

**CITY OF WEBSTER GROVES**  
**June 7, 2016**

The City Council met this date in a regular session in the Council Chambers at City Hall at #4 E. Lockwood at 7:40 p.m.

Present at Roll Call: Mayor Gerry Welch  
Councilmember Toni Hunt  
Councilmember Greg Mueller  
Councilmember Ken Burns  
Councilmember Frank Janoski  
Councilmember Bud Bellomo

Absent at Roll Call: Councilmember Matt Armstrong

A quorum was present.

Also present: Mr. Steve Wylie, City Manager  
Mr. Helmut Starr, City Attorney  
Ms. Katie Nakazono, City Clerk

**PUBLIC HEARINGS**

**Proposed Community Development Block Grant Funds for the 2017 Budget**

Mayor Welch opened the public hearing, and Scott Davis, Director of Parks, Recreation and Community Development, gave a brief presentation on the funds.

Mr. Davis stated that Community Development Block Grants are a national program administered by the US Department of Housing and Urban Development. He passed out sign in sheets and handouts. CDBG funding seeks to meet one of three national objectives: to benefit low and moderate income persons, to prevent or eliminate slums or blight, or to address community development needs with particular urgency because some existing conditions pose a serious and immediate threat to the health and welfare of the community. Tonight's public hearing is one of the first steps in the application for the 2017 funds. We are applying for and expect to receive the same funding as last year in the amount of \$33,300.00. In previous years \$3,300 has gone towards a summer enrichment program for youth, \$15,000 towards a home improvement program that provides for 5-year, forgivable home improvement loans, to income-qualified residents, and \$15,000 has gone towards public facility improvements, mainly park projects. It is my recommendation that these 2017 funds be allocated in much the same way. With the change to the public facility improvements going to sidewalk improvements instead of park improvements. As in 2015, the only park that was eligible to use these funds was Lockwood Park. We will be using some of the 2014 and 15 funds for stormwater mitigation at Lockwood Park and the 2016 funds I am hoping to allocate towards a sidewalk project along North Elm from Kirkham to Barbre Court in conjunction with the Barbre Park master plan. As of the middle of May, St. Louis County had 21 applicants for the Home Loan Program. In 2014 there were two grants awarded for a total of \$10,000. In 2015 no funds as of yet have been allocated. 2016 funds won't be available until around the end of August. Those are the recommendations.

**June 7, 2016**

Councilmember Mueller asked if the budget proposed meets all of the national criteria. Mr. Davis stated that it does. Councilmember Mueller asked if all three projects meet individually and Mr. Davis stated that they do. Each one falls in one of the categories.

Mayor Welch asked about the change in the census block for low to moderate income. Does this mean that because it moved considerably this time that folks who previously lived in the low to moderate income areas are not eligible for the funds?

Mr. Davis stated that for the home loan program, anyone is eligible across the City as long as they meet the income eligibility. The map that was included in your backup shows the parts of Webster Groves with 51-100% of low income eligibility. The only thing this map dictates is which parks we can apply the money to. The home loan is anyone in Webster Groves of need. It is administered by St. Louis County. They verify income eligibility and track that process. The street improvements could be anywhere inside the City because that is providing access to the elderly or disabled persons.

Mayor Welch clarified that Ivory Crockett Park is no longer eligible. Mr. Davis stated that was correct. We have asked County to review that information again and they are looking into potentially trying to administer an additional survey. I don't anticipate that being any time soon. This information and map came from the 2010 Census and is the map we are living with until 2025, essentially.

Mayor Welch stated that it seems off to her. Mr. Davis stated that the only explanation he has received from County is that potentially those folks have retired so their income has dropped lower or people just didn't fill out the survey as much as they did in 2000.

Mr. Wylie stated that we were in this position last year. On top of that, if you read way down in the memo, the County hasn't funded the 2015 home improvements, even though they had scads of applications and only two were funded in 2014. So it raises questions about the whole program. We have nothing to do with it and it is really out of our hands.

Mayor Welch asked if the money was still sitting in there for the home improvements. We had someone contact us who was very interested, but it doesn't make a difference if they aren't awarding it. Mr. Davis stated that there are 21 applicants currently. Whether these applicants will meet the requirements, or if they have already received a loan making them ineligible to receive another, that all goes through County and we don't ever see them.

Mr. Starr stated that one of the problems is that the position in St. Louis County has turned over three times - - about every eight months or so.

Jim Shearburn, 628 Lee, asked about the map. Those were not low income areas highlighted. He asked about the rules.

Councilmember Janoski stated that the information is dated. It is the 2010 Census, so it is six years old to begin with. It is only for parks, not for housing.

Mr. Davis stated that the way County explained it to him is that the Census is done and it takes a few years for the information to get out of the Federal government. The map comes out about five years after the Census.

June 7, 2016

Mr. Starr entered the following into the public record:

1. Staff Materials in Council Packet

Mayor Welch closed the public hearing.

### **Proposed City Budget – Fiscal Year 2017**

Mayor Welch opened the public hearing. Joan Jadali, Director of Finance and Administration and Assistant City Manager, presented the proposed budget [**Exhibit A- Copy in City Clerk's office**]. This is for Fiscal Year 2017. She showed all funds by category (**See Exhibit A, page 1**). The total is at the bottom. The difference between the revenue and expenses will be paid out of reserves in their respective funds. This is displayed a little better on pages 28 and 29 of the budget. She showed the primary revenue sources, expenditures, and residential real estate tax rates (See Exhibit A, page 2-3). The main reason I want to show this is to show the decrease over time in our tax rate. The property tax values have increased over time and because of the Hancock Amendment we have to reduce our levies. She showed the split between all the entities receiving property tax as well as the information for Commercial property taxes (**See Exhibit A, page 3-4**). After 2025, unless the City takes on debt, we will be debt-free. She noted the principal outstanding on current debt (**See Exhibit A, page 5**).

Councilmember Mueller asked about debt on Blackburn Park. Ms. Jadali stated that it is not on the slide because it has already been paid off.

Ms. Jadali showed the current City sales tax rate (**See Exhibit A, page 6**). She showed the budget information on the General Fund (**See Exhibit A, page 7-14**). The State legislature modified the distribution of the County-wide pool tax in the future. We believe it will impact us by about \$40,000. With that in mind we had to make budget adjustments (**See Exhibit A, page 7**). She showed the General Fund Revenue Comparison and Primary Use of Sources for the General Fund, Departmental Expenditures, and a 15-Year History of Revenues and Expenditures (**See Exhibit A, page 8-11**). At the end of Fiscal Year 2017, we believe that our fund reserve for all funds will be almost \$18 million with the largest being the General Fund. The Capital Improvement is the lowest it has been in several years. One reason is the fact that we are purchasing a number of capital items this year including a fire pumper. We plan all of this out for five years. She showed miscellaneous highlights and capital items (**See Exhibit A, page 12-14**).

Mr. Wylie stated that the Parking Garage repairs are significant. Councilmember Bellomo asked if any of those expenses were recoverable. That is a fairly new structure for those kinds of failures, isn't it? Mr. Wylie stated that it is 17 years old, so I doubt it carries that kind of warranty. The garage is not collapsing but it needs maintenance.

Paul Verheyen, Director of Public Works, stated that he has had discussions with some professionals and right now we have a firm looking at retrofitting the structure where there is a short beam carrying too much load. Structurally it is sound. There is nothing wrong with the structure per se but the vibration is causing the joints to deteriorate faster than it normally would. They said this is not unusual but is something we need to take care of. The welds under the surface layer have broken so they move more and have corroded. It is expensive because of the materials. The biggest cost is the deck sealing. Where the private road comes in between Allen and the parking garage, that is where that beam is. It is not something we have to do tomorrow, but I wanted to have it to bring to you in the future.

Pat Richards, 212 S. Elm, stated that she is here as Chair of the BDC, but foremost as a business owner. We have been here almost ten years. My comments on the budget is that there was an issue

June 7, 2016

with the BDC where there was money allocated for a PR firm helping and working with all corners of Webster to bring the business and communications together and pool resources so businesses were working together. That is my reason here is that there was that budget cut for this firm that has helped, in my opinion, significantly with us as small businesses. As a small business owner you do not have deep pockets. One of the things any business owner wants to be able to do is advertise. Unfortunately in a small business there aren't monies left over to do that. That is where the BDC has collectively tried to work helping the businesses and the City with this positive image to continue the growth of not only the small businesses but the restaurants. In my opinion, I feel like the work that has been done with this PR firm and the PR committee which is a sub-committee of the BDC, has been invaluable. Not everything can be measured by a dollar amount. It is attitude, relationships built, communication happening among the different business owners. As a business owner there are a lot of businesses struggling. It is important to know in the City where you are paying taxes and trying to do business, you are being supported. That is what we are trying to do with the BDC and this PR effort. It is very important to know there is a lifeline out there, especially for the struggling businesses. The effort for the PR has worked not only for the businesses, but there has been an outreach to residents as well which is important to us as businesses. I am asking that the amount of money taken out of the budget for these efforts be put back in and back into the formula that over the last five years has been very successful.

Pam Niehaus, 131 Portland Terrace, stated that she is also a member of the BDC and wanted to make some follow-up comments. It is my understanding that the \$12,500 that was originally allocated to pay Insight Marketing and Communications has been restored to the budget. Am I correct in that? But that it is with City Hall staff and that staff will be doing some of the newsletters. I wanted to make sure that you didn't think the initial \$12,500 was only for newsletters. Insight Marketing and Communication has done a whole lot more with that very little amount, in particular in terms of relationships with local tv and radio. We have had great success almost every holiday. This doesn't just happen, it happens because this particular public relations firm has longtime credibility with St. Louis media and among all the municipalities we have been there on a fairly regular basis. I wanted that to be very clear that that money actually covered a whole lot more than just newsletters. Other than that, we have sent you letters and I'd be happy to answer questions about that.

Councilmember Mueller stated that based on the proposed budget, it is clear that our city's financial position is sound. We have a responsible, balanced budget that shows that our City and staff have been spending our tax dollars wisely and I think the people of Webster Groves should be happy with our balanced budget and sizeable reserve balance. All of the funds have healthy balances and reserves and it shows not only the recent past, but the distant past that our City has been financially responsible with taxpayer dollars. That is first and foremost what I see from this budget and presentation.

Councilmember Hunt stated that addressing the funding issue, I appreciate all the hard work the small businesses do within the City. And I really do appreciate the collaboration, and the creation of the BDC was to promote the collaboration of the business districts. To that end, is there any interest in the business districts themselves using a portion of their money to fund this effort? \$3,000 from each district could fund this effort. If that is something important to the districts.

Ms. Richards stated that she doesn't think asking the different districts is an issue. My concern is what about the City? Doesn't the City see the importance in this? The pie charts and the sales tax and how important that contribution is? That the City is willing to do this for the businesses is significant, but so insignificant in the dollar amount. This is something I feel the businesses are constantly echoing. City

**June 7, 2016**

Hall is so hard to work with, the griping, this was a bridge of something the City was doing. What kind of message does that send?

Councilmember Bellomo stated that he read the letter and there are some very good points. The point about collaboration with the City is a very good point. I think it is very important that the City does show the collaboration. It is \$12,500, so, yes, we need to talk.

Councilmember Janoski stated that this is the first time, as a new Councilmember, he has gone through the budget process. I am very impressed with the work, the thoroughness, and the obvious time and effort the staff has gone through to give us the information. I would like to commend the staff on the budget.

Mayor Welch stated that as the Council and Staff know, I am troubled by the removal of this amount from the budget. I believe right now with the decline in sales tax we are facing it is important for us to promote our local businesses and restaurants. I have a concern for our business community. I hear from business owners that online shopping is eroding their business and as Pat mentioned I hear from several businesses that they are just hanging on and need us to help them. I think it is a wise thing for the City that we, who have a budget of \$23 million, cannot put in some funding for the promotion of our business community. We need to be able to drive people here to Webster Groves, to shop and to eat. I see other cities that advertise in the Business Journal. They take out a whole page. We have thousands of people who come to the Rep and Opera Theatre. We don't have funding to take out an ad for these visitors. There is a lot we need to do to help our businesses, our business districts, to succeed and increase that sales tax base. If it were up to me, I'd request \$20,000 in the budget for PR and communication efforts.

Mr. Wylie stated that when I got here, the business districts and the City were viewed as separate entities and they were completely separate as far as funding and collaboration. I just wanted to note that new streetlights, decorative lights, Farmers Market have all been collaborative efforts. There has been a lot of collaboration and opening up. It was the Mayor's idea that when the Economic Development Commission wasn't working very well, the Business Development Commission was formed. If you read their mission and duties, there is a great deal of interest by the City. My hope is Council will have a Work Session relative to economic and business development and explore all avenues to support businesses and fund it appropriately. We have \$12 million in the bank, there is no reason money can't be appropriated. I assume this discussion will happen in the near future and will include discussion by Council of the successes and activities of the BDC and do a good assessment of that and decide where they want to go. If they decide what has been happening is completely successful and the proposal is incorrect, that is fine. I just propose a budget. We are not all on the same page on this issue, but it is not an anti-business recommendation.

Councilmember Mueller stated that he believes we have shared goals of economic development and business development and supporting our businesses. If there is any issue it is how best to spend the limited resources we do have. I think at a Work Session, with constructive dialogue, we will be able to reach that. I think the funds are there either in the budget or the reserve for sound financial decisions to continue supporting our businesses and business districts as we have in the past with the BDC and monies spent over the past five years. I think with a Work Session we can decide best where the money should come from, whether it is the budget or reserves and how best to spend it.

June 7, 2016

Councilmember Burns stated that he would add that the services that this outside organization was providing, we are not going to abandon that. I think it is the deep held belief by staff that they can provide these services and I don't think you are going to see a lapse in the issues I am hearing you express concerns about. I would like to see the staff play out a little bit and see how that works. There will be discussion.

Mayor Welch stated that she believes discussion is important and to have that very soon. We do not have on staff, and that has been part of my issue for years now, we do not have a communications professional on staff. We have wonderful staff people and you do a fabulous job with finance, and public works, and police, and parks and recreation, but we are missing that communications person. We just don't have that person on staff. We have been piecing that out and maybe that is part of the discussion we have is how we stop piecing it out.

Councilmember Janoski stated that he agrees that we have this discussion sooner rather than later for all of the reasons that have been stated.

Mr. Wylie stated that tonight is just the Public Hearing. The Budget comes before you as a Resolution.

Helmut Starr, City Attorney, entered the following into the public record:

1. Copy of the FY-2017 Budget
2. Budget Presentation from the Director of Finance
3. Staff materials supporting presentation from Director of Finance

Mayor Welch closed the public hearing.

### **REMARKS OF VISITORS**

Gen Shearburn, 628 Lee, stated that we all love Webster Groves. One of our earliest classic sculptures are the apples and it breaks my heart to see how they are now. For years they were that beautiful high-gloss red delicious color and were super high quality. I thought they were priming them but they look like rust. The paint is not proper for outside paint and is getting scraped already. They are pitiful. I would like to ask for money put in the budget to restore them. Perhaps if we can't do them all at once we can do them in clusters.

Mayor Welch stated that they all know something has to be done. We are not clear what happened, but they were done at Auto Beauty and we aren't sure what happened in the process. Auto Beauty did a previous process of them. It is a destruction of public art, I agree with you.

Jim Shearburn, 628 Lee, stated that he has seen a noticeable increase in Police patrol in his neighborhood and appreciates it. We put in a request for some brush to be cleared in the corner of the neighborhood and that was taken care of as well. Thank you. I also wanted to say I think there are some things we need to do in Council and I think it was there in the past. He asked why we do not say the Pledge of Allegiance at the start of the meeting. We used to I think. He asked that the Council consider including it in the opening portion of the Council meeting.

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

No New Business.

June 7, 2016

**UNFINISHED BUSINESS**

**BILL # 8927 – THIRD READING**

On motion of Councilmember Bellomo, seconded by Councilmember Burns, **BILL #8927 – ENTITLED: AN ORDINANCE OF THE CITY OF WEBSTER GROVES, MISSOURI, AMENDING CHAPTER 56, “ARCHITECTURAL REVIEW BOARD,” BY REVISING SECTIONS 56.050 ET. SEQ. TO AMEND THE PROCEDURES FOR REVIEW OF SIGNS BY THE ARCHITECTURAL REVIEW BOARD AND TO CLARIFY PROCEDURES IN THE CHAPTER**, having been introduced and read twice on May 17, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8927.

Mayor Welch called for the vote on Bill #8927.

MEMBERS VOTING:

AYES: HUNT, MUELLER, BURNS, JANOSKI, BELLOMO, WELCH

NOES: NONE

ABSENT: ARMSTRONG

Mayor Welch stated that Bill #8927 was approved.

**BILL # 8931 – THIRD READING**

On motion of Councilmember Mueller, seconded by Councilmember Janoski, **BILL #8931 – ENTITLED: AN ORDINANCE APPROVING THE APPLICATION BY PROFESSIONAL GROUP LLC (STEVEN BUMBERA) FOR A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY USE PARKING AREA LOCATED AT 27 DENVER PLACE ON A 3,500 SQUARE FOOT LOT ZONED “A4” SEVENTY FIVE HUNDRED SQUARE FOOT RESIDENCE ZONING DISTRICT**, having been introduced and read twice on May 17, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8931.

Mayor Welch stated that she has been driving around over there and thinks it will be an improvement for the property.

Councilmember Burns stated that he thinks the neighbor was coming around to the realization that she is getting additional footage of buffer and will be an overall improvement.

Mayor Welch called for the vote on Bill #8931.

MEMBERS VOTING:

AYES: MUELLER, BURNS, JANOSKI, BELLOMO, WELCH, HUNT

NOES: NONE

ABSENT: ARMSTRONG

Mayor Welch stated that Bill #8931 was approved.

**BILL # 8932 – THIRD READING**

On motion of Councilmember Hunt, seconded by Councilmember Mueller, **BILL #8932 – ENTITLED: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE, ON BEHALF OF THE CITY OF WEBSTER GROVES, A CO-OPERATION AGREEMENT WITH THE METROPOLITAN PARK AND RECREATION DISTRICT, D/B/A THE GREAT RIVERS GREENWAY DISTRICT AND MATTERS RELATED THERETO**, having been introduced and read twice on May 17, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8932.

Mayor Welch called for the vote on Bill #8932.

June 7, 2016

MEMBERS VOTING:

AYES: BURNS, JANOSKI, BELLOMO, WELCH, HUNT, MUELLER

NOES: NONE

ABSENT: ARMSTRONG

Mayor Welch stated that Bill #8932 was approved.

**NEW BUSINESS**

**BILL #8933 – FIRST & SECOND READING**

Councilmember Burns introduced **BILL #8933 – ENTITLED: AN ORDINANCE DEFINING THE CLASSIFIED SERVICE OF THE CITY OF WEBSTER GROVES, FIXING THE COMPENSATION FOR EMPLOYEES IN SAID CLASSIFICATIONS, AND REPEALING ORDINANCE #8894**, 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.

**BILL #8934 – FIRST & SECOND READING**

Councilmember Janoski introduced **BILL #8934 – ENTITLED: AN ORDINANCE FIXING THE COMPENSATION OF PERSONS IN THE UNCLASSIFIED SERVICE OF THE CITY OF WEBSTER GROVES AND REPEALING ORDINANCE #8895**, 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.

**BILL #8935 – FIRST & SECOND READING**

Councilmember Mueller introduced **BILL #8935 – ENTITLED: AN ORDINANCE AUTHORIZING AND DIRECTING THE MISSOURI AMERICAN WATER COMPANY (MAW) TO INSTALL ONE (1) FIRE HYDRANT PROXIMAL TO THE WEBSTER UNIVERSITY INTERDISCIPLINARY SCIENCES BUILDING, 8274 BIG BEND BOULEVARD, IN THE CITY OF WEBSTER GROVES, MISSOURI**, 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.

**RESOLUTION #2016-14**

**AUTHORIZING THE CITY MANAGER TO PURCHASE REPLACEMENT STREET LIGHTS ON S. ELM AVENUE**

A motion was made by Councilmember Bellomo, seconded by Councilmember Mueller, to approve Resolution #2016-14.

Mr. Verheyen gave a brief presentation on the street lights. We received bids from three vendors. These lights will save approximately 60% of the energy we are using right now and will look similar to what we have now. We plan on painting the poles because they are in bad shape.

Councilmember Burns asked what area of South Elm. Mr. Verheyen stated it is South Elm between Glendale and Big Bend. Six poles have to be replaced because they are broken.

Mayor Welch asked about the gold. Mr. Verheyen stated that they are similar to the bridge on 270 and Dorsett. He agreed to bring a sample.

Mr. Wylie wanted to clarify that they are going to be black. You could have the whole Council going through a catalogue picking shades of green, but he discourages it. I wanted to get it on the record.

June 7, 2016

Mayor Welch called for the vote on Resolution #2016-14

MEMBERS VOTING:

AYES: JANOSKI, BELLOMO, WELCH, HUNT, MUELLER, BURNS

NOES: NONE

ABSENT: ARMSTRONG

Mayor Welch stated that Resolution #2016-14 was approved.

Prior to the approval of the Consent Agenda, Mayor Welch pointed out that Resolution #2016-15 is a donation from a family for renovations to Glen Park. It is significant and important. The second resolution is renovations to the Blackburn Park Tennis Courts which will be very nice for the community.

### **CONSENT AGENDA**

A motion was made by Councilmember Hunt, seconded by Councilmember Janoski, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:

AYES: BELLOMO, WELCH, HUNT, MUELLER, BURNS, JANOSKI

NOES: NONE

ABSENT: ARMSTRONG

Mayor Welch stated that the Consent Agenda was approved.

The following Consent Agenda was approved.

- **Approval of Minutes** – May 17, 2016
- **Resolution #2016-15** – Authorizing the City Manager to Execute, on Behalf of the City of Webster Groves, An Agreement Related to the Charitable Pledge to Renovate Glen Park and Matters Related Thereto
- **Resolution #2016-16** – Authorizing the City Manager to Award a Contract for Renovations to the Blackburn Park Tennis Courts
- **Resolution #2016-17** – Authorizing the City Manager to Enter Into a Cooperative Purchasing Program Agreement

### **APPOINTMENTS TO BOARDS AND COMMISSIONS**

- Gina Hand-Eoloff was appointed to the Farmers Market Commission.
- Barbara Homeier was appointed as an Alternate to the Historic Preservation Commission.
- Elliot Graf was appointed to the Library Board
- Melody Evans was reappointed to the Arts Commission.
- Claire Winkler was reappointed to the Old Orchard Special Business District Advisory Commission.
- Elizabeth Bailey and David Franklin were reappointed to the Parks & Recreation Commission.
- Brandon Harp, Renee Ross, and Annie Tierney were reappointed to the Plan Commission.
- Sarah Riss was appointed to the Arts Commission.

### **EXECUTIVE (CLOSED) SESSION**

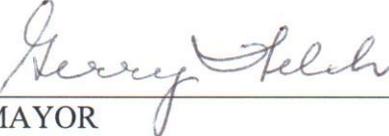
No Executive (Closed) Session.

June 7, 2016

**ADJOURNMENT**

There being no further business to come before the City Council, the meeting was adjourned at 8:56 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 21<sup>ST</sup> day of JUNE 2016.

  
MAYOR

  
CITY CLERK