

**CITY COUNCIL OF THE CITY OF LADUE  
ST. LOUIS COUNTY, MISSOURI  
TUESDAY, FEBRUARY 18, 2020**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Tuesday, February 18, 2020, 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 Chief Ken Andreski, Jr.; Fire Chief Steven Lynn; Ms. Anne Lamitola, Public Works Director; Ms. Andrea Sukanek, City Planner; Mr. Roger Stewart, Building Official and Ms. Erin Seele, City Attorney.

**Approval of the Agenda:** Council Member Fox moved approval of the agenda, with second by Council Member Howell, 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 and Closed Meetings of January 21, 2020. Council Member Hensley moved approval of the minutes as submitted for the Regular and Closed meetings of January 21, 2020, with second by Council Member Howell the motion passed unanimously.

**Public Forum:** Mr. Ray Potter, 13 Midpark, expressed concerns of potential increased traffic on the Clayton Road corridor due to recently approved commercial developments on South Outer Forty and at Clayton and Lindbergh and asked the Council to study or take action to address his traffic safety concerns.

**PH1:** The City Council will hold a public hearing on a recommendation submitted by the Zoning and Planning Commission that the City Council approves a Site Development Plan for 1600 South Lindbergh Boulevard. The property lies in the G2 General Commercial Zoning District.

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

Mr. Allen Roehrig, with Mainline Architecture, presented the project, which is

a redevelopment of a restaurant to office and retail space. 7,400 square feet will be added on the south end of the building and enclosure of the beer garden with office space above. The retail function is planned for the first floor. The redevelopment is compliant with the City's green space requirements. Improvements are planned which will address some of the issues that have been raised as far as Fire Department Emergency access. A new ADA compliant sidewalk will go from the Clayton and Lindbergh intersection, then along Clayton Road to the bus stop and onto the property. Some of the curbs in the parking areas were streamlined to facilitate better movement for larger vehicles. Moving from restaurant to office/retail use will result in a decline in traffic.

Mayor Spewak noted Mr. Potter's concern about additional traffic due to the redevelopment. Mr. Roehrig confirmed that office/retail use will generate less traffic and because of that, they were allowed to reduce the amount of parking spaces in accordance with the City's Zoning Code. The existing building will be retrofitted but the tower will be removed. Council Member Hensley inquired about the parking spaces along Lindbergh. Mr. Roehrig explained those spaces will stay but the spaces facing the building were moved, a fire lane was created, which allowed for a wider sidewalk and green space between parking and the building.

Mayor Spewak brought up concerns of the neighbors regarding a screening buffer that was discussed at the Zoning and Planning meeting and expressed her disappointment that a buffer was not required and noted that it wasn't apparent at that time that there were two owners and different parcels. Mr. Roehrig noted that Mr. Schneithorst can only plant on the property that he owns, but that possibly something could be worked out.

Ms. Sukanek reported that she was pleased with the proposed sidewalks and pathways, had no concerns with traffic, and noted some of the conditions cited within the approving resolution regarding detailed stormwater and erosion control plans required during the construction process that must meet the City's requirements, landscaping requirements including a potential screening buffer which will be addressed during the landscape review process, and that all parking spaces must be marked with signage.

Ms. Seele announced the public hearing notice for the Site Plan, the development application, staff report, and the entire Code of Ordinances were available at the meeting and made a part of the official record.

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

**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 Site Development Plan for 9811 South Forty Drive. The property lies in the G1 Neighborhood Commercial Zoning District.

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

Council Member Hensley declared that he had a financial interest in the project and stepped down from the dais during the public hearing.

Mr. Mark Critchfield, with Mainline Architecture, and owner's representative Mr. John McDonald, Sr. were present. Mr. Critchfield noted St. Louis Bank had signed a long-term lease for the former L'Ecole Culinaire building. The application for the proposed modifications to the building, primarily to the west elevation, were approved by the Architectural Review Board in January. During the review of the Site Plan application process they discovered they had too much impervious surface. There were revisions to the drawings that were distributed to the Council prior to the meeting regarding a proposed pathway on the property. The owner is willing to build the pathway along the property up to the City's pathway along the Highway 40 overpass and underpass towards Lester's Plaza. Mayor Spewak noted the City does not have funding for its sidewalk yet as it is a future endeavor. In order to get to 30% impervious surface some parking spaces were eliminated. However, there was more than enough parking to begin with, in excess of 20+ parking spaces.

Ms. Sukanek expressed she had no concerns over removal of the pathway, was pleased with updates to the site and reviewed a few restrictions in the approving resolution regarding stormwater and erosion control, landscaping and parking.

Ms. Seele announced the public hearing notice for the Site Plan, the development application, staff report, and the entire Code of Ordinances were available at the meeting and made a part of the official record.

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

**New Business:**

**Proposed Legislation:**

**Resolution No. 2020-02** – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a contract with Ladue School District for a School Resource Officer at Horton Watkins High School.

Chief Andreski reported that the City had been providing a School Resource Officer to Ladue High School for several years. The only change in the contract was the amount which was based on the officer's salary.

Council Member Howell moved adoption of Resolution No. 2020-02, with second by Council Member Hensley the motion passed unanimously.

**Resolution No. 2020-03** - A resolution authorizing the Mayor to enter into a contract on behalf of the City of Ladue, Missouri with SBC Contracting, Inc. for Clayton Road ADA Sidewalk Improvements Phase 2 from Warson to West of Fieldcrest.

Ms. Lamitola provided background information on the City's ADA self-evaluation and transition plan and reported the Phase 2 Sidewalk Improvements

Project bid package was issued on January 21, 2020. Eleven bids were received. SBC Contracting, Inc. was the low bidder at \$100,224.50, which came in under the engineer's estimate for the project. Ms. Lamitola indicated that she had checked references and was comfortable awarding the work to SBC Contracting, Inc.

Council Member Fox moved adoption of Resolution No. 2020-03, with second by Council Member Hensley the motion passed unanimously.

**Resolution No. 2020-04** – A resolution approving a Site Plan for a Commercial Development at 1600 South Lindbergh Boulevard.

Council Member Fox moved adoption of Resolution No. 2020-04, with second by Council Member Hensley the motion passed unanimously.

**Resolution No. 2020-05** – A resolution approving a Site Plan for a Commercial Development at 9811 South Forty Drive.

Due to his financial interest in the development at 9811 South Forty Drive Council Member Hensley stepped down from the dais and recused himself from the vote on Resolution No. 2020-05.

Council Member Howell moved adoption of Resolution No. 2020-05, with second by Council Member Brennan the motion passed unanimously.

Council Member Hensley returned to his place on the dais.

#### **Financial Matters:**

The Mayor and Council reviewed the vouchers for payment for the month of January 2020.

Council Member Hensley moved their approval, with second by Council Member Brennan the motion passed unanimously.

The Mayor and Council reviewed the Treasurer's and Collector's report for January 2020. The Mayor ordered the reports filed for information.

There was no Financial Report due to year-end closing.

The Mayor and Council reviewed the Cash Flow Summary for January 2020. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Delinquent Real Estate Tax Report for January 2020. The Mayor ordered the report filed for information.

#### **Department Reports:**

**Fire Department:** The Mayor and Council reviewed the Fire Department Activity Report for January 2020. The Mayor ordered the report filed.

The Chief reported on a recent significant fire event.

**Police Department:** The Mayor and Council reviewed the Police Activity Report for January 2020. The Mayor ordered the report filed.

The Chief reported on enforcement efforts for restricted truck traffic on McKnight Road.

**Public Works Department:** The Mayor and Council reviewed the Public Works Report for January 2020. The Mayor ordered the report filed.

Ms. Lamitola reported the Beautification, Open Space and Tree Advisory Committee was sponsoring a presentation on honeysuckle removal at City Hall on March 10<sup>th</sup>.

Ms. Lamitola presented a request for purchase of a 2019 Kubota lawn mower, which was a budgeted item in the Capital Fund and would replace the 2001 mower. The new mower was less expensive than the model specifications used during budget development. The 2019 model at a cost of \$13,193.66, costs less than a 2020 model.

Council Member Fox moved authorization for the Public Works Director to purchase the 2019 Kubota lawn mower through Sourcewell Contract #042815-KBA from heavy Duty Equipment at a cost of \$13,193.66, with second by Council Member Burroughs the motion passed unanimously.

**Building Office Report:** The Mayor and Council reviewed the Building Office report for January 2020. The Mayor ordered the report filed.

Mr. Stewart distributed an additional report with a two-year comparison of Building Department activity.

Ms. Sukanek presented a report on the Comprehensive Plan Update. H3Studio, the consultant working with the City, had held meetings with the Comprehensive Plan Advisory Committee and stakeholders, and scheduled a public workshop for March 2<sup>nd</sup>. A resident survey was made available in paper format, on the City's website, and sent out via email blast and published in the newsletter.

Ms. Sukanek gave a summary of critical issues including the need for small lots with downsized housing, preserving the character of the city, walkability and bike ability, park space and programming, safety and crime, overhead electrical utilities, sense of community, tree preservation, storm water management, traffic, inadequate wireless service, governance and city services, public landscaping, and budget constraints. Three focus area plans would be developed. Ms. Sukanek encouraged Council Members to attend the public workshop on March 2<sup>nd</sup> and urged them to reach out to friends and neighbors to remind them to complete the survey.

**Municipal Court:** The Mayor and Council reviewed the Municipal Court Report for January 2020. The Mayor ordered the report filed.

**Administration/City Clerk:** The Mayor and Council reviewed the Administration Department Report. The Mayor ordered the report filed.

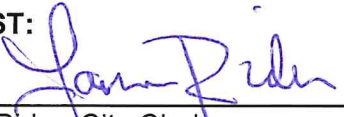
**City Attorney:** Ms. Seele reported the legislative session was in full swing and her firm would be monitoring bills of interest, one of which would extend the uniform wireless act and could greatly reduce the funds, as much as 90%, cities receive from cable companies. The intent of the bill is to level the playing field between HULU and Netflix and the cable companies, by dramatically reducing the funds paid to cities. The Aurora Decision came out on December 24<sup>th</sup> from the Missouri Supreme Court, deciding what is actually taxable from the telecom companies, the main company was Century Link. Ms. Seele's firm is analyzing the decision, which came out in the cities' favor. Tolling agreements with some of the companies would most likely become more active now. Ms. Seele reported she is also watching bills pertaining to the use tax.

Mayor Spewak requested approval of the appointment of Dr. Jonathan Dehner from advisor to member of the Insurance Committee. Council Member Fox moved approval of the appointment, with second by Council Member Hensley the motion passed unanimously.

Mayor Spewak noted the next Council meetings were scheduled for Monday, March 30, 2020 and Monday, April 27, 2020.

**Adjournment:** Council Member Hensley moved adjournment, with second by Council Member Brennan, the motion passed unanimously. The meeting adjourned at 4:49PM.

  
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Nancy Spewak, Mayor

**ATTEST:**  
  
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Laura Rider, City Clerk