

## CITY OF WEBSTER GROVES

August 16, 2016

The City Council met this date in a regular session in the Council Chambers at City Hall at #4 E. Lockwood at 7:39 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

### PROCLAMATION

The Mayor and Council congratulated the Webster Waves Swim and Dive Team on their winning season.

### PUBLIC HEARINGS

#### Designation of the Structure and Surrounding Property Located at 37 S. Maple Avenue as a City-Designated Historic Landmark

Mayor Welch opened the public hearing. Mara Perry, Director of Planning and Development, gave a brief presentation [**Exhibit A - Copy in City Clerk's office**]. She reviewed how the Historic Preservation Commission moves forward with a recommendation to City Council (**See Exhibit A, page 2**). She showed photos and reviewed a description of the features of the building (**See Exhibit A, page 3-5**). She reviewed the history and significance of the structure (**See Exhibit A, page 6-7**). This was brought before the Historic Preservation Commission and they recommended approval. We always put a whole series of information in the ordinance regarding why this is of significance. We do designate the structure and the property.

Councilmember Hunt stated that it is always interesting to know the history.

Suzie Ward, President of the Monday Club, stated that they would be pleased if the Council would honor the structure and club with this designation. It has meant a great deal to the community and continues to be vibrant today. We meet weekly and follow a lot of the structures of the club. But of course we've moved with the times.

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

1. Group Exhibit 1 to Ordinance #8940 which includes all documents considered by the HPC.
2. Presentation by Ms. Perry.

Mayor Welch closed the public hearing.

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**BILL #8940 – FIRST & SECOND READING**

Councilmember Bellomo introduced **BILL #8940 – ENTITLED: AN ORDINANCE DESIGNATING THE PROPERTY AND STRUCTURE LOCATED AT 37 S. MAPLE AVENUE AS A HISTORIC LANDMARK**, 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 gave his “glass half-full” perspective of the community. After the recent storm, the character of the community is at the top of the pyramid.

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

No New Business.

**NEW BUSINESS**

**BILL # 8941 – FIRST & SECOND READING**

Councilmember Mueller introduced **BILL #8941 – ENTITLED: AN ORDINANCE REPEALING ORDINANCE #6820 AND TERMINATING THE NORTH WEBSTER REDEVELOPMENT CORPORATION AS REDEVELOPER WITH RESPECT TO ALL OR ANY PORTION OF THE NEIGHBORHOOD SOMETIMES KNOWN AS WEBSTER HEIGHTS WITHIN THE CITY OF WEBSTER GROVES; AND ACTIONS RELATED THERETO**, 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 stated that a few months back we were working with a developer who is getting funding to redevelop North Webster Manor into North Webster Village. Those units will remain Section 8. As part of their due diligence they contacted the City and we reviewed our documents from when that was approved. They came back to us with a 1960 document and asked if it still holds. We did some research and found that it was supposed to help develop the structures that are there. It moved forward all the way to 1983. We came to find that the developer assigned was no longer actively listed because they were dissolved by the State of Missouri in 2001. In order for this to move forward smoothly, it made sense to clean this up and repeal that document.

Councilmember Mueller stated that our administrative changes tonight will benefit the community and specifically the area where we are repealing this ordinance. Ms. Perry stated that is correct.

Mr. Starr stated that this really came out of the blighting of most of what is now known as North Webster back in the 1960s. There was money at that time funneled from the Federal government more directly to the communities to assist in the development of housing and those kinds of things. That dried up during the Nixon administration, and after that the development corporation could never improve on the early progress they made. So for 25 years it sat dormant. The blighting is so old at this point you would want to go back and re-blight it anyway because conditions have changed so much.

**CONSENT AGENDA**

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

Mayor Welch called for the vote on the Consent Agenda.

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MEMBERS VOTING:

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

NOES: NONE

ABSENT: ARMSTRONG

Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – August 2, 2016
- **Resolution #2016-29** – A Resolution Authorizing the City Manager to Purchase a Digital Message Marquee Sign for the Recreation Complex

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

No Appointments to Boards and Commissions.

**EXECUTIVE (CLOSED) SESSION**

Councilmember Mueller made a motion, which was seconded by Councilmember Janoski, to go into Executive Closed Session per Attorney-Client Privileged Communications [MO Statute 610.021(1)] and Real Estate [MO Statute 610.021 (2)].

Mayor Welch called for the vote to go into Executive (Closed) Session.

MEMBERS VOTING:

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

NOES: NONE

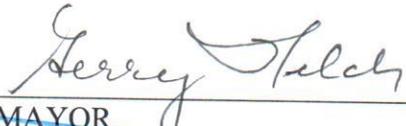
ABSENT: ARMSTRONG

Mayor Welch stated that they would go into Executive (Closed) Session.

**ADJOURNMENT**

There being no further business to come before the City Council, the meeting was adjourned at 8:28 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 6<sup>th</sup> day of September 2016.

  
MAYOR

  
CITY CLERK