

CITY OF WEBSTER GROVES
March 15, 2016

The City Council met this date in a regular session in the Council Chambers at City Hall at #4 E. Lockwood at 7:37 p.m.

Present at Roll Call: Mayor Gerry Welch
Councilmember Kathy Hart
Councilmember Anne Tolan
Councilmember Debi Salberg
Councilmember Toni Hunt
Councilmember Greg Mueller
Councilmember Ken Burns

A quorum was present.

Also present: Ms. Joan Jadali, Acting City Manager
Mr. Helmut Starr, City Attorney
Ms. Katie Nakazono, City Clerk

PUBLIC HEARING

Designation of the Structure and Surrounding Property Located at 415 W. Kirkham Avenue as a City-Designated Historic Landmark

Mayor Welch opened the public hearing. Mara Perry, Director of Planning and Development, gave a presentation on the application (**See Exhibit A, pages 1-6, in the City Clerk's Office**). Ms. Perry stated that a landmark designation in this case is an ordinance drafted to designate both the property and the structure at 415 W. Kirkham as historic landmarks. She showed the location on a map and explained the criteria considered (**See Exhibit A, page 1-2**). This one did go to a Public Hearing at the Historic Preservation Commission on February 17. It was moved forward to City Council with a vote of 8-0. She reviewed features of the house, lot, and site (**See Exhibit A, pages 3-6**). In 2015 this property was rezoned to the "A1" Residence District. In changing it, they wanted to maintain as much of the original lot as possible. This was requested by the current owners of the property in order to maintain it for future owners of the property. There is a series of documents that were in your packet such as the historic inventory and other information to further this proposed designation.

Councilmember Hart asked if the sauna works. Ms. Perry stated that she does not know.

Mayor Welch stated that there seems to be a fourth outbuilding there. Ms. Perry stated that it is a play structure.

Councilmember Tolan stated that at the HPC meeting it was stated that it wasn't a safe structure and the intent is to tear that down, but to maintain the barn and house.

Councilmember Burns clarified that the designation is limited to the house. Ms. Perry stated it is the house and the environs and property. Not necessarily the outbuildings. If you did tear any of those down they could not be built back in the same location to that size or scale. They also do not meet any of the setbacks.

March 15, 2016

Mayor Welch asked if the owners want to speak to this. The contracted owners stated that they are on the same page. We do not want to see anything happen to the house. We just want to preserve it. Ms. Perry stated that they have already met on-site to discuss how it can be renovated and keeping it within all the requirements.

Councilmember Burns stated that he doesn't think it impacts his ability to vote on it, but he is working with the new parcel and the new house on the property.

Councilmember Mueller clarified that the new buyers have read the first paragraphs of the ordinance and are in favor of it. They stated that they were.

Mr. Starr entered the following into the Public Record:

1. Finding of Fact and background documents prepared by the Historic Preservation Commission.
2. Presentation by Director of Planning and Development, Mara Perry, on March 15, 2016.

Mayor Welch closed the Public Hearing.

BILL #8926 – FIRST & SECOND READING

Councilmember Burns introduced **BILL #8926 – ENTITLED: AN ORDINANCE DESIGNATING THE PROPERTY AND STRUCTURE LOCATED AT 415 W. KIRKHAM AVENUE AS HISTORIC LANDMARKS**, and at the Councilmember's request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

REMARKS OF VISITORS

Frank Janoski, 50 N. Bompert, Chair of the Historic Preservation Commission, thanked the Councilmembers who attended the recent Historic Preservation lecture. He echoed the Mayor's comments about the History Circle. I think it will be beneficial. He also wished Councilmember Salberg a happy birthday.

NEW BUSINESS - MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER

Mayor Welch asked Ms. Perry to speak about North Webster Manor. Ms. Perry stated that this is rehabilitating all 24 units of North Webster Manor. She reassured Council that they have been trying to be in constant contact with the current owner. The new developer does not have site control yet. The old owner has stopped replying to anything. Every three years we inspect a third of their units. Eight units are up for inspection, they have not called to schedule inspections. They are also not taking care of trash and debris on the site. Our final attempt has led to a summons to court. We have kept the new potential owner aware. He is on this Thursday's Architectural Review Board meeting with the improvements he plans to make to the exterior. Those include ADA access, new entry, larger porches, compliance, and interior renovations. They intend to have a meeting with all of the residents at one of the local churches. At that meeting they will be discussing how they will be moving residents in blocks of four units at a time to other locations for housing. As they renovate each set they will move them back into the unit.

Mayor Welch stated that there are strict behavior requirements for the tenants of this type of housing.

Councilmember Hunt asked if there will be an on-site manager. Ms. Perry stated that they are expanding the office, but will have to check. They are also expanding the laundry facilities and adding air conditioning instead of the window units.

March 15, 2016

Councilmember Hart asked about construction timing. Ms. Perry stated that they don't have a timeline yet.

Councilmember Salberg stated that she understood that it normally takes about a year after funding is approved before the owner closes on the property. It was approved in November 2015 so we do have some time. I don't know that it is set in stone. Ms. Perry stated that it sounded like the new owner was trying to get going faster.

Councilmember Hunt asked about other properties owned by this owner. Ms. Perry stated that she would get it to them along with the ARB packet.

Ms. Perry stated that at a previous meeting someone asked about the timeframe for the gas station at Laclede Station and Big Bend. It looks like 2-3 more weeks. They were pouring sidewalks the other day. County is doing ADA accessibility on that corner.

UNFINISHED BUSINESS

BILL # 8923 – THIRD READING

A motion was made by Councilmember Hunt, seconded by Councilmember Salberg, to table **BILL #8923 – ENTITLED: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE, ON BEHALF OF THE CITY OF WEBSTER GROVES, A PURCHASE AND MAINTENANCE AGREEMENT BETWEEN AND AMONG OWEN RIDGE ASSOCIATES, LLC, THE GREAT RIVERS GREENWAY DISTRICT, AND THE CITY AND MATTERS RELATED THERETO**, to April 5, 2016.

Mayor Welch called for the vote to table the Third Reading of Bill #8923.

MEMBERS VOTING:

AYES: HART, TOLAN, SALBERG, HUNT, MUELLER, BURNS, WELCH

NOES: NONE

Mayor Welch stated that Bill #8923 was tabled to April 5, 2016.

CONSENT AGENDA

A motion was made by Councilmember Tolan, seconded by Councilmember Hart, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:

AYES: TOLAN, SALBERG, HUNT, MUELLER, BURNS, WELCH, HART

NOES: NONE

Mayor Welch stated that the Consent Agenda was approved.

The following Consent Agenda was approved.

- **Approval of Minutes** – March 1, 2016
- **Resolution #2016-07** – Authorizing the City Manager to Purchase One (1) Replacement Vehicle for the Department of Parks & Recreation
- **Resolution #2016-08** – Authorizing the City Manager to Enter Into an Agreement for a Construction Contract for the Structural Repair of Gymnasium I-Beams
- **Resolution #2016-09** – Authorizing the City Manager to Enter Into an Agreement for a Construction Contract for the Streets Listed in the Mill and Overlay Program
- **Resolution #2016-10** – A Resolution Accepting MoDOT Grants for Reimbursement of Police Officer Overtime Costs in 2016

March 15, 2016

- **Liquor License** – Approval of Application by Delve-MIY St. Louis, 27 N. Gore Ave., for a Consumption of Intoxicating Liquor License Supplied by Guests at an Art/Craft Business
- **Liquor License** – Approval of a Liquor License for Dewey’s Pizza, 122 E. Lockwood Ave., to Sell All Types of Liquor by the Drink for Consumption on the Premises Where Sold

APPOINTMENTS TO BOARDS AND COMMISSIONS

No Appointments to Boards and Commissions.

EXECUTIVE (CLOSED) SESSION

No Executive (Closed) Session.

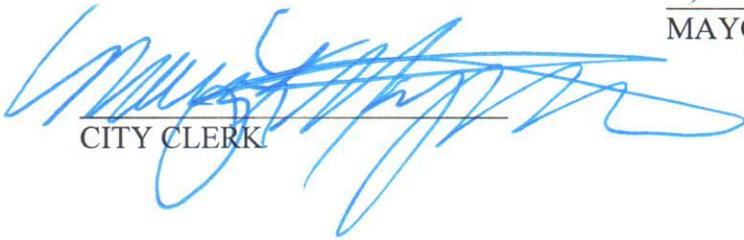
ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 7:59 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 5th day of April 2016.



MAYOR



CITY CLERK