

**CITY COUNCIL OF THE CITY OF LADUE
ST. LOUIS COUNTY, MISSOURI
MONDAY, SEPTEMBER 16, 2019**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Monday, September 16, 2019, at 4:00 p.m., at City Hall, 9345 Clayton Road. The following members were present:

The Hon. Nancy Spewak, Mayor, presiding.

Members of the Council present:

Stacey Kamps
John Howell
John Fox
Patrick Hensley
William Brennan
Harold Burroughs

Six Council Members present.

Also present were Ms. Laura Rider, Assistant to the Mayor/City Clerk, Mr. Sam Zes, Finance Director; Police Captain Brian Dieckmann; Fire Chief Steven Lynn; Ms. Anne Lamitola, Public Works Director; Mr. Roger Stewart, Building Official; Ms. Andrea Sukanek, City Planner; and Ms. Erin Seele, City Attorney. Police Chief Ken Andreski, Jr. was absent.

Approval of the Agenda: Council Member Howell moved approval of the agenda, with second by Council Member Brennan, the motion passed unanimously.

Approval of the Minutes: Mayor Spewak asked if there were any amendments, corrections or clarifications to the minutes of the Regular Meeting of August 26, 2019. Council Member Brennan moved approval of the minutes as submitted for the regular meeting of August 26, 2019 with second by Council Member Hensley, the motion passed unanimously.

Public Forum: No one wished to address the Mayor and Council.

Public Hearings:

PH1: The City Council of the City of Ladue will hold a public hearing on a recommendation submitted by the Zoning and Planning Commission that the City Council approves amendments to the Zoning Ordinance #1175 regarding parking lot requirements.

Council Member Fox moved to open the public hearing, with second by Council Member Brennan the motion passed unanimously.

Ms. Sukanek provided an overview of the reason for the amendment which came about due to the Phase II Storm Water Management Plan which required the City of Ladue to review parking requirements and consider reducing parking requirements in order to minimize impervious surfaces. The most recent major change to the zoning ordinance in 1977 established the current parking requirements. Changes in shopping patterns, lifestyles and technology since then have affected the need for parking spaces for many different types of facilities.

Ms. Sukanek presented the goals of the parking review process and potential strategies which included encouraging the use of shared parking by eliminating the requirement of a Special Use Permit for those types of uses, phantom parking also known as deferred parking, reduction in parking requirements by offering flexibility and setting a maximum number for impervious parking spaces, reducing runoff by using pervious materials, increase landscaping and bio-retention in parking areas, and enhancing the visual impact by requiring buffering along street frontage and from residential uses.

Ms. Sukanek noted the setback near residential uses is 20 feet and confirmed the quarry site which is designated as a Planned Unit Development has its own requirements separate from these parking requirements in the zoning ordinance.

Council Member Fox moved to close the public hearing, with second by Council Member Hensley the motion passed unanimously.

The transcript of the public hearing is on file with the City Clerk.

PH2: The City Council will hold a public hearing on a recommendation submitted by the Zoning and Planning Commission that the City Council approves a Special Use Permit amendment for the St. Louis Country Club to construct a 3,000 square foot addition onto the existing clubhouse and other associated minor site amendments. The property is located at 400 Barnes Road in the B Residential District.

Council Member Hensley moved to open the public hearing, with second by Council Member Burroughs the motion passed unanimously.

Ms. Seele announced a few of the council members are members of the Country Club and asked each of them to confirm they would keep an open unbiased mind regarding the petition and they would not receive any monetary benefit from their decision on the amended Special Use Permit. The Council Members affirmed they would keep an open mind and would not benefit from their decision.

Ms. Seele announced a copy of the petition, public hearing notice, staff report, Code of Ordinances and Ordinance 1175 were available at the meeting and made a part of the official record.

Ms. Megan Ridgeway, who represented the Country Club, presented details for the 3,000 square foot addition over two floors for expansion of the dining facility including an outdoor space. The addition, in architectural context, is similar to the architecture of the existing club.

Council Member Kamps moved to close the public hearing, with second by Council Member Hensley the motion passed unanimously.

Council Member Burroughs moved approval of the amended Special Use Permit for St. Louis Country Club to construct a 3,000 square foot addition onto the existing clubhouse and other associated minor site amendments, with second by Council Member Kamps the motion passed unanimously.

The transcript of the public hearing is on file with the City Clerk.

ZP1: Referral to the Zoning and Planning Commission for review and recommendation of an application for Special Use Permit to open a Shapes Fitness Facility at 8857 Ladue Road in Ladue Crossing.

Ms. Sukanek presented the referral and gave a brief overview of the application and noted the location is in the G1 Zoning District.

Council Member Burroughs moved referral to the Zoning and Planning Commission for review and recommendation of an application for Special Use Permit to open a Shapes Fitness Facility at 8857 Ladue Road, with second by Council Member Hensley the motion passed unanimously.

New Business:

Proposed Legislation:

Bill No. 2236 - An ordinance to amend Ordinance 1175 – The Zoning Ordinance of the City of Ladue, St. Louis County, Missouri – to amend the City's requirements regarding parking.

Mayor Spewak read Bill No. 2236, followed by a second reading by Council Member Howell.

Council Member Fox moved approval of Bill No. 2236, with second by Council Member Burroughs and the roll call vote thereupon was as follows:

Council Member Fox	"Aye"
Council Member Kamps	"Aye"
Council Member Brennan	"Aye"
Council Member Burroughs	"Aye"
Council Member Howell	"Aye"
Council Member Hensley	"Aye"

There being six aye votes and zero nay votes the motion passed unanimously.

Resolution No. 2019-32 – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a professional services contract with Davey Resource Group, Inc. for conducting a tree inventory of trees on City of Ladue property and rights-of-way.

Ms. Lamitola reported the City received a gift of \$10,000.00 from the Ladue Garden Club Mary Stacey Memorial Fund for a tree inventory. An inventory is needed for a variety of reasons and determines the condition of trees and helps with budgeting maintenance costs. A Request for Proposals was issued and two proposals were received. The Beautification, Open Space and Tree Advisory Committee reviewed the proposals and recommended Davey Resource Group, Inc. The total cost is estimated at \$10,600.00 based on 2,500 trees.

Council Member Howell moved adoption of Resolution No. **2019-32**, with second by Council Member Fox the motion passed unanimously.

Resolution No. 2019-33 – A resolution adopting the Master Plan for the City owned property known as “Edie’s Mulch Site” located at 9810 South 40 Drive, as developed through the Municipal Park Planning Grant.

Ms. Lamitola reported the City had previously applied for funds through the Transportation Alternatives Program for pedestrian facilities but was unsuccessful but was later successful in obtaining a Municipal Park Planning Grant. One of the key components of the plan is a trail enhancing walkability.

Ms. Lamitola introduced Mr. Jay Wohlschlaeger with SWT Design, who served as the City’s consultant for the planning grant. Mr. Wohlschlaeger explained the planning process consisted of two public meetings and community surveys which resulted in a vision for the property and focused on a linear trail site and buffering the Public Works operation area, while providing connectivity to the business district and with Rolling Rock neighborhood. The next steps include adoption of the master plan presented at the Council meeting, municipal park grant application and finally, construction.

Mayor Spewak shared concerns that she, the City Council and the Police Department had regarding safety and the establishment of rules and hours for the park.

It was noted that MSD’s project cuts through the Mulch Site and could take up to thirty-six months to complete. The construction of the trail would be completed in phases based on grant applications.

Ms. Laure Hulverson representing the Beautification, Open Space and Tree Advisory Committee was present and commented that this was an opportunity to make the most of a jewel in Ladue.

There was discussion regarding establishing a name for the park and that the City would continue to pay tribute to Edie Spink.

Council Member Fox moved adoption of Resolution No. **2019-33**, with second by Council Member Howell the motion passed unanimously.

Financial Matters:

The Council reviewed the vouchers for payment for the month of August 2019.

Council Member Howell moved their approval, with second by Council Member Kamps, the motion passed unanimously.

The Mayor and Council reviewed the Treasurer's and Collector's reports for August 2019. The Mayor ordered the reports filed for information.

The Mayor and Council reviewed the Financial Report for August 2019. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Cash Flow Summary for August 2019. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Delinquent Real Estate Tax Report for August 2019. The Mayor ordered the report filed for information.

Department Reports:

Fire Department: The Mayor and Council reviewed the Fire Department Activity Report for August 2019. The Mayor ordered the report filed.

Police Department: The Mayor and Council reviewed the Police Activity Report for August 2019. The Mayor ordered the report filed.

Public Works Department: The Mayor and Council reviewed the Public Works Report for August 2019. The Mayor ordered the report filed.

Ms. Lamitola reported that Al Stahl would be retiring on September 26th after 42 years of dedicated service to the City of Ladue.

Building Office Report: The Mayor and Council reviewed the Building Office report for August 2019. The Mayor ordered the report filed.

Municipal Court: The Mayor and Council reviewed the Municipal Court Report for August 2019. The Mayor ordered the report filed.

Administration/City Clerk: Ms. Rider had nothing new to report.

City Attorney: Ms. Seele reported the Municipal League announced they have enough signatures to initiate the Board of Freeholders process.

Appointments: There were no appointments.

Mayor Spewak noted the next Council meetings were scheduled for Monday, October 21, 2019 and Monday, November 18, 2019.

Mayor Spewak advised there were items for discussion in executive session involving litigation, legal matters and/or confidential communications between the Council and its attorneys and leasing, purchase or sale of real estate pursuant to RSMo. Section 610.021 (1) (2).

Council Member Kamps moved to go into closed session for discussion of litigation, legal actions and/or any confidential or privileged communications from

the City Attorney and leasing, purchase or sale of real estate pursuant to RSMo. 610.021 (1) (2), with second by Council Member Hensley and the roll call vote thereupon was as follows:


Council Member Hensley	"Aye"
Council Member Fox	"Aye"
Council Member Kamps	"Aye"
Council Member Howell	"Aye"
Council Member Burroughs	"Aye"
Council Member Brennan	"Aye"

There being six aye votes and zero nay votes the motion passed unanimously.

The Mayor and Council went into closed session at 4:55 PM with Ms. Erin Seele, Ms. Anne Lamitola and Mr. Pete Merten.

The Mayor and Council returned to open session at 5:52 PM with Ms. Erin Seele, Ms. Anne Lamitola and Mr. Pete Merten.

Adjournment: Council Member Burroughs moved adjournment, with second by Council Member Hensley, the motion passed unanimously. The meeting adjourned at 5:52 PM.



Nancy Spewak, Mayor

ATTEST:


Laura Rider, City Clerk