

**CITY OF WEBSTER GROVES**  
**June 21, 2016**

The City Council met this date in a regular session in the Council Chambers at City Hall at #4 E. Lockwood at 7:36 p.m.

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

A quorum was present.

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

**PUBLIC HEARINGS**

**Annual Library Budget Report – FY-2017**

Mayor Welch opened the public hearing, and Tom Cooper, Library Director, reviewed budget highlights [**Exhibit A- Copy in City Clerk's office**]. The past couple of years, we had a little bit of concern that our expenses were starting to start to outstrip our revenues. We've taken steps to get that back in line. We've done some things with staffing and we did end our contractual arrangement with St. Louis County library which was costing us a lot of money. We now have a little more discretionary money than we have had in a long time. We completed a community survey in which we identified a number of service goals we are going to pursue over the year. We are putting together a strategic plan based on those goals. It is not available yet but will be soon. In putting together this budget we addressed some of those goals. The adult books line is up \$10,000.00. That's a 22% increase. People want best sellers faster. \$3,000.00 increase in juvenile, and YA books. Then there is the automation line which is down a little bit from last year. But last year we had to put a bunch of money in because we started the new computer system. There is a lot more money in that line this year for e-books. We have the Overdrive system but also a new system called Hoopla. It provides e-books, audio books, music, and movies. Kirkwood has been using it for about six months. We increased the dues line. We canceled some of the more unused memberships but are hoping to use that to service more partnerships in town. We hope to be a corporate member of the Historical Society and there may be other opportunities like that. The High School's Chess Club has been meeting in the library. We have some student interns in the library working on some historical videos. I have been talking with Scott about a partnership with the Parks Department. Our Special Events line is where we bring in speakers or fun programs. Both the adults and juvenile went up. Innovation kept coming up in the community survey. We put some money into those lines so we'd be able to do that once we figure out what it is. We have some ideas. We will spend within our incoming revenues even with pulling out the money that services the debt on the building. We did come up with a new mission statement for the library based on the survey: "Celebrating community, innovation, and ideas." Some interesting things coming up. Fourth of

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July, we will be open during the parade to see the “Webster Groves Then and Now” display. It is a really interesting and fun display. Summer Reading Club is still in full swing and there is an adult version.

Councilmember Hunt asked about how much was saved pulling out of the St. Louis County agreement. Mr. Cooper stated that it has varied from year to year between \$20,000.00 and \$30,000.00. The problem for us and all the other consortium libraries, is that those fees have been climbing steadily. Valley Park recently got out and several others are concerned. It is a concern to all. Fiscally it was a good move.

Councilmember Burns stated that he knows they won't disclose who was creating those expenses, but do they break that out in terms of what is a book and what is a movie? Mr. Cooper stated not per se. There was one time we were able to finagle a listing that was a rough breakdown. But it was mostly books and movies. Library privacy means we cannot exchange names. That was a concern for the Board though, the unaccountability. It was just a spreadsheet that said it was this many volumes and you owe us \$30,000.00. There were a lot of movies too. I can't say percentage, but it was a hefty percentage.

Councilmember Mueller asked how long Mr. Cooper had been director. Mr. Cooper stated it was coming up on ten years. Councilmember Mueller stated that he has done an excellent job, especially through difficult construction. The bond issue and debt payments, all those have been made on time? And the amount of the debt has been steadily decreasing? Mr. Cooper agreed. Councilmember Mueller confirmed that the budget is sound and in order. With all of those stresses and strains, you have been able to add to the services you bring to our community. I think you do a wonderful job. Mr. Cooper stated that he has had wonderful cooperation from the City.

Cathy Goldstein, 1500 Pinetree Ln., asked about pulling out of the County. Is that pretty standard to other communities? Mr. Cooper stated that we had a larger hit and were always paying. There will always be a certain number of people in one city or another who would rather use the County. But we also had the geographical factor. Kirkwood is surrounded by County areas and a lot of County people went into Kirkwood. We only get people from Shrewsbury and so reciprocally we checked out a whole lot, but not many to County, so we ended up paying a lot. Same problem in Valley Park.

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

1. Presentation (budget) submitted

Mayor Welch closed the public hearing.

**Route 66 Auto Center: An Application by Massina Finnocchiaro, Route 66 Auto Center LLC, for a Conditional Use Permit to Allow a Used Car Lot Use on an Approximately 0.86 Acre Tract of Land with an Existing 1,655 Square Foot Building at 8455 Watson Road in the “C” Commercial District**

Mayor Welch opened the public hearing. Mara Perry, Director of Planning and Development, gave a brief presentation [Exhibit B - Copy in City Clerk's office]. This is a transfer of a Conditional Use Permit. This means that the owner of this property, or the leasing of this property, has changed. When that occurs, this comes straight to the Council for a Public Hearing. That addresses any concerns with how it has been operating previously. Usually the operator agrees to the same conditions as previous. Usually the essence and intensity of the use remains the same. She reviewed the history, conditions, access, parking, lighting, fencing and screening, tree preservation and landscaping, setbacks, hours or operation, and previous ordinances (See Exhibit B, pages 1-9). The plan is essentially the same plan

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as it was before. The requested accessory use of minor work to vehicles will not be allowed until the building is brought up to code. It is limited to work only on the inventory they have. The hours of operation are a little more restrictive than on the previous CUP. Proposed hours are Monday – Saturday, 10 a.m. – 7 p.m. with a restriction on the accessory auto repair use to 10 a.m. – 5 p.m.

Ms. Perry reviewed Staff Recommendations, (**See Exhibit B, page 9**). She stated that the applicant agreed to adhere to the previous conditions. We made it a little bit clearer that the accessory use wouldn't be allowed until they made the building modifications. Our previous requirement regarding the privacy fence was changed so that it needs to be maintained.

Jim McMullen, consultant for the business stated that he was involved with the previous occupant. When he decided to leave I called a friend of mine to put something together. The only thing I think that still needs to be done are the planters, the one driveway, and the lot sealing and spaces marked off. We are just asking for what we had before. We lease the property with an option to buy.

Councilmember Mueller asked if he thinks they will have any financial problems completing the building and bringing it up to code. Mr. McMullen stated no, because 95% of it is done. The only problem we have right now, to put grease in for doing the mechanic work is between \$8,000 and \$10,000 and isn't available right now. Once it is available we will do it. We have probably eight or ten different repair shops we send our minor repair to. We don't buy anything that needs any major repair. If it is not running, it is not coming on the lot.

Councilmember Mueller asked when they expect to open. Mr. McMullen stated that once they get their business license from Webster Groves, we will be putting cars on it the following day. We would be compliant the week before that. It is not going to take a lot to get it together.

Councilmember Armstrong asked if they use transporting trucks. Mr. McMullen stated that they do not.

Councilmember Armstrong asked where the cars come from. Mr. McMullen stated from different auctions or dealers. We go pick them up and drive them back. There has never been a transport truck there.

Councilmember Armstrong asked if they were satisfied with 31 spaces. Mr. McMullen stated that they were.

Cathy Goldstein, 1500 Pinetree Lane, stated that she was at the meeting two years ago when the previous permit was applied for. I am glad to see all the protections are going to be forwarded. One issue I hesitate to bring up is that the green space was a concern to the neighbors. The former owner had a plan that at some point he might want to develop that and we are hoping it would never happen. I am hoping the same requirement would be that they would have to come to Council to request that. Ms. Perry stated that they would have to come back for another CUP for that space.

Robert Morgan, 1510 Pinetree Lane, stated that he is also concerned about the green space.

Krystina Younglove, 1526 Pinetree Lane, stated that she lives directly across from the green space. She stated that she works from home and asked if there are any restrictions on noise from the property.

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Mr. McMullen stated that there is more noise on Old Watson than there will be at the lot. There was a concern last time about how we could regulate how fast people drove on test drives but not one person has gone in that neighborhood. There is no extra noise. There are no speakers on the lot.

Councilmember Janoski asked about the minimum height on the buffer of trees between the lot and the neighborhood. Ms. Perry stated that there isn't a minimum height but there is a requirement for them to be there. The existing ones have grown in such a way that they have established a very good buffer. Should any of them die, they should be replaced. Ideally, keeping those going and in good condition is a requirement. It does provide some sound buffering.

Jennifer Grotpeter, 1443 Lanvale, asked about the history as a gas station. Have the underground tanks been abated? Ms. Perry stated that it wasn't brought up this time because it was addressed at the previous public hearing, but in 2010 the No Further Action letter from the Department of Natural Resources was received.

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

1. Application for the Conditional Use Permit – May 25, 2016
2. Site Plan – April 4, 2014
3. Staff Report to the City Council with Site Photos, Zoning Map, and Aerial Photo – June 21, 2016
4. Chapter 53, the Zoning Code of the City of Webster Groves

Mayor Welch closed the public hearing.

#### **BILL #8936 – FIRST & SECOND READING**

Councilmember Bellomo introduced **BILL #8936 – ENTITLED: AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR ROUTE 66 AUTO CENTER, LLC, TO ALLOW A USED CAR LOT ON AN APPROXIMATELY .86-ACRE TRACT AT 8455 WATSON ROAD IN THE "C" COMMERCIAL DISTRICT**, 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**

Dave Buck, 124 S. Elm, read the following:

"In the 17 years my family has lived in Webster Groves, among all of the great things our city is and does, I am hard pressed to think of a safer place to live and raise a family. The city, Dale Curtis and his police department and fire department work every day to keep out and protect us from harm and keep us safe day and night.

But you are no doubt aware of the seemingly growing number of car break-ins in Webster Groves. My home is only 8 houses down from the police department and our cars each got hit. We have a long driveway off of Elm and our cars were parked at the end of our driveway past our house and in and just outside our carriage house garage in the back.

And this was not a one-time event in our city. The culprits have been systematically hitting a number of streets and homes around Webster Groves. It seems like a planned and targeted assault on our city.

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Residents believe that it is probably drug/heroin related and the intruders are rifling through cars looking for money. One resident got a photo and it appeared that the guy was in his 20's, white and bearded. And if the car is locked, they are busting or shooting out windows. And there appears no sign of this stopping.

Keeping this in perspective, no one has been hurt or physically harmed. But they have been financially harmed having to pay for the replacement of their car windows.

And the fear and safety concern has gone up. No resident wants to go to bed wondering if others will intrude on their property and sneak around their home or cars. And, worse yet, what if the intruders get bolder or more desperate and break-in to your home at night while your family is sleeping.

As such, I think this is big deal, maybe one of the biggest deals Council has had to deal with because it concerns your #1 priority: keeping the residents of our great city safe. We are simply looking for help and ways to stop it.”

Dana Mullins, 61 Chestnut Ave., stated that at the last meeting her friend spoke about the random object and nasty notes being left on porches. I was one of those people that had a vile, threatening note left on my front door. A week after Jennifer spoke, it happened again, someone came to my house and left a vacuum cleaner in my driveway. When I called the police, I was made to feel worse. When I explained, he shushed me and said, “I don’t get on the internet, nothing good comes from that.” I know it is not a big deal but it is to me when someone comes to my home and threatens me. When the residents are finding out the prices of deer cameras to find out who is breaking into our cars. It starts off as little things of vandalism, but they are getting bolder. If a police officer comes to my house and doesn’t take it seriously, why would I think he’d take windows being shot out seriously. I know they can’t be everywhere, but when you show up you can have some compassion and say you are trying to do something, and that coming here and saying something matters. Because that is why I am here.

Jennifer Grotpeter, 1443 Lanvale, stated that there have been more incidents of random objects in yards. There doesn’t seem to be anything that can be done except for purchasing deer cameras. I also wanted to mention on another tangent that my friend wanted to be here tonight, but couldn’t, because her windows were shot out. Windows were shot out in South City and Maplewood also. Probably a pellet gun. She did ask me to mention 1315 Belton, which is a neighbor of hers. It is falling apart. It has no siding. It has sort of become its own wildlife refuge. It is currently unoccupied. I have called the City on it. It looks like it went through a tornado and got dropped there.

Police Chief Dale Curtis stated that the Police Department does take quality of life issues seriously. Whether they are serious crimes or not, we take them seriously and do everything we can to protect citizens and residents. We make every effort to try and combat some of these issues. It doesn’t make people feel any better, but we are not the only community to have these kinds of incidences, in fact we have even less than some surrounding communities. But that doesn’t make you feel better if you are the victim. I can’t speak to an officer’s response when he answered a call because it is the first I’ve heard of it. If we hear of a problem about the attitude of an officer we investigate it. We have looked at doing some things in terms of surveillance issues. Deer cameras aren’t really going to be of help. In most cases it is hard to identify a subject. We are looking at some other possibilities. We are more than willing to discuss that. I would prefer not to make a big, public display of what we can and cannot do. We take the matter seriously. Quality of life is important to the Police Department. If someone has a

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concern about an officer, or the way he responded, I am willing to talk about that and try to address that. It is a rare instance where we have a problem with someone not taking things seriously.

Ms. Perry gave an update on 1315 Belton. The owner started tearing the house down without any permits. We have no documentation on asbestos or anything else. We told him to stop until he provided that documentation. He then proceeded to not want to put down deposits for the proper closing off of the water service or anything else. In the meantime two or three potential owners who came to us walked away. We then sent an Order to Repair or Demolish, he hired a lawyer who is fighting our order. He appealed my decision and is trying to take it to Board of Adjustment. He is basically stalling. We have been told that there is a contract on the property. I think the stalling is to get him past the closing. We still have to get this house taken down and are working on it. He is basically just fighting us on every turn.

Mayor Welch stated that she thinks a lot of the frustration is that there are legal steps we have to take and timelines we have to follow.

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

No New Business.

**UNFINISHED BUSINESS**

**BILL # 8933 – THIRD READING**

On motion of Councilmember Armstrong, seconded by Councilmember Mueller, **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**, having been introduced and read twice on June 7, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8933.

Mayor Welch called for the vote on Bill #8933.

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that Bill #8933 was approved.

**BILL # 8934 – THIRD READING**

On motion of Councilmember Mueller, seconded by Councilmember Janoski, **BILL #8934 – ENTITLED: AN ORDINANCE FIXING THE COMPENSATION OF PERSONS IN THE UNCLASSIFIED SERVICE OF THE CITY OF WEBSTER GROVES AND REPEALING ORDINANCE #8895**, having been introduced and read twice on June 7, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8934.

Mayor Welch called for the vote on Bill #8934.

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that Bill #8934 was approved.

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**BILL # 8935 – THIRD READING**

On motion of Councilmember Hunt, seconded by Councilmember Mueller, **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**, having been introduced and read twice on June 7, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8935.

Mayor Welch called for the vote on Bill #8935.

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that Bill #8935 was approved.

**NEW BUSINESS**

**RESOLUTION #2016-18**

**ADOPTION OF THE BUDGET FOR FISCAL YEAR 2017**

A motion was made by Councilmember Burns, seconded by Councilmember Janoski, to approve Resolution #2016-18.

Councilmember Bellomo made a motion, seconded by Councilmember Armstrong, that the budget be amended to reallocate to the Business Development Commission the funds for Professional Services, and related funds for two mailing inserts, that have been placed elsewhere in the proposed 2016-2017 Budget.

Councilmember Mueller asked where the money was being taken from.

Councilmember Bellomo stated that we were told, I understand that money that was previously allocated to the Business Development Commission would no longer be available to them and instead redirected and used by the City for City employees to develop a business plan. Those funds are still in the budget somewhere. He read the following:

“A little background on this issue:

The BDC is a commission of volunteers appointed by the city who are dedicated to its purpose as provided in Ordinance #8552, quote “... to bring various business-related interests together to foster policies and programs that will create a welcoming, dynamic, and prosperous business community in Webster Groves” unquote. Its membership consists of small business owners here in Webster Groves, business professionals, and citizens.

The BDC has used a professional service, Insight St Louis, contracted by the city for the past four years to provide public relations and social media services for Webster Groves Business Development.

The City Manager decided to allocate this work to city employees already on staff, and did so without prior notification or explanation to the BDC. The budgeted funds to do so, which were provided to the BDC in previous years, were allocated elsewhere in the 2016-2017 proposed budget. The City Manager certainly has the right to do so, but I believe it was the wrong thing to do, and here is why:

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I question if the city employees who will be assigned to this endeavor have the marketing, advertising, or business operations experience to effectively accomplish the scope of work listed in the contract and provided by Insight St Louis.

I question if those city employees have the knowledge of the networking and contacts to leverage in regional business, marketing, and advertising available to Insight St Louis, or other similar firms.

I question why and how the city believes it could accomplish all of the tasks listed in the scope of work as, or more, effectively than the professionals.

I question how the city employees will coordinate and collaborate with the BDC.

I question the opportunity cost of the city taking this on. There is an opportunity cost for every minute spent, that is, what was the next best choice for spending that minute.

So I question what other city work are those employees currently doing that they will have to give up in order to have the time to do this new work.

I question why professional courtesy was not conducted by the city to at least notify the BDC chair in advance with an explanation and an opportunity to respond.

I believe that in itself sends the wrong message to the small business owners of Webster Groves, and just as importantly, also to prospective new businesses.

I have spoken with some members of the BDC, and I have read letters sent to the Council by other members regarding the city's decision. The overwhelming theme of their comments is that the work of Insight Marketing has benefited Webster Groves, and listed the BDC's accomplishments through the work of that firm. One example of this is a statement from a letter to the Council by Lee Walker Falk, a member of the BDC's public relations committee. I will quote from his letter dated May 10<sup>th</sup>:

"In my 35 years in the communications business, I have never worked with a firm with the media placement success rate of Insight Marketing. The value of this media coverage, via news outlets such as Fox 2's morning show and KSDK's Show Me St Louis, is immeasurable and is exactly what every client seeks from its public relations firm."

Councilmember Mueller asked how much money he is talking about.

Councilmember Bellomo stated that the total amount was \$12,500 plus about \$9,000 for the inserts. \$21,500.00.

Councilmember Mueller asked how much of that is going to an independent contractor. Councilmember Bellomo stated that he doesn't know that any of it has to go to an independent contractor. The City might go sit down with the BDC and say we can do this, and here's how. They didn't do that. They could have sat down with them and said we can perform these services. They didn't take the time to do that.

Councilmember Mueller asked if any of the money last year went to an independent contractor, Insight Marketing. Councilmember Bellomo stated that it did.

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Councilmember Mueller asked if the money that went to Insight Marketing was a bid contract that allowed others to bid on it. Councilmember Bellomo stated that it was not. He stated that it was the City Manager's choice and within his authority not to do so.

Councilmember Mueller asked if he knows how this money is going to be spent by the Business Development Commission. Councilmember Bellomo stated that all he knows is what he has stated so far. I know what I read from the people on the Commission that have requested that money, have authorized the spending of the money, approved by the City Manager to spend it that way are satisfied with the results. They believe it has helped the City do the advancement they want to do to develop the businesses in the City.

Councilmember Mueller asked if it is his recommendation that we move forward to allocate money to a Commission that spent money to independent contractors without a bid.

Councilmember Bellomo stated that it was authorized by the City Manager.

Councilmember Mueller asked if that is part of his recommendation to continue spending money without bidding.

Councilmember Bellomo stated that he wants to continue spending money wisely. If we can spend money wisely by the City doing it, let me see how. Let me see how they have the professional people doing this inside the City that can get the same results Insight or any other company, bring them all in to bid.

Councilmember Mueller stated that this was on the docket at the last Council meeting. Did you bring your motion up at that time?

Councilmember Bellomo stated that that meeting was where the Chair of the BDC spoke and after she spoke I decided to get involved. She made a plea and I wanted to find out more.

Councilmember Hunt stated that she thinks the City does have the responsibility to work with the business community to promote their business as well as the City's business. What we discussed at our Budget Session was a plan for a Communications Plan which we all agreed to do at another time. I was under the understanding that that was what we were going to do. We were going to discuss how we can work with the business community to come up with a coordinated and comprehensive communications plan. I think the amount of money that was allocated last year has been reallocated to do newsletters or whatever. Anything beyond that, I think we need to discuss as a Council how we move forward. Whether that means hiring any consultant to work with the Business Districts. I was under the understanding that we were going to have that discussion at a future date. I am comfortable approving the budget in its current form and moving forward with that discussion and any monies we choose to use for outside consultants we can take out of the General Fund.

Councilmember Armstrong asked if at some point we can allocate monies from the General Fund outside the budget process. Mr. Wylie stated that you can. It wouldn't be the recommended process. My hope would be in this planning process Council comprehensively looks at all of this, makes sure it is working like you think and demonstrate your interest in how to approach it.

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Councilmember Armstrong stated that he ran for this office on a platform of business development and is very pro-business. But I also want a bigger picture vision as we go forward. I know we can allocate this sooner rather than later if discussion proves fruitful. I'd rather not hold up or pass a budget that is not balanced tonight.

Councilmember Janoski stated that this is an important issue and the Council as a whole is very supportive of businesses in Webster Groves. I think the intention of Councilmember Bellomo is good, however, I think at the last City Council meeting we agreed we would work through this at a Work Session to where we could have a broader picture which may end up allocating more money than had been allocated in the past. I thought that was the way forward. That's what was stated in the minutes. I do think the judgment of the City Manager as to whether some of those things can be brought in-house, I am not going to question at this time. I suggest we address the budget as presented.

Councilmember Mueller stated that he supports pro-business spending. I don't know how much is needed. I think the City, after a discussion can come up with that amount. The amount we are talking about tonight is not what I object to. The result is not what I object to. What I object to is awarding money to an independent contractor on a no-bid basis. That is not spending money wisely.

Mayor Welch stated that we have an amendment on the floor and I would like to speak to it. You know where I have been throughout this entire process. I do not like the way in which this was done. I believe it is not a good step for businesses and whether we do this with a contract or not a contract, having the outside communications/PR help is essential. I do support the amendment to the budget.

Councilmember Hunt stated that we are not saying we don't want outside support, we are just saying why can't it be inclusive not only of the business district but the other entities in the City. Why can't we bring all those together?

Mayor Welch stated that we have spent a lot of time trying to do that. It was mixed.

Councilmember Bellomo stated that he is not talking about an unbalanced budget. The money is already there, it is just a matter of where it is assigned. It is still a balanced budget, correct?

Mr. Wylie stated that there was money budgeted for quarterly newsletters. That was approximately \$12,000. I don't think we budgeted the mailers, the \$9,000.00 you are talking about.

Ms. Jadali stated that was correct. The assumption was that the mailers would be assimilated into the quarterly newsletter. We felt like with a newsletter we would be able to give helpful information.

Mayor Welch asked who would write and design the newsletters. Ms. Jadali stated that staff would be preparing it just like they do for the Community Connection. Much of it will probably be done by me. You said in the past that you would be willing to work with me on this, so that was my assumption.

Councilmember Bellomo asked what it would look like. Ms. Jadali showed samples from various cities.

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Councilmember Mueller asked if the level of detail we are getting into now would be more appropriate for a Work Session where we could talk about all of the options. Ms. Jadali stated that it would to identify what all of the Council thinks it is important to communicate.

Councilmember Bellomo asked if the time spent to do this would be time currently spent doing other things. Ms. Jadali stated that she is salaried and gives as much time to the City as it needs for what needs to be done. My goal was to improve communications within the City so I felt this was important.

Councilmember Bellomo asked about other staff. Ms. Jadali stated that we haven't even decided what we are going to do now so the particulars have not been decided.

Councilmember Armstrong stated that it feels like we are deep in the weeds here. Passing the budget as it is tonight doesn't preclude us from allocating later. I would like to have that discussion I just don't think it is appropriate to have it right now at this meeting. Councilmember Armstrong and Janoski asked that the Council vote on the amendment.

Mayor Welch called for the vote on the amendment to Resolution #2016-18.

MEMBERS VOTING:

AYES: BELLOMO, WELCH

NOES: ARMSTRONG, JANOSKI, HUNT, MUELLER, BURNS

Mayor Welch stated that the amendment proposed for Resolution #2016-18 failed.

Mayor Welch stated that she thinks there is a commitment from everyone to have a discussion on this very very soon. The Business Development Commission meets on Thursday and this will be part of their discussion also. You are all invited to come to the meeting.

Mayor Welch called for the vote on Resolution #2016-18

MEMBERS VOTING:

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

NOES: BELLOMO

Mayor Welch stated that Resolution #2016-18 was approved.

#### **BILL #8937 – FIRST & SECOND READING**

Councilmember Janoski introduced **BILL #8937 – ENTITLED: AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT AT 920 MARSHALL AVENUE AND 910 YEATMAN AVENUE, ZONED "A4" SEVENTY FIVE HUNDRED SQUARE FOOT RESIDENCE DISTRICT**, 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.

Ms. Perry gave a brief presentation on the ordinance (**See Exhibit B, pages 10-12**). She asked the Council to consider conducting all three readings this evening. This is to try to clean up issues that were not addressed decades ago regarding where the property lines are for these two houses. During an ongoing sale, the property is going to a new owner who would like this cleaned up. They have been working on their own to get all the other utilities to vacate the easements, but it seems the most logical thing is to go through the boundary adjustment and try to clean this up for both property owners for the future. We had to bring it to Council because a portion doesn't meet all the requirements of frontage. However, back when this would have been done in 1989 that would have been something allowed at that time. So we are asking for that compelling reason to approve this in one night.

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Mr. Starr stated that the pink lot and the blue lot (**See Exhibit B, page 11-12**) are under common ownership. When they came to the City in 1991 to have the easements vacated there are indications that the Mayor at that time believed the approval of the City was also intended to clear up some of the ownership issues but none of that was addressed in any of the documents. That is why we are having to come in front of you now. There has been City approval for things along the way including the building permit for the house.

Council clarified that the house meets all the setback requirements and what the variance is that they are being asked to grant. Ms. Perry stated that they have the ability for subdivision plats to grant variances for unusual circumstances. We have moved this forward essentially as a type of subdivision plat. We are trying to also keep this as a boundary adjustment plat. If this had come before me in 1989 I would have been able to approve it administratively.

Councilmember Burns asked if the easements were vacated. Ms. Perry stated that the various utilities were contacted separately. The easement to us, the City would be vacating it on the plat and all others would be by separate instrument. Mr. Starr stated that to our knowledge no one is using those for any purpose.

A motion was made by Councilmember Mueller, seconded by Councilmember Burns, to call for the third reading this evening, due to the compelling reason that the buyer is trying to make the transaction within the week.

Mayor Welch called for the vote on the compelling reason.

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that there is a compelling reason to conduct the third reading this evening.

#### **BILL # 8937 – THIRD READING**

On motion of Councilmember Janoski, seconded by Councilmember Mueller, **BILL #8937 – ENTITLED: AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT AT 920 MARSHALL AVENUE AND 910 YEATMAN AVENUE, ZONED “A4” SEVENTY FIVE HUNDRED SQUARE FOOT RESIDENCE DISTRICT**, having been introduced and read twice on June 21, 2016, was taken up its title read a third time and placed upon its passage to become Ordinance #8937.

Mayor Welch called for the vote on Bill #8937.

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that Bill #8937 was approved.

#### **RESOLUTION #2016-20**

#### **AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR DESIGN AND CONSTRUCTION SERVICES FOR BARBRE PARK IMPROVEMENTS**

A motion was made by Councilmember Bellomo, seconded by Councilmember Janoski, to approve Resolution #2016-20.

Scott Davis, Director of Parks and Recreation gave a brief presentation on the improvements.

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Councilmember Janoski stated that he thinks it looks good and commended Mr. Davis on the work that has been done. It is something that has been talked about for a while and is good for the City.

Councilmember Hunt thanked Mr. Davis for his work in getting the grant. He was always on board with this and I and the neighbors are thankful.

Councilmember Mueller stated that he thinks it will be visually beautiful which is great but also the amount of work you have done to make sure the water goes to the proper place instead of ponding is terrific.

Councilmember Janoski asked about the steps regarding the monument.

Councilmember Hunt stated that the way it was discussed was that the City would provide the space and they would work through the Arts Commission or Historical Commission to commission a work or to find a piece that works.

Council mentioned that there will also be historical markers around the park.

Mayor Welch stated that there are Arts Commission members who have volunteered to work and talk with the folks on this committee and we are starting to build that relationship. I think if we found a significant piece I think we could get it funded.

Mr. Davis stated that that is outside the scope SWT is doing on this project.

Councilmember Mueller asked if there was a spot for the history of the park's donor. Mr. Davis stated that he thinks there is an opportunity on the back of one of the walls or around the trail loop. I'd like to introduce some of the plants he is known for.

Mayor Welch called for the vote on Resolution #2016-20

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that Resolution #2016-20 was approved.

### **CONSENT AGENDA**

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

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:

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

NOES: NONE

Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – June 7, 2016

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- **Resolution #2016-19** – Authorizing the City Manager of the City of Webster Groves, Missouri, to Submit on Behalf of the City of Webster Groves, Missouri, an Application for Community Development Funds for Calendar Year 2017 to St. Louis County Office of Community Development, Department of Human Services, Providing for Specific Programs to be Undertaken Within Said City Under the Housing and Community Development Act of 1974, as Amended
- **Liquor License** – Application by TRG Catering, LLC, 286 East Avenue, to Sell Liquor by the Drink for Consumption on the Premises Where Sold for Catering Business
- **Resolution #2016-21** – Authorizing the City Manager to Enter into an Agreement for Purchase and Installation of Hot Water Heaters for the Recreation Complex
- **Resolution #2016-22** – Authorizing the City Manager to Enter into an Agreement for Painting Services for the Competition Pool at the Aquatic Center
- **Renewal of Liquor Licenses** – Renewal of the 2016-2017 Liquor Licenses

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

- Laura Arnold was appointed to the Parks & Recreation Commission.
- John Barr was appointed to the Old Orchard Special Business District Advisory Commission.
- Adam Field was appointed to the Sustainability Commission.
- J.D. Leathers was appointed to the Traffic Advisory Commission.
- Lauren Bakker was reappointed to the Arts Commission.
- Mary Jane Armstrong was reappointed to the Old Webster Special Business District Advisory Commission.

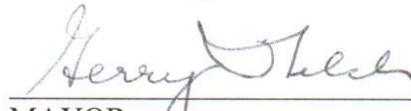
**EXECUTIVE (CLOSED) SESSION**

No Executive (Closed) Session.

**ADJOURNMENT**

There being no further business to come before the City Council, the meeting was adjourned at 9:12 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 5<sup>th</sup> day of JULY 2016.

  
MAYOR

  
CITY CLERK