

**CITY COUNCIL OF THE CITY OF LADUE
ST. LOUIS COUNTY, MISSOURI
TUESDAY, FEBRUARY 20, 2018**

The regular meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Tuesday, February 20, 2018, at 4:08 p.m., at City Hall, 9345 Clayton Road. The following members were present:

The Hon. Nancy Spewak, Mayor, presiding.

Members of the Council present:

A. Charles Hiemenz
John Howell (arrived 4:25 p.m.)
Patrick Hensley
John Fox
Harold Burroughs (arrived 4:18 p.m.)
William Brennan

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; Mr. Roger Stewart, Building Official; Ms. Andrea Sukanek, City Planner and Ms. Erin Seele, City Attorney.

Approval of the Agenda: Council Member Fox moved approval of the agenda, seconded by Council Member Brennan, which 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 16, 2018. Council Member Hiemenz moved approval of the minutes as submitted for the regular and closed meetings of January 16, 2018, seconded by Council Member Hensley, which motion passed unanimously.

Public Forum: Mr. George Fonyo, residing at 9758 Litzsinger Road, expressed his concerns regarding the residential building project at the northwest corner of Litzsinger and Warson that he suspects may be used for something other than a residence. Mayor Spewak stated that the project has been declared as residential and assured Mr. Fonyo that the City will enforce its zoning ordinance.

Ms. Elizabeth Henke, residing at 27 Overbrook, requested that their subdivision be added to the list of subdivisions included in Section 98-52 of the City's Code prohibiting through and turn-around traffic and allowing for a sign to be posted at the entrance of the subdivision. City staff will review the process to amend that section of the code to add Overbrook, and, if appropriate, will draft an ordinance for introduction at the next Council meeting.

Public Hearings:

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 Special Use Permit for Ladue High School to replace their current football field with a new turf field and new grandstand. The project will also include a new scoreboard, sound system, and field lights.

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

Council Member Hiemenz moved to close the public hearing, seconded by Council Member Brennan, which motion passed unanimously.

Council Member Hensley moved approval of the Special Use Permit issued to Ladue School District for Ladue High School for replacement of the football field, new grandstand, scoreboard, sound system, lights and related improvements, seconded by Council Member Burroughs, which motion passed unanimously.

The transcript of the public hearing is attached as part of the minutes.

PH2: The City Council will hold a public hearing on a recommendation submitted by the Zoning and Planning Commission that the Council approves a text amendment to the Zoning Ordinance (#1175). The proposal would amend Section V.G. to modify the description of green space and allow a partial green space credit for swimming pools.

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

Council Member Hensley moved to close the public hearing, seconded by Council Member Brennan, which motion passed unanimously.

The transcript of the public hearing is attached as part of the minutes.

PH3: The City Council will hold a public hearing on a recommendation submitted by the Zoning and Planning Commission that the Council approves text amendments to the Zoning Ordinance (#1175). The proposal would add an additional commercial zoning district to Section III, modify the uses to be allowed in each zoning district and would also make changes to Section VII regarding Special Use regulations.

Council Member Hiemenz moved to open the public hearing, seconded by Council Member Fox, which motion passed unanimously.

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

The transcript of the public hearing is attached as part of the minutes.

Zoning & Planning Matters: There were no matters presented for referral.

New Business:

Proposed Legislation:

Bill No. 2177 - An ordinance amending Section V.G. of Ordinance 1175, the Zoning Ordinance of the City of Ladue, St. Louis County, Missouri, concerning granting partial green space credit for the surface of a swimming pool and clarify that ponds shall constitute green space.

There was a first reading of Bill No. 2177 by Mayor Spewak with second reading by Council Member Howell. Bill No. 2177 died for lack of a motion to approve.

Bill No. 2178 - An ordinance amending sections II, IV, VI, and XIV and replacing sections III and VII of Ordinance 1175, the Zoning Ordinance of the City of Ladue, St. Louis County, Missouri, in order to establish an additional commercial zoning district and the uses to be allowed in each district.

Upon the first and second readings by Mayor Spewak and Council Member Hensley, Council Member Hensley moved approval of Bill No. 2178, seconded by Council Member Fox and the roll call vote thereupon was as follows:

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

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

Resolution No. 2018-02 - A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a city-contractor agreement with Byrne & Jones Construction for Lay Road sidewalk and road improvements.

Ms. Lamitola reported that after receiving authorization from MoDOT, the city advertised for bids and received seven. The lowest bid of \$821,385.19 submitted by Byrne & Jones was 33% below the engineer's estimate. The resolution before the Council awards the contract to Byrne & Jones and authorizes the Mayor to execute the contract.

Council Member Fox moved adoption of Resolution No. 2018-02, seconded by Council Member Hensley, which motion passed unanimously.

Resolution No. 2018-03 - A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a contract with Americom Imaging Systems, Inc. for copier lease services.

Ms. Rider explained the current copier lease expires at the end of the month. An invitation to bid was published in accordance with the purchasing policy and five

Vendors submitted bids. Americom Imaging Systems is the current provider and lease holder on the existing copiers and submitted the low bid of \$541.25 per month for both hardware and maintenance. The city will realize a cost savings over the current lease payment while benefitting from new color machines and an additional wide format copier.

Council Member Hiemenz moved adoption of Resolution No. 2018-03, seconded by Council Member Burroughs, which motion passed unanimously.

Financial Matters:

The Council reviewed the **vouchers for payment** for the month of January 2018. Council Member Hensley moved their approval, seconded by Council Member Hiemenz which motion passed unanimously.

The Mayor and Council reviewed the Treasurer's and Collector's reports for January 2018. The Mayor ordered the reports filed for information.

There was no January financial report pending year-end closing.

The Mayor and Council reviewed the Cash Flow Summary for January 2018. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Delinquent Real Estate Tax Report for January 2018. The Mayor ordered the report filed for information.

Department Reports:

Fire Department: The Mayor and Council reviewed the Fire Department Activity Report for January 2018. The Mayor ordered the report filed.

Chief Lynn requested approval of the purchase of a replacement vehicle that is assigned to the Assistant Chief. The vehicle serves as a mobile command post and houses critical equipment. After studying both the Tahoe and the Explorer it was determined that the Tahoe better serves the needs of the fire department and thereby, the citizens of Ladue.

Council Member Hiemenz moved approval of the purchase of one 2018 Chevrolet Tahoe under the Missouri Highway Patrol Contract CC180382001 at a net cost of \$27,050.00 after trade-in, seconded by Council Member Hensley, which motion passed unanimously.

Chief Lynn reported on the deterioration of the Fire House No. 2 engine bay doors which are discolored and have damaged wood due to direct sunlight and harsh winters. Attempts to mitigate the deterioration have proven unsuccessful. The latest recommendation for mitigation of the deterioration is to remove the doors annually and have them sanded and stained in a controlled environment at an estimated cost of \$13,000.00 - \$15,000.00.

Additional concerns are the weight of the doors which causes vibration of the exterior lights and wear on the cables. If cable failure occurred it could be cata-

strophic. The Chief's recommendation is to replace the wooden bay doors with steel doors similar to those installed at House No. 1. Bids have been solicited and the lowest bid was from Zumwalt Corporation in the amount of \$16,378.00 which includes removal of the two existing doors.

Council Member Fox moved approval of the purchase of replacement engine bay doors for House No. 2 from Zumwalt Corporation at a cost of \$16,378.00, seconded by Council Member Burroughs, which motion passed unanimously.

Police Department: The Mayor and Council reviewed the Police Activity Report for January 2018. The Mayor ordered the report filed.

Public Works Department: The Mayor and Council reviewed the Public Works report for January 2018. The Mayor ordered the report filed.

Ms. Lamitola provided an update on the beautification efforts by volunteer groups including Beautify Ladue. The Garden Club has recommended the City seek status as a Tree City USA with more information to be forthcoming.

Ms. Lamitola presented a request for the purchase from Bobcat of St. Louis of a mini skid steer loader which is used for grounds maintenance and has a number of attachments. This is new equipment, not a replacement item and is within the budget amount, at a cost of \$29,694.58 under the State Bid Contract. Discussion ensued regarding any potential warranty. Ms. Lamitola offered to get warranty information.

Council Member Hensley moved authorization for the Public Works Director to purchase a Mini Skid Steer Loader from Bobcat of St. Louis under the State Bid Contract #1FB605C01700193 at a cost of \$29,694.58, seconded by Council Member Brennan, which motion passed unanimously.

Council Member Hiemenz commented, based on Ms. Lamitola's report of beautification efforts, it sounds as though Beautify Ladue is performing work in City and State right-of-way and posed the question if this has progressed to the point of necessitating a written maintenance agreement. Ms. Lamitola stated at the last Public Works Committee meeting the possibility of formalizing a maintenance agreement with Beautify Ladue was discussed. Some members of Beautify Ladue were present and requested that the City should draft an agreement after the suggestion was made.

Ms. Lamitola requested direction from Council on this matter. Council Member Fox commented that Beautify Ladue is evolving into an organization that may create future maintenance costs for the City and agreed that drafting a maintenance agreement is appropriate. When this group first started their premise was that they would be self-funded. Public Works has met with Beautify Ladue to try to document their projects and maintenance costs. Ms. Lamitola offered to draft the maintenance agreement and there were no objections from Council.

Mr. Travis Helmkamp and Mr. Mike Busch, representatives of Oates Associates, presented the Americans with Disabilities Act (ADA) Transition Plan prepared

for the City. Explanation was given regarding the required steps to a successful plan:

- Designate an ADA Coordinator (the City Clerk is proposed to serve as ADA coordinator)
- Provide notice to the public about ADA requirements
- Establish a grievance procedure
- Develop internal design standards, specifications and details
- Assign personnel for the development of a Transition Plan and collecting data
- Approve a schedule and budget for the Transition Plan
- Monitor the progress on the implementation of the plan

Three sections of the plan include assessment of administrative documents, assessment of pedestrian facilities in public rights-of-way and assessment of City facilities. Public input on the plan included an open house, meeting with Paraquid and upon Council approval a public comment period will be opened. After the public comment period has closed the Council will consider approval of the plan and begin implementation.

Council Member Fox moved the opening of the thirty day public comment period, seconded by Council Member Howell, which motion passed unanimously.

Building Office Report: The Mayor and Council reviewed the Building Office report for January 2018. The Mayor ordered the report filed.

Municipal Court: The Municipal Court Report for January 2018 will be reviewed at the March meeting.

Administration/City Clerk: Ms. Rider presented a request for the purchase of computer equipment which was bid in accordance with the purchasing policy. The lowest bid received was from Zobrio in the amount of \$12,441.35 which is less than the budget amount by \$1409.00.

Council Member Burroughs moved authorization for the City Clerk to purchase computer equipment from Zobrio at a total cost of \$12,441.35, seconded by Council Member Hensley, which motion passed unanimously.

City Attorney: Ms. Seele had nothing to report.

Committee Appointments: Council Member Hensley moved amendment of the agenda to add the reappointment of Laura Gerdes Long as a member of the Zoning Board of Adjustment, seconded by Council Member Fox, which motion passed unanimously.

Mayor Spewak requested approval of the appointment of Connor McCarthy as a member of the Public Works Committee and reappointment of Laura Gerdes Long as a member of the Zoning Board of Adjustment.

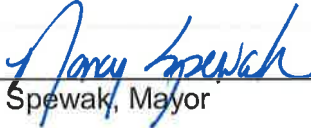
Council Member Hiemenz moved approval of the appointment of Connor McCarthy as a member of the Public Works Committee and reappointment of Laura

Gerdes Long as a member of the Zoning Board of Adjustment, seconded by Council Member Hensley, which motion passed unanimously.

Mayor Spewak noted that the next Council meetings are scheduled for Monday, March 26, 2018 and Monday, April 23, 2018.

Adjournment: Council Member Fox moved adjournment, seconded by Council Member Hensley, which motion passed unanimously. The meeting adjourned at 6:05 PM.

APPROVED THIS 26TH DAY OF MARCH, 2018.



Nancy Spewak, Mayor

ATTEST:


Laura Rider, City Clerk