

**TENTATIVE AGENDA
MEETING OF THE CITY COUNCIL
CITY OF LADUE, MISSOURI
COUNCIL CHAMBERS
9345 CLAYTON ROAD
LADUE, MISSOURI 63124
MONDAY, JUNE 20, 2016
4:00 P.M.**

The Hon. Nancy Spewak, Mayor, to preside and call the meeting to order.

Adoption and Approval of the Agenda

Approval of the Minutes: Minutes of the Regular and Closed Meetings of May 16, 2016.

Employee Recognition and Service Award Presentation

Public Forum: The Mayor will recognize any visitors who wish to address the Mayor and Council on City matters. **(Speakers will be limited to 3 minutes)**

Public Hearing:

PH 1: The City Council will hold a public hearing on a recommendation for a Special Use Permit to install telecommunications small cell antennas on top of utility poles along with radio and power equipment mounted on poles at five locations: (Z&P recommends approval; ZPC16-04)

- Warson Road, north of Ladue Road
- Ladue Road, between Upper Ladue and Ladue Lane
- Ladue Road adjacent to 40 Glen Eagles
- Ladue Road, west of Price Road
- Dielman Road, north of Sunny Meade

Committee Report: (Insurance)

C-1 Request for approval of a one year renewal for Workers' Compensation Insurance with Missouri Employers Mutual at a cost of \$210,362.00.

C-2 Request for approval of a one year renewal for Property and Casualty Insurance with Travelers Insurance at a cost of \$267,929.00.

C-3 Request for approval to offer an enhanced Employee Assistance Program with Mutual of Omaha at an annual cost of \$1,156.00.

Zoning and Planning Matters:

ZP-1 Referral to Zoning and Planning Commission for a Special Use Permit to operate a Therapeutic Massage Practice at Clayprice Shopping Center.

ZP-2 Referral to Zoning and Planning Commission for a Rezoning from B-Residential to C-Residential for Clayprice Subdivision and Preliminary Plat.

Old Business: None

New Business

Proposed Legislation:

Bill No. 2130 – An ordinance ordering the installation of one (1) fire hydrant in the City of Ladue, St. Louis County, Missouri.

Bill No. 2131 - An ordinance of the City of Ladue, St. Louis County, Missouri, amending Section 2 of Ordinance 1987 relating to installation of heating and air conditioning units and concrete foundation exposure requirements within the City's residential building code.

Bill No. 2132 – An ordinance approving the Boundary Adjustment of 1 and 3 Glenview Road as depicted on the Final Plat labeled “1 & 3 Glenview Road, Boundary Adjustment Plat”.

Bill No. 2133 – An ordinance authorizing the grant of an easement to Metropolitan St. Louis Sewer District to certain property within the City of Ladue, Missouri.

Bill No. 2134 – An ordinance of the City of Ladue, St. Louis County, Missouri adopting the Building Department schedule of fees; amending the Building Department permits and inspections fees; and amending the duration and extension procedure for building permits.

Resolution No. 2016-04 - A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a contract to provide asbestos abatement services to the City.

Financial Matters:

F-1 Report of the Finance Director regarding significant items in the financial reports.

- a. Report regarding the City's 2015 audit and single audit by Botz, Deal and Company.
- b. Report by Milliman, Inc. regarding the valuations of the Uniform and Non-Uniform Pension Plans as of January 1, 2016.

F-2 The Mayor and Council to review and approve the Vouchers for Payment for the month of May 2016.

F-3 The Mayor and Council to review the combined Treasurer's and Collector's Report for May 2016.

F-4 The Mayor and Council to review the Financial Report for May 2016.

F-5 The Mayor and Council to review the Cash Flow Summary for May 2016.

F-6 The Mayor and Council to review the Land Lots and Delinquent Tax List.

Department Reports:

D-1 Fire Department: Mayor and Council to review the Fire Department Activity Report for the month of May 2016.

- a. Request for approval of department logo/uniform change as unanimously endorsed by the Fire and Police Board.
- b. Fire House operations update.
- c. Request for approval for the Mayor to execute a contract with SCI Engineering, Inc. to provide third party oversight and air monitoring activities for Firehouse No. 1 at a cost of \$475.00.
- d. Update on generator at House No. 1.

D-2 Police Department: Mayor and Council to review the Police Activity Report for the period of January 1 – May 31, 2016.

- a. Request for approval to purchase two patrol vehicles from Lou Fusz Ford at a cost of \$49,626.00.

D-3 Public Works: Mayor and Council to review the report of the Director of the Public Works Department.

- a. Request for approval to purchase a two-ton dump truck from Truck Centers Inc. under the Missouri Department of Transportation bid contract at a cost of \$103,133.00.
- b. Building Office report for the period through May 2016.
- c. Request for approval of Building Permit Extensions for:
 - 23 Overbrook, Permit #150988, extended to 8/31/16
 - 16 Oakleigh Lane, Permit #150975, extended to 7/30/16
 - 11 Warson Terrace, Permit #150968, extended to 7/30/16
 - 34 Glen Eagles, Permit #150736, extended to 6/30/16
 - 38 Deerfield Terrace, Permit #150391, extended to 7/31/16
 - 26 Rolling Rock Court, Permit #150159, extended to August 23, 2016

D-4 Municipal Court: Mayor and Council to review the report of the Municipal Court for May 2016.

D-5 Administration/City Clerk:

- a. Request for approval to purchase office furniture for the Administration Department from CI Select at a cost of \$14,460.03.
- b. Request for approval for the Mayor to execute a contract with AT&T for phone service for a term of twenty-four months at a cost of \$903.48 per month.
- c. Report from the City Attorney.

D-6 Appointments: None

Liquor Licenses:

- L-1:** An application from Bogey Club, 9266 Clayton Road, for renewal of their liquor license to sell intoxicating liquor by the drink for consumption on the premises, including beer or malt liquor not in excess of 5% by weight and with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-2:** An application from Deer Creek Club, 9861 Deer Creek Hill, for renewal of their liquor license to sell intoxicating liquor by the drink for consumption on the premises, for sale in the original package, beer or malt liquor not in excess of 5% by weight for consumption on the premises, wine sampling and with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-3:** An application for a liquor license renewal by Extra Virgin an Olive Ovation, 8829 Ladue Road, to sell wine in the original package not to be consumed on the premises where sold with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-4:** An application for a liquor license by Giovanni's Kitchen, 8831 Ladue Road, for a license (Class B & G) to sell intoxicating liquors by the drink on the premises, with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-5:** An application from Gourmet to Go, 9828 Clayton Road, for renewal of their liquor license to sell intoxicating liquors in the original package. The report from the police department finds no reason why the license should not be issued.
- L-6:** An application from L'Ecole Culinaire, Ltd., 9807 S. Forty Drive, for renewal of their license to sell intoxicating liquors by the drink. The report from the police department finds no reason why the license should not be issued.

- L-7:** An application from Ladue Market Inc., 9155 Clayton Road, to sell intoxicating liquors in the original package. The report from the police department finds no reason why the license should not be issued.
- L-8:** An application from Ladue Pharmacy, LLC, 9832 Clayton Road, for renewal of their license to sell intoxicating liquors and beer in the original package, not for consumption on the premises. The report from the police department finds no reason why the license should not be issued.
- L-9:** An application for a liquor license renewal by Lester's, 9906 Clayton Road, to sell intoxicating liquors by the drink on the premises, with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-10:** An application from Log Cabin Club, 1140 Log Cabin Lane, for renewal of their liquor license to sell intoxicating liquor by the drink for consumption on the premises, including beer or malt liquor not in excess of 5% by weight and with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-11:** An application from Old Warson Country Club, 9841 Old Warson Road for renewal of their liquor license to sell intoxicating liquors by the drink, with Sunday sales (Category C & G). The report from the police department finds no reason why the license should not be issued.
- L-12:** An application from Pei Wei Asian Diner, 8885 Ladue Road, for renewal of their liquor license to sell intoxicating liquors by the drink on the premises, with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-13:** An application from the Racquet Club, 1600 Log Cabin Lane for renewal of their liquor license to sell intoxicating liquor by the drink for consumption on the premises, in the original package with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-14:** An application from Schneithorst's Restaurant, 1600 South Lindbergh Blvd., for renewal of their license to sell intoxicating liquors by the drink on the premises, with Sunday sales. The report from the police department finds no reason why the license should not be issued.
- L-15:** An application from Schnuck's Markets, Inc. d/b/a Schnuck's, 8867 Ladue Road, for renewal of their license to sell intoxicating liquors in the original package with Sunday sales, by the drink on the premises, and wine sampling. The report from the police department finds no reason why the license should not be issued.
- L-16:** An application from Schnuck's Markets, Inc. d/b/a Schnuck's, 10275 Clayton Road, for renewal of their license to sell intoxicating liquors in the original package with Sunday sales, by the drink on the premises, and wine sampling. The report from the police department finds no reason why the license should not be issued.
- L-17:** An application from Dornaka Restaurant Holdings LLC d.b.a. Sportsman's Park, 9901 Clayton Road, for renewal of their liquor license to sell intoxicating liquors by the drink and in the original package. The report from the police department finds no reason why the license should not be issued.
- L-18:** An application from St. Louis Country Club, 400 Barnes Road, for renewal of their liquor license to sell intoxicating liquor by the drink for consumption on the premises with Sunday sales. The report from the police department finds no reason why the license should be not issued.
- L-19:** An application from Sweetology, 9214 Clayton Road, for a license to sell intoxicating liquors by the drink with Sunday sales. The report from the police department finds no reason why the license should not be issued.

L-20: An application from Hats, Inc. d.b.a. Truffles in Ladue, 9202 Clayton Road, for renewal of their license to sell intoxicating liquors by the drink. The report from the police department finds no reason why the license should not be issued.

L-21: An application from The Women's Exchange, 8811A Ladue Road, for a license to sell intoxicating liquors by the drink. The report from the police department finds no reason why the license should not be issued.

Adjournment: Next meeting dates: Monday, July 18, 2016 and Monday, August 15, 2016

Note: Pursuant to Section 610.022 RSMO., the City Council could vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMO. and/or personnel matters under section 610.021 (13) RSMO. and/or employee matters under section 610.021 (3) RSMO. and/or real estate matters under section 610.021 (2).

Posted Date:

Time:

By:

BILL NO. 2130

ORDINANCE NO. _____

AN ORDINANCE ORDERING THE INSTALLATION OF ONE (1) FIRE HYDRANT IN THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, this bill having been made available for public inspection prior to its consideration by the City Council and read by title two times in open meeting prior to its passage.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. That the Missouri – American Water Company, in accordance with the terms and provisions Franchise Contract Ordinance No. 988 made between the City of Ladue and the Missouri – American Water Company, shall install one additional fire hydrant in the City of Ladue at the following prescribed location:

One (1) hydrant to be located on the north side of Canter Hill Drive at a point approximately 225.5 feet west of the center line of N. Woodlawn Avenue.

Section 2. The exact location of the above-named hydrant, however, will be determined on the ground at a point designated by the Fire Chief of the City of Ladue before the hydrant is installed.

Section 3. All of said work shall be done under the supervision of the Council of the City of Ladue, or its proper representative, and, for the purpose of this Ordinance, the Missouri – American Water Company is hereby given permission to make all necessary excavations for proper execution of this work.

Section 4. Nothing herein shall be deemed to grant any property interest in the above fire hydrant nor shall the City have any maintenance obligations concerning said fire hydrant.

Section 5. This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED THIS _____ DAY OF _____, 2016.

President, City Council

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2016.

Nancy Spewak, Mayor

ATTEST:

Laura Rider, City Clerk

BILL NO. 2131

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI, AMENDING SECTION 2 OF ORDINANCE 1987 RELATING TO INSTALLATION OF HEATING AND AIR CONDITIONING UNITS AND CONCRETE FOUNDATION EXPOSURE REQUIREMENTS WITHIN THE CITY'S RESIDENTIAL BUILDING CODE.

WHEREAS, the City of Ladue, by ordinance 1987, adopted the 2006 International Residential Code, with certain sections of such Code added, deleted or revised; and

WHEREAS, the Building Official has recommended that the City of Ladue adopt additional revisions to such Code by amending Section 118-1a, adopted under Section 2 of Ordinance 1987, relating to installation of heating and air conditioning units and concrete foundation exposure; and

WHEREAS, this bill having been made available for public inspection prior to its consideration by the City Council; and

WHEREAS, this bill having been read by title two times in open meeting prior to its passage.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 2, adopting Section 118-1a, of Ordinance 1987 of the City of Ladue is hereby amended by adding two new sections to Section 118-1a to read as follows:

(cc) Section M1401.1 INSTALLATION is hereby amended by adding the following new sentence at the end of Section M1401.1: "Air conditioning units shall be placed at grade. No heating or cooling equipment may hang off the outside structure of a residence."

(dd) Insert a new Section R404.1.6.1 as follows:

R404.1.6.1 CONCRETE FOUNDATION EXPOSURE. The height of exposed concrete or concrete block foundation walls shall not exceed 6" above the finished grade. (Ord. 1128)

Section 2. This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED THIS ____ DAY OF _____ 2016.

President, City Council

ADOPTED AND APPROVED THIS ____ DAY OF _____ 2016.

Nancy Spewak, Mayor

ATTEST:

Laura Rider, City Clerk

BILL NO. 2132

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE BOUNDARY ADJUSTMENT OF 1 AND 3 GLENVIEW ROAD AS DEPICTED ON THE FINAL PLAT LABELED "1 & 3 GLENVIEW ROAD, BOUNDARY ADJUSTMENT PLAT"

WHEREAS, the City received a request for a boundary adjustment between two parcels which do not currently lie within a recorded subdivision; and

WHEREAS, pursuant to Section 94-1 and Article III of Chapter 94 of the Ladue Code, this boundary adjustment request constitutes a small subdivision subjecting it to the procedures under Article III of Chapter 94 since it would transfer property between parcels which are owned by the same entity and does not create new lots nor does it require changes to the roadway; and

WHEREAS, this action does not reduce any parcels below the minimum lot size for the C zoning district nor does it propose or require any new public improvements; and

WHEREAS, according to the procedure laid out in Section 94-59 for a small subdivision, the preliminary plat for 1 & 3 Glenview Road, Boundary Adjustment was reviewed and approved by the city planning consultant; and

WHEREAS, in accordance with the procedures under Section 94-59, applicant submitted a final plat for review and the final plat was reviewed and approved by the city planning consultant and submitted to the City Council for final approval; and

WHEREAS, this bill has been made available for public inspection prior to its consideration by the City Council and read by title two times in open meeting prior to its passage; and

WHEREAS, after review of the application and the staff comments, the City Council finds that the requested boundary adjustment plat constitutes a small subdivision, that all administrative procedures for the granting of a small subdivision have been followed in accordance with Chapter 94 of the Ladue Code, and that the final plat meets the requirements of the City and should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY MISSOURI, AS FOLLOWS:

Section 1. That the attached boundary adjustment final plat "1 & 3 Glenview Road" as surveyed and certified by Surveying Solutions, L.L.C. during the month of May 2016, and as depicted on the attached Exhibit A (the "Boundary Adjustment Plat"), which was duly presented to the City Council, is hereby approved.

Section 2. That such approval be endorsed upon such plat under the hand of the City Clerk and the seal of the City of Ladue, St. Louis County, Missouri, but only after presentation to the City Clerk of the final plat of said Boundary Adjustment Plat on tracing cloth or mylar with all required signatures and attestations.

Section 3. Pursuant to Section 94-6 of the Ladue Code, the subdivider shall record the Boundary Adjustment Plat with the St. Louis Recorder of Deeds and then shall promptly furnish to the

City Clerk a certificate from the Recorder of Deeds that such approved Boundary Adjustment Plat has been duly filed for record.

Section 4. This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED THIS ____ DAY OF _____ 2016.

President, City Council

ADOPTED AND APPROVED THIS ____ DAY OF _____ 2015.

Nancy Spewak, Mayor

ATTEST:

Laura Rider, City Clerk

BILL NO. 2133

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE GRANT OF AN EASEMENT TO METROPOLITAN ST. LOUIS SEWER DISTRICT TO CERTAIN PROPERTY WITHIN THE CITY OF LADUE, MISSOURI.

WHEREAS, the City of Ladue owns and maintains property at 9213 Clayton Road; and

WHEREAS, the City of Ladue is constructing a new firehouse at 9213 Clayton Road; and

WHEREAS, the City of Ladue has determined it to be in the best interest of the City of Ladue to grant an easement to Metropolitan St. Louis Sewer District on its property at 9213 Clayton Road; and

WHEREAS, the easement is necessary for the extension of the sanitary sewer line;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LADUE, MISSOURI, AS FOLLOWS:

Section 1. The City of Ladue hereby finds and declares that the easement described in Exhibit A hereto, which is hereby incorporated herein as though fully set forth, is necessary for the construction of the firehouse at 9213 Clayton Road, owned and maintained by the City of Ladue.

Section 2. The City of Ladue hereby grants and conveys to Metropolitan St. Louis Sewer District the easement described in Exhibit A hereto.

Section 3. The Mayor is hereby authorized to enter into the easement agreement as described in Exhibit A as prescribed by law.

Section 4. This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

Passed this _____ day of _____, 2016.

President, City Council

Adopted and Approved this _____ day of _____, 2016.

Nancy Spewak
Mayor

Attest:

Laura Rider
City Clerk

EXHIBIT A

Easement

BILL NO. 2134

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI, ADOPTING THE BUILDING DEPARTMENT SCHEDULE OF FEES; AMENDING THE BUILDING DEPARTMENT PERMITS AND INSPECTIONS FEES; AND AMENDING THE DURATION AND EXTENSION PROCEDURE FOR BUILDING PERMITS.

WHEREAS, over the past several months, the Public Works Director has been reviewing the costs incurred by the City in issuing Building Permits, HVAC Permits, Demolition Permits, and Sewer and Plumbing Permits and performing the corresponding inspections for the same, and comparing the costs to the City's current fees as more fully outlined in the staff report dated June 16, 2016 on file with the City Clerk; and

WHEREAS, it has been determined through the comprehensive review that the current fees for permits and inspections within the Building Department do not cover the City's actual costs for the same; and

WHEREAS, the City Council has reviewed the findings of the Public Works Director and agrees with the findings, and now desires to adjust the Building Department fees to bring the fees charged in line with the actual costs to the City; and

WHEREAS, as part of the comprehensive review, the Public Works Director and City Council also studied the existing duration and extension procedure for Building Permits and desires to amend the procedure to adjust the duration allowed for Building Permits and authorize the Building Commissioner to approve a one-time extension up to three (3) month for cause; and

WHEREAS, this bill has been made available for public inspection prior to its consideration by the City Council; and

WHEREAS, this bill has been read by title two times in open meeting prior to its passage.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Building Department Schedule of Fees establishing the fees for Building Department inspections and permits, attached hereto and incorporated herein by reference as Exhibit A and on file in the office of the Building Department, is hereby approved as the Building Department Schedule of Fees. Exhibit A shall constitute the required schedule of fees under Section 108.2 of the International Building Code, Section R108.2 of the International Residential Code, and Section 106.6.2 of the International Plumbing Code. The Public Works Director and his/her designee shall be authorized to include additional previously adopted Building Department fees to Exhibit A so that all established Building Department fees are located in one place for easy reference by the public.

Section 2. Section 1 of Ordinance 1314 is hereby amended by repealing Section 1 of Ordinance 1314 in its entirety and enacting the following new Section 1 to read as follows:

That Ordinance No. 28 of the City's ordinances is hereby amended to require Heating and Cooling Permits and to enact permit fees for Heating and Cooling Permits as established by the Building Department Schedule of Fees, which may be amended from time to time by the City Council.

All other sections of Ordinance 28 shall remain in full force and effect.

Section 3. Section 3 of Ordinance 1316 (which repealed and replaced Section 8 of Ordinance 62) is hereby amended by repealing subsection 8 “(B) Permit Fees – Deposits” in its entirety and enacting in its place the following new Section 8(B) to read as follows:

8(B) Permit Fees.

Permit Fees for sewer and plumbing inspections and permits shall be in the amount as established by the Building Department Schedule of Fees, which may be amended from time to time by the City Council.

All other sections of Ordinances 1316 and 62, as amended, shall remain in full force and effect.

Section 4. Section 2 of Ordinance 1987 is hereby amended by amending subsection (j) of Section 2 of Ordinance 1987 by enacting a new sentence at the end of subsection (j) to read as follows:

Each applicant for a demolition permit shall be required by the Building Commissioner, before such permit is issued, to make an escrow deposit with the City to ensure completion of the work and compliance with all codes, including ensuring proper backfill, removal of debris and site restoration. Such escrow deposit shall be the amount established by the Building Department Schedule of Fees, which may be amended from time to time by the City Council.

Section 5. Section 2 of Ordinance 1987 is also hereby amended by repealing subsection (h) of Section 2 of Ordinance 1987 and enacting a new subsection (h) to read as follows:

(g) Insert a new Section R105.9 as follows:

R105.9 Permits Required. No person, firm or corporation shall erect, alter, enlarge, or repair (except minor repairs) any building or structure intended to be used for the shelter, support, or enclosure of persons, animals, or chattels; nor wreck, move or remove any such buildings; nor erect any retaining walls or fence walls, constructed of masonry, tile, or concrete; nor enclose any open shed or pavilion, within the City of Ladue, without first obtaining a permit authorizing same from the Building Commissioner. All construction referred to in such building permit must be completed within a period of time to be specified by the Building Commissioner at time of issuance of permit, but not longer than 24 months for a new residence and 18 months for all other construction, from the date of issuance of the permit, and if not completed within the permitted time, such person shall be in violation of the Building Code subjecting such person to the general penalty provision for ordinance violations. Completion shall include finished grading, seeding or sodding, and a finished driveway or vehicle area where included in plans. It is provided, however, that the Building Commissioner may extend the date for such completion without penalty or renewal fees, for a period up to 3 months, if he finds that the delay in completion has resulted from causes beyond the control of the builder. Any request for an extension thereafter must be accompanied with a \$140.00 permit renewal fee to cover the costs of the City in reviewing, considering, and documenting a permit extension. All permit extensions shall be reported to the City Council.

Section 6. Section 2 of Ordinance 1986 is hereby amended by amending subsection (i) of Section 2 of Ordinance 1986 by enacting a new sentence at the end of subsection (i) to read as follows:

Each applicant for a demolition permit shall be required by the Building Commissioner, before such permit is issued, to make an escrow deposit with the City to ensure completion of the work and compliance with all codes, including ensuring proper backfill, removal of debris and site restoration. Such escrow deposit shall be the amount established by the Building Department Schedule of Fees, which may be amended from time to time by the City Council.

Section 7. Section 2 of Ordinance 1986 is also hereby amended by repealing subsection (g) of Section 2 of Ordinance 1986 and enacting a new subsection (g) to read as follows:

(g) Insert a new Section 105.8 as follows:

105.8 Permits Required. No person, firm or corporation shall erect, alter, enlarge, or repair (except minor repairs) any building or structure intended to be used for the shelter, support, or enclosure of persons, animals, or chattels; nor wreck, move or remove any such buildings; nor erect any retaining walls or fence walls, constructed of masonry, tile, or concrete; nor enclose any open shed or pavilion, within the City of Ladue, without first obtaining a permit authorizing same from the Building Commissioner. All construction referred to in such building permit must be completed within a period of time to be specified by the Building Commissioner at time of issuance of permit, but not longer than 24 months for a new residence and 18 months for all other construction, from the date of issuance of the permit, and if not completed within the permitted time, such person shall be in violation of the Building Code subjecting such person to the general penalty provision for ordinance violations. Completion shall include finished grading, seeding or sodding, and a finished driveway or vehicle area where included in plans. It is provided, however, that the Building Commissioner may extend the date for such completion without penalty or renewal fees, for a period up to 3 months, if he finds that the delay in completion has resulted from causes beyond the control of the builder. Any request for an extension thereafter must be accompanied with a \$140.00 permit renewal fee to cover the costs of the City in reviewing, considering, and documenting a permit extension. All permit extensions shall be reported to the City Council.

Section 8. Ordinances 1981 and 1315 are hereby repealed in their entirety.

Section 9. It is the intent of this Council that the portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 10. This Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PASSED THIS ____ DAY OF _____ 2016.

President, City Council

ADOPTED AND APPROVED THIS ____ DAY OF _____ 2016.

Nancy Spewak, Mayor

ATTEST:

Laura Rider, City Clerk

Exhibit A

Building Department Schedule of Fees

Building Permit Fees:

Residential	
Base fee	\$100.00
Plus	\$5.00 per \$1,000 of estimated construction value

Commercial	
Base fee	\$100.00
Plus	\$6.00 per \$1,000 of estimated construction value

Building Permit Inspection Fees:

Residential and Commercial	
Fee	\$35.00
	(Includes 1 failed inspection, which requires 1 re-inspection; further inspections require a new inspection fee)

HVAC Inspection and Permits Fees:

Residential:	
Replacement of 1 heating or cooling unit:	\$65.00
Replacement of heating and cooling unit:	\$135.00
New Home Construction:	\$200.00
Commercial:	
Base fee	\$100.00
Plus	\$6.00 per \$1,000 of estimated construction value

Demolition Inspection and Permit Fees:

Residential:	
Per Structure:	\$145.00
Commercial:	
Base fee	\$100.00
Plus	\$6.00 per \$1,000 of estimated construction value

Demolition Escrow

Residential:	
Single-family home:	\$2,500.00
Accessory structure in excess of 400 sq. ft.	\$1,000.00
Commercial:	
Per Structure:	\$2,500.00

Sewer and Plumbing Inspection and Permit Permits:

Residential:

Plumbing and draining laying permit: \$65.00

Fixture replacement: \$135.00

New Home Construction: \$200.00

Commercial:

Base fee \$100.00

Plus \$6.00 per \$1,000 of estimated construction value

RESOLUTION NO. 2016-04

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF LADUE, MISSOURI A CONTRACT TO PROVIDE ASBESTOS ABATEMENT SERVICES TO THE CITY.

WHEREAS, in accordance with the City's bidding policies, the City sought bids for asbestos removal as part of the required process for demolition of the Ladue Firehouse and the City Council finds that Envirotech Inc. submitted the lowest and most responsive bid and desires to enter into a contract with Envirotech Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF LADUE, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute on behalf of the City a contract with Envirotech Inc. in substantially the form of Exhibit A incorporated herein by reference (the "Contract")

Section 2. The requirements of Section 292.675 RSMo., and the OSHA requirements, penalties, and obligations in the Contract, are hereby incorporated herein by reference and made a part of this Resolution for all purposes.

Section 3. The requirements of Section 290.210 RSMo., and the prevailing wage requirements and obligations in the Contract, are hereby incorporated herein by reference and made a part of this Resolution for all purposes.

Section 4. This Resolution shall take effect and be in force from and after its passage and approval by the Mayor.

Adopted by the City Council and approved by the Mayor on this ___ day of June 2016.

Nancy Spewak, Mayor

ATTEST:

Laura Rider, City Clerk

Exhibit A

City Contract