen finds and determines that the applicant has clearly established that the criteria for approval of a Conditional Use Permit set out in Section 405.840 of Clayton's Zoning Regulations are met.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to the authority of Chapter 405 (Zoning Regulations), Article VII (Conditional Use Permit), of the Code of Ordinances of the City of Clayton, and subject to the terms and conditions set forth in Section 2, below, the approval of a Conditional Use Permit to Clayco, Inc., to allow the use of the property known and numbered as 7601 Forsyth Boulevard as a temporary construction office site with surface parking for 20 vehicles is hereby granted. Said property is more particularly described as follows:

PARTS OF LOTS 5 & 6, BLOCK 10, OF THE HANLEY ADDITION TO CLAYTON, IN THE CITY OF CLAYTON, ST. LOUIS COUNTY, MISSOURI

Section 2. In addition to compliance with all Ordinances of the City of Clayton and Laws of the State of Missouri, the permitted uses shall be conducted so as to comply with the following stipulations and conditions at all times:

- (1) The permit shall be granted to Clayco, Inc., (the "Permittee"), and shall not be transferred or assigned without the prior written approval of the City of Clayton.
- (2) The property shall be improved, maintained and operated substantially in accordance with an application dated April 2, 2018, and with the plans and specifications as filed with and approved by the City of Clayton.
- (3) Vehicles exiting the subject lot must travel north on the north-south alley. The Permittee shall install a "no right turn" or "left turn only" sign at the exit. The sign design and location shall be reviewed and approved by the Public Works Department prior to installation.
- (4) The temporary use of this lot as provided by this Permit shall expire on October 31, 2020. Upon expiration, the Permittee shall restore the lot to grass.

(5) Within 7 days of approval of the Conditional Use Permit by the Board of Aldermen, the Permittee shall post a performance bond in an amount deemed acceptable by the City's Building Official, naming the City as beneficiary. The purpose of said bond is to guarantee restoration of the site after the Permit expires.

(6) The lot shall only be used 6:30 a.m. to 6:30 p.m. Monday through Friday, unless an after-hours and/or emergency work permit for the associated Centene project has been approved by the City.

(7) That the Permittee shall, within thirty (30) days of the adoption of the Resolution, notify the City Clerk of the City of Clayton in writing that the conditional use permit provided for is accepted and that the conditions set forth herein are understood and will be complied with.

(8) That Permittee's failure to comply with any of the conditions provided for in the Resolution may cause immediate termination of the permit.

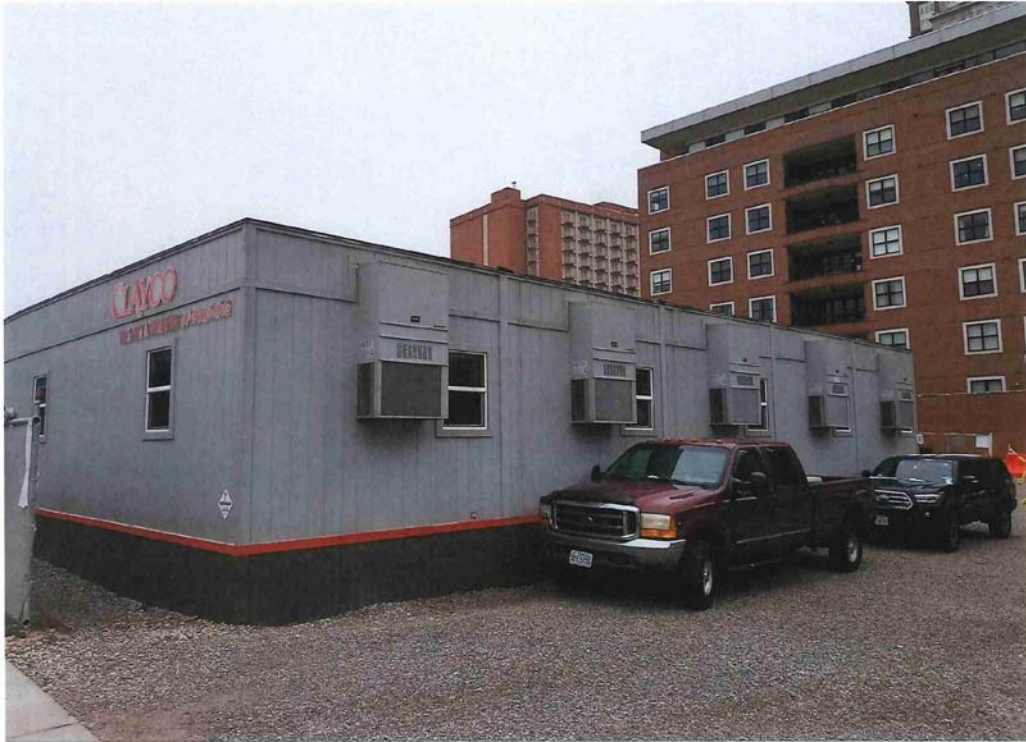
Section 3. The City Manager of the City of Clayton is hereby authorized and directed to issue a conditional use permit in accordance with the provisions of this Resolution. Said permit shall contain all of the conditions and stipulations set out in Section 2 of this Resolution.

Adopted this 24th day of April 2018

Mayor

ATTEST:

City Clerk



Office Construction Type



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR SANGER; BOARD OF ALDERMEN

FROM: CRAIG S. OWENS, CITY MANAGER (CSO)
JANET K. WATSON, DIRECTOR OF FINANCE AND ADMINISTRATION

DATE: APRIL 24, 2018

RE: ORDINANCE - PURCHASE OF DATA CENTER REPLACEMENT EQUIPMENT

The City has an extensive computer network that includes two data center locations. One of the locations is at City Hall and the other is at the Police building, located on Brentwood Blvd. These two locations provide the City with built-in data redundancy which prevents loss of data should a server fail, and provides for little to no network outages. These data centers were originally built in 2011 and 2012 and it is time for the first phase of our two-part replacement cycle for these data centers and related equipment. Funds have been set aside for these purposes in the Equipment Replacement Fund.

The infrastructure replacement project will be phased over two years. The first phase includes data storage units, network switches, expanded graphics, a portion of our virtual servers, and a new back-up system along with three years of maintenance and support on all equipment. Staff has the capability to fully implement the new equipment and therefore the City saves on implementation costs.

All of these items are available on state or other cooperative purchasing contracts. Staff evaluated several proposals and determined that Technology Group Solutions offered the most advantageous proposal at \$326,617.00 and a summarized proposal is attached to the ordinance. A portion of these costs are shared with the Center of Clayton.

STAFF RECOMMENDATION: To approve an ordinance authorizing the City Manager to purchase technology equipment replacements in the amount of \$326,617.00 for the first phase of equipment replacement in the City's two data centers.

BILL NO. 6665

ORDINANCE NO.

AN ORDINANCE APPROVING THE PURCHASE OF THE FIRST PHASE OF REPLACEMENT EQUIPMENT IN THE CITY DATA CENTERS

WEREAS, the City maintains two data centers on the City-wide computer network located at City Hall and at the Police building on Brentwood Blvd.; and

WHEREAS, the City evaluates and plans for the replacement of equipment through a long-term equipment replacement plan which includes the equipment in the two data centers; and

WHEREAS, the current equipment is at the end of its useful life and it is time for the first phase of the replacement cycle of this equipment; and

WHEREAS, the City solicited and accepted proposals for the new equipment from various cooperative purchasing programs and found Technology Group Solutions to offer the most advantageous proposal at \$326,617.00 for the City and these items are included on Exhibit 1.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI AS FOLLOWS:

Section 1. The City Manager of the City of Clayton, Missouri, is hereby authorized to execute on behalf of the City the purchase of the data center replacement equipment listed on Exhibit 1 from Technology Group Solutions in the amount of \$326,617.00

Section 2. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen.

Passed this 24th day of April 2018.

Mayor

ATTEST:

City Clerk

DATA CENTER REPLACEMENT ITEMS TO BE PURCHASED

DATA STORAGE UNITS (2)	\$108,450.68
VIRTUAL SERVER HOSTS WITH ENHANCED GRAPHICS (6)	\$124,179.72
NETWORK SWITCHES (2)	\$24,169.74
BACK-UP SYSTEM & RELATED ITEMS	\$51,605.81
LICENSES	\$16,905.00
CABLING & MISC	<u>\$1,306.05</u>
TOTAL	\$324,617.00



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR SANGER; BOARD OF ALDERMEN

FROM: CRAIG S. OWENS, CITY MANAGER (CSO)
JUNE FRAZIER, CITY CLERK (JF)

DATE: APRIL 24, 2018

SUBJECT: MOTION – CERTIFICATION OF APRIL 3, 2018, MUNICIPAL ELECTION

On April 3, 2018, a municipal election was held for the offices of Aldermen in Wards 1, 2, and 3. The results of the municipal election as certified by the Board of Election Commissioners of St. Louis County are as follows:

Ward I	Joanne Boulton	383 votes (58.47%)
	Blair Ian Kaiser	271 votes (41.37%)
	Invalid write-in	1 vote (.15%)
Ward II	Ira Berkowitz	422 votes (97.46%)
	Invalid write-in	11 votes (2.54%)
Ward III	Bridget McAndrews	538 votes (63.82%)
	Andrew E. Galakatos	302 votes (35.82%)
	Invalid write-in	3 votes (.36%)

Recommendation: To adopt a motion to accept the canvassed and certified results of the April 3, 2018 municipal election.

CITY OF CLAYTON
 RUN DATE: 04/16/18 06:54 PM
 GENERAL MUNICIPAL ELECTION
 ST. LOUIS COUNTY, MISSOURI
 TUESDAY, APRIL 3, 2018

OFFICIAL FINAL RESULTS

01 = REGISTERED VOTERS - TOTAL ST. LOUIS CO	8,441	TOTAL PERCENT	
02 = BALLOTS CAST - TOTAL ST. LOUIS COUNTY	2,044		
		03 = VOTER TURNOUT - TOTAL ST. LOUIS COUNTY	24.22

0502 CIA2	459	74	16.12
0503 CIA3,11	1872	496	26.50
0504 CIA4	465	119	25.59
0508 CIA8,44	902	238	26.39
0529 CIA29	62	15	24.19
0552 CIA52	215	23	10.70
1001 HAD1	1993	348	17.46
1004 HAD4	471	21	4.46
1005 HAD5	399	71	17.79
1014 HAD14	748	360	48.13
1015 HAD15	855	279	32.63

ALDERPERSON CLAYTON WARD 1
 (Vote for) 1
 01 = JOANNE BOULTON
 02 = BLAIR IAN KAISER

	VOTES	PERCENT		VOTES	PERCENT
01	383	58.47			
02	271	41.37			
03			03 = INVALID WRITE-IN	1	.15

1004 HAD4	14	6	0
1014 HAD14	223	132	1
1015 HAD15	146	133	0

ALDERPERSON CLAYTON WARD 2
 (Vote for) 1
 01 = IRA BERKOWITZ
 02 = INVALID WRITE-IN

	VOTES	PERCENT
01	422	97.46
02	11	2.54

0502 CIA2	63	1
0552 CIA52	20	0
1001 HAD1	284	8
1005 HAD5	55	2

ALDERPERSON CLAYTON WARD 3
 (Vote for) 1
 01 = BRIDGET MCANDREW
 02 = ANDREW E. GALAKATOS

	VOTES	PERCENT		VOTES	PERCENT
01	538	63.82			
02	302	35.82			
03			03 = INVALID WRITE-IN	3	.36

0503 CIA3,11	268	218	0
0504 CIA4	81	30	2
0508 CIA8,44	177	51	1
0529 CIA29	12	3	0



WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO SECTION 115.507, RSMo, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST FOR THE CANDIDATES AND ISSUES AT THE MUNICIPAL GENERAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 3, 2018. IN TESTIMONY WHEREOF, WE HAVE HERETO SET OUR HAND AT OUR OFFICE IN ST. ANN, ST. LOUIS COUNTY, MISSOURI, ON APRIL 17, 2018. 9

[Signature]

SHARON BUCHANAN-MCCLEURE, CHAIR

[Signature]

TRUDI MCCOLLUM FOLSHEE, SECRETARY

[Signature]

MATTHEW W. POTTER, COMMISSIONER

[Signature]

PEGGY BARNHART, COMMISSIONER

