

**BOARD OF ALDERMEN SPECIAL MEETING
IN BOARD OF ALDERMEN CHAMBERS
10405 ST. CHARLES ROCK ROAD
ST. ANN, MISSOURI**

Approved: 10-01-07

September 24, 2007

The 1287th Meeting of the Board of Aldermen of the City of St. Ann, Missouri, was held at St. Ann City Hall on Monday, September 24, 2007 at 6:30 p.m.

Alderman Aversa led the Board and Audience in the Pledge of Allegiance.

Those in attendance were, Mayor James, Aldermen:

Roll Call:	Peterson	Aye	Hamm	Aye
	Aversa	Aye	E. McGeoghegan	Aye
	Simpson	Aye	Short	Aye
	Weissler	Aye	Guittar	Aye
	L. McGeoghegan	Aye	Aldenderfer	Aye

Also Present:

City Attorney: Steve Garrett
Asst. to Mayor/City Clerk: Matt Conley
Director of Building & Planning: Bill Anderson
Director of Parks & Recreation: Kurt Clauss
Director of Public Works: Kevin McCarthy
Chief of Police: Chief Schrader
Financial Advisor: Cindy Bates
Administrative Assistant/Treasurer: Jim Stegman
Deputy City Clerk/Deputy Collector: Christina Santel

Mr. Garrett explained to the audience that the bills were read by title for the first time at the last Board of Aldermen meeting. Mr. Garrett indicated the number on the bills have changed with new bill numbers and recommended that the new bills be read by title twice this evening.

INTRODUCTION OF BILLS

Mayor James read Bill No. 2566 for the first time.

FIRST READING OF BILL NO. 2566 – AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM GAINES FOR STREET WORK.

Mayor James stated without objection would the City Clerk Read Bill No. 2566 for the second time.

SECOND READING OF BILL NO. 2566 – AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM GAINES FOR STREET WORK.

Motion by Alderman Guittar, seconded by Alderman Hamm to approve Bill No. 2566.

Mayor James mentioned that the Board passed an ordinance for street repair to improve the pathway to the commercial district. This ordinance is for the milling portion of the work that was not included for the work at St. Mathew and Ashby Road.

Roll Call for passage:

Peterson	Aye	Hamm	Aye
Aversa	Aye	E. McGeoghegan	Aye
Simpson	Aye	Short	Aye
Weissler	Aye	Guittar	Aye
L. McGeoghegan	Aye	Aldenderfer	Aye

10 - Ayes 0 - Nays

Bill No. 2566 becomes Ordinance No. 2495

Mayor James read Bill No. 2567 for the first time.

FIRST READING OF BILL NO. 2567 – AN ORDINANCE PURSUANT TO MISSOURI’S REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI; DESIGNATING A PORTION OF THE CITY OF ST. ANN, MISSOURI, AS A REDEVELOPMENT AREA; FINDING THAT SUCH REDEVELOPMENT AREA IS A BLIGHTED AREA; APPROVING A REDEVELOPMENT PLAN AND A REDEVELOPMENT PROJECT WITH RESPECT THERETO; ADOPTING TAX INCREMENT FINANCING WITHIN THE REDEVELOPMENT AREA; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING SPECIAL ALLOCATION FUND; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

Mayor James stated without objection would the City Clerk Read Bill No. 2567 for the second time.

SECOND READING OF BILL NO. . 2567 – AN ORDINANCE PURSUANT TO MISSOURI’S REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI; DESIGNATING A PORTION OF THE CITY OF ST. ANN, MISSOURI, AS A REDEVELOPMENT AREA; FINDING THAT SUCH REDEVELOPMENT AREA IS A BLIGHTED AREA; APPROVING A REDEVELOPMENT PLAN AND A REDEVELOPMENT PROJECT WITH RESPECT THERETO; ADOPTING TAX INCREMENT FINANCING WITHIN THE REDEVELOPMENT AREA; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING SPECIAL ALLOCATION FUND; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

Motion by Alderman Simpson, seconded by Alderman Aldenderfer to approve Bill No. 2567.

Roll Call for passage:

Peterson	Aye	Hamm	Aye
Aversa	Aye	E. McGeoghegan	Aye
Simpson	Aye	Short	Aye

Weissler	Aye	Guittar	Aye
L. McGeoghegan	Aye	Aldenderfer	Aye

10 - Ayes 0 - Nays

Bill No. 2567 becomes Ordinance No. 2496

Mayor James read Bill No. 2568 for the first time.

FIRST READING OF BILL NO. 2568 – AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, AND REDEVELOPMENT PROJECT; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF ST. ANN AND NW PLAZA OWNER, LLC; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; DESIGNATING NW PLAZA OWNER, LLC AS DEVELOPER OF THE REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE REDEVELOPMENT AREA; AND CONTAINING A SEVERABILITY CLAUSE.

Mayor James stated without objection would the City Clerk Read Bill No. 2568 for the second time.

SECOND READING OF BILL NO. 2568 – AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, AND REDEVELOPMENT PROJECT; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF ST. ANN AND NW PLAZA OWNER, LLC; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; DESIGNATING NW PLAZA OWNER, LLC AS DEVELOPER OF THE REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE REDEVELOPMENT AREA; AND CONTAINING A SEVERABILITY CLAUSE.

Motion by Alderman E. McGeoghegan, seconded by Alderman Hamm to approve Bill No. 2568.

Roll Call for passage:

Peterson	Aye	Hamm	Aye
Aversa	Aye	E. McGeoghegan	Aye
Simpson	Aye	Short	Aye
Weissler	Aye	Guittar	Aye
L. McGeoghegan	Aye	Aldenderfer	Aye

10 - Ayes 0 - Nays

Bill No. 2568 becomes Ordinance No. 2497

Mayor James read Bill No. 2569 for the first time.

FIRST READING OF BILL NO. 2569 – AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAX INCREMENT AND COMMUNITY IMPROVEMENT REVENUE NOTES (NORTHWEST PLAZA REDEVELOPMENT PROJECT), SERIES A AND B, OF THE CITY OF ST. ANN, MISSOURI, TO PROVIDE FUNDS TO FINANCE CERTAIN REDEVELOPMENT PROJECT COSTS RELATING TO THE REDEVELOPMENT PLAN FOR THE NORTHWEST PLAZA REDEVELOPMENT AREA; AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE NOTES.

Mayor James stated without objection would the City Clerk Read Bill No. 2569 for the second time.

SECOND READING OF BILL NO. 2569 – AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAX INCREMENT AND COMMUNITY IMPROVEMENT REVENUE NOTES (NORTHWEST PLAZA REDEVELOPMENT PROJECT), SERIES A AND B, OF THE CITY OF ST. ANN, MISSOURI, TO PROVIDE FUNDS TO FINANCE CERTAIN REDEVELOPMENT PROJECT COSTS RELATING TO THE REDEVELOPMENT PLAN FOR THE NORTHWEST PLAZA REDEVELOPMENT AREA; AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE NOTES.

Motion by Alderman Guittar, seconded by Alderman Simpson to approve Bill No. 2569.

Roll Call for passage:

Peterson	Aye	Hamm	Aye
Aversa	Aye	E. McGeoghegan	Aye
Simpson	Aye	Short	Aye
Weissler	Aye	Guittar	Aye
L. McGeoghegan	Aye	Aldenderfer	Aye

10 - Ayes 0 - Nays

Bill No. 2569 becomes Ordinance No. 2498

Mayor James read Bill No. 2570 for the first time.

FIRST READING OF BILL NO. 2570 – AN ORDINANCE PURSUANT TO SECTIONS 67.1401-67.1571 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, APPROVING A PETITION TO ESTABLISH THE LINDBERGH TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE LINDBERGH TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION; REAFFIRMING A FINDING AND DETERMINATION OF BLIGHT AS DEFINED IN SECTION 67.1401.2(3) OF THE REVISED STATUTES OF MISSOURI (2000), AS AMENDED; DIRECTING THE CITY CLERK OF THE CITY OF ST. ANN (THE "CITY") TO REPORT THE CREATION OF THE CID TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT; DIRECTING AND AUTHORIZING CITY OFFICIALS TO TAKE CERTAIN ACTIONS RELATED TO THE SAME; AND CONTAINING A SEVERABILITY CLAUSE.

Mayor James stated without objection would the City Clerk Read Bill No. 2570 for the second time.

SECOND READING OF BILL NO. 2570 – AN ORDINANCE PURSUANT TO SECTIONS 67.1401-67.1571 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, APPROVING A PETITION TO ESTABLISH THE LINDBERGH TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE LINDBERGH TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION; REAFFIRMING A FINDING AND DETERMINATION OF BLIGHT AS DEFINED IN SECTION 67.1401.2(3) OF THE REVISED STATUTES OF MISSOURI (2000), AS AMENDED; DIRECTING THE CITY CLERK OF THE CITY OF ST. ANN (THE “CITY”) TO REPORT THE CREATION OF THE CID TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT; DIRECTING AND AUTHORIZING CITY OFFICIALS TO TAKE CERTAIN ACTIONS RELATED TO THE SAME; AND CONTAINING A SEVERABILITY CLAUSE.

Motion by Alderman E. McGeoghegan, seconded by Alderman Short to approve Bill No. 2570.

Roll Call for passage:

Peterson	Aye	Hamm	Aye
Aversa	Aye	E. McGeoghegan	Aye
Simpson	Aye	Short	Aye
Weissler	Nay	Guittar	Aye
L. McGeoghegan	Aye	Aldenderfer	Aye

9 - Ayes 1 - Nays

Bill No. 2570 becomes Ordinance No. 2499

Mayor James read Bill No. 2571 for the first time.

FIRST READING OF BILL NO. 2571 – AN ORDINANCE PURSUANT TO SECTIONS 70.210-70.325 OF THE REVISED STATUTES OF MISSOURI (2000), AS AMENDED, AUTHORIZING THE MAYOR ON BEHALF OF THE CITY OF ST. ANN, MISSOURI (THE “CITY”) TO EXECUTE AND DELIVER A COOPERATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY, THE LINDBERGH TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT AND NW PLAZA OWNER, LLC, CONCERNING THE REDEVELOPMENT OF THE NORTHWEST PLAZA REDEVELOPMENT AREA LOCATED WITHIN THE CITY; PRESCRIBING AND APPROVING THE FORM AND DETAILS OF SAID COOPERATION AGREEMENT; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF SAID COOPERATION AGREEMENT; AUTHORIZING THE EXECUTION AND APPROVAL OF OTHER DOCUMENTS AS MAY BE NECESSARY AND APPROPRIATE TO IMPLEMENT THIS ORDINANCE; AND CONTAINING A SEVERABILITY CLAUSE.

Mayor James stated without objection would the City Clerk Read Bill No. 2571 for the second time.

SECOND READING OF BILL NO. 2571 – AN ORDINANCE PURSUANT TO SECTIONS 70.210-70.325 OF THE REVISED STATUTES OF MISSOURI (2000), AS AMENDED, AUTHORIZING THE MAYOR ON BEHALF OF THE CITY OF ST. ANN, MISSOURI (THE “CITY”) TO EXECUTE AND DELIVER A COOPERATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY, THE LINDBERGH TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT AND NW PLAZA OWNER, LLC, CONCERNING THE REDEVELOPMENT OF THE NORTHWEST PLAZA REDEVELOPMENT AREA LOCATED WITHIN THE CITY; PRESCRIBING AND APPROVING THE FORM AND DETAILS OF SAID COOPERATION AGREEMENT; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF SAID COOPERATION AGREEMENT; AUTHORIZING THE EXECUTION AND APPROVAL OF OTHER DOCUMENTS AS MAY BE NECESSARY AND APPROPRIATE TO IMPLEMENT THIS ORDINANCE; AND CONTAINING A SEVERABILITY CLAUSE.

Motion by Alderman E. McGeoghegan, seconded by Alderman Guittar to approve Bill No. 2571.

Roll Call for passage:

Peterson	Aye	Hamm	Aye
Aversa	Aye	E. McGeoghegan	Aye
Simpson	Aye	Short	Aye
Weissler	Aye	Guittar	Aye
L. McGeoghegan	Aye	Aldenderfer	Aye

10 - Ayes 0 - Nays

Bill No. 2571 becomes Ordinance No. 2500

INTRODUCTION OF NEW POLICE OFFICERS

Chief Schrader introduced five new officers to the Board of Aldermen.

Matthew Nelson – Grew up in St. Charles; Military Reserve out of Illinois.

Eddie Boyd – Grew up in North County; worked the past four years as policeman for the City of St. Louis.

Rob McCallum – St. Ann is his first police officer position and hopes to continue making a safe environment for St. Ann.

Jeff Tesdall – Grew up in St. Charles, new to law enforcement; last 10 years has worked in veterinary medicine.

Reid Clark – Grew up in Maryland Heights; associates degree; worked for Breckenridge Hills for a year and a half and is ready to serve the City of St. Ann.

PUBLIC COMMENT

***Mr. Paul Casey
Zellman Group***

Mr. Casey thanked City Staff, Mayor James, Matt Conley and the City Attorney for their work on making the "Lindbergh Town Center".

***Chief Mike Marlow
West Overland Fire District***

Chief Marlow thanked Mayor James and Matt Conley for their support to the West Overland Fire District.

ADJOURNMENT

Alderman E. McGeoghegan made motion to adjourn, seconded by Alderman Guittar. All in favor.

Meeting Adjournment at 6:50 p.m.

/S/ TIMOTHY D. JAMES
Mayor

ATTEST:

/S/ MATT CONLEY
City Clerk

APPROVED this 2nd day of October, 2007.