The Work Session and Regular Meeting will be available to the public in-person, and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at webstergroves.org/teleconference.

Please note, residents can share comments virtually via Zoom using the “Raise Hand” option, in-person at the meeting, or via email. However, e-mailed comments will NO longer be read aloud at the meetings. All speakers, both in-person, and via zoom, will be allowed three minutes. Due to the ongoing pandemic, masks will be required by all regardless of vaccination status.

CITY OF WEBSTER GROVES
COUNCIL WORK SESSION AGENDA
DATE: SEPTEMBER 7, 2021
6:30 P.M.
LOCATION – CITY HALL
(AND VIA TELECONFERENCE)
#4 E. LOCKWOOD AVENUE

1. BOARD & COMMISSION INTERVIEWS

2. REVIEW REGULAR AGENDA

3. MAYOR/COUNCIL/CITY MANAGER ISSUES/MEETING UPDATES

4. TOPICS:
   - Permit Fees
   - American Rescue Plan
   - Update on “Incident and Calls for Service” Trends

5. APPOINTMENTS TO BOARDS AND COMMISSIONS

6. EXECUTIVE (CLOSED SESSION)
   RE: 1. ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS
        [MO. STATUTE 610.021 (1)]
   2. REAL ESTATE [MO. STATUTE 610.021 (2)]
   3. PERSONNEL [MO. STATUTE 610.021 (3)]
   4. NEGOTIATED CONTRACT [MO. STATUTE 610.021 (12)]

7. ADJOURNMENT
CITY OF WEBSTER GROVES
CITY COUNCIL MEETING
DATE: SEPTEMBER 7, 2021
7:30 P.M.
LOCATION–CITY HALL-#4 E. LOCKWOOD
(AND VIA TELECONFERENCE)

The Work Session and Regular Meeting will be available to the public in-person, and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at webstergroves.org/teleconference.

Please note, residents can share comments virtually via Zoom using the “Raise Hand” option, in-person at the meeting, or via email. However, e-mailed comments will NO longer be read aloud at the meetings. All speakers, both in-person, and via zoom, will be allowed three minutes. Due to the ongoing pandemic, masks will be required by all regardless of vaccination status.

Welcome to the regular meeting of the City Council. We welcome questions, ideas and comments from persons in attendance. Members of the audience may, however, comment only when recognized by the Mayor or Mayor ProTem if the Mayor is absent. We ask that comments be limited to three minutes in order to complete the agenda within a reasonable time. Comments concerning items not on the agenda should be made during the Remarks of Visitors section of the agenda, near the beginning of the meeting.

I. ROLL CALL

II. PROCLAMATIONS
   - Constitution Week
   - Suicide Awareness Month

III. PUBLIC HEARINGS

1. Levying and Establishing the Rate of Annual Property Taxes to be Collected for the Year 2021 by the City of Webster Groves, Missouri
   - Bill #9157 – First & Second Reading - An Ordinance Levying and Establishing the Rate of Annual Property Taxes to be Collected for the Year 2021 by the City of Webster Groves, Missouri, and Repealing Ordinance No. 9127

2. Levying and Establishing the Rate of Annual Property Taxes to be Collected for the Year 2021 for the Webster Groves Library District
   - Bill #9158 - First & Second Reading - An Ordinance Levying and Establishing the Rate of Annual Property Taxes to be Collected for the Year 2021 for the Webster Groves Library District, and Repealing Ordinance No. 9128
3. An Application by Salah Gayar, SMR Auto LLC, for a Conditional Use Permit to Allow an Automotive Repair and Services Facility on a 0.65 Acre Lot at 8523 Watson Rd in the “C” Commercial District

- **Bill #9159 - First & Second Reading** - An Ordinance Granting a Conditional Use Permit for SMR Auto, LLC to Permit the Operation of an Automotive Dealership and Automotive Repair Services Facility on an Approximately 0.65 Acre Tract at 8523 Watson Rd. in the “C” Commercial District, and Repealing Ordinance 9017 and Matters Related Thereto

**IV. REMARKS OF VISITORS**

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

**VI. UNFINISHED BUSINESS**

1. **Bill #9156 – Third Reading** – An Ordinance Amending Chapter 60, Article XVI, Section 60.996, Schedule M of the Code of Webster Groves, “Left Turns Prohibited”, to Prohibit Left Turns onto Southbound South Elm from Westbound Ambrose Way from 8:00 A.M. to 9:00 A.M. on School Days

**VII. NEW BUSINESS**

1. **Bill #9160 – First & Second Reading** – An Ordinance of the City of Webster Groves, Missouri, Amending Chapter 4, “Boards and Commissions”, Article XX, “Police Community Engagement Board”, by Repealing Section 4.1230 “Sunset”, and Matters Related Thereto

2. **Bill #9161 – First & Second Reading** - An Ordinance Levying the Cost of Abating Certain Nuisances (Cut/Trim, Remove Trash and Debris, Etc.) as Special Tax Bills Against the Properties Hereinafter Described and Constituting Levies as Liens on the Respective Properties

**VIII. APPROVAL OF CONSENT AGENDA**

1. **Approval of Minutes** – August 17, 2021

2. **Liquor License** – Application by Betty’s Books, 10 Summit Ave., for a Consumption of Intoxicating Liquor License Supplied by Guests for Events at the Business

3. **Resolution #2021-50** – Authorizing the City Manager to Enter into an Agreement Related to The Interlocal Purchasing System

4. **Resolution #2021-51** – Authorizing the City Manager to Purchase Furniture for the Fire House 2 Project

**IX. APPOINTMENTS TO BOARDS AND COMMISSIONS**
X. EXECUTIVE (CLOSED SESSION)
   RE: 1. ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS
        [MO. STATUTE 610.021 (1)]
   2. REAL ESTATE [MO. STATUTE 610.021 (2)]
   3. PERSONNEL [MO. STATUTE 610.021 (3)]
   4. NEGOTIATED CONTRACT [MO. STATUTE 610.021 (12)]

XI. ADJOURNMENT

Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 (fax number 314-963-7561) or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.

NEXT REGULAR MEETING DATE: TUESDAY, SEPTEMBER 21, 2021
AN ORDINANCE LEVYING AND ESTABLISHING THE RATE OF ANNUAL PROPERTY TAXES TO BE COLLECTED FOR THE YEAR 2021 BY THE CITY OF WEBSTER GROVES, MISSOURI, AND REPEALING ORDINANCE #9127

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES:

Section 1: There is hereby levied for the year 2021 upon all real and personal property in the City of Webster Groves, Missouri, subject to taxation, the following taxes for the following purposes, to wit:

A) For general municipal purposes on each $100.00 of assessed valuation, a tax of $0.174 on residential property, a tax of $0.179 on commercial property and a tax of $0.280 on personal property.

B) For street improvements on each $100.00 of assessed valuation, a tax of $0.113 on residential property, a tax of $0.115 on commercial property and a tax of $0.181 on personal property.

C) For the purpose of paying the City’s contribution to the retirement fund of the sworn Police and Firefighters of the City on each $100.00 of assessed valuation, a tax of $0.163 on residential property, a tax of $0.185 on commercial property and a tax of $0.200 on personal property.

D) For the purpose of paying principal and interest on the outstanding Street Bond Issues of the City on each $100.00 of assessed valuation, a tax of $0.241 on residential, commercial and personal property.

E) For the purpose of funding the Old Orchard Special Taxing District on each $100.00 of assessed valuation, a tax of $0.319 on residential and $0.274 on commercial property.

F) For the purpose of funding the Old Webster Special Taxing District on each $100.00 of assessed valuation, a tax of $0.185 on residential and a tax of $0.196 on commercial property.

G) For the purpose of funding the Crossroads Special Taxing District on each $100.00 of assessed valuation, a tax of $0.315 on commercial property.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed, including Ordinance #9127.

Section 3. This ordinance shall not be printed in the Code of Webster Groves.
Section 4. This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

PASSED AND APPROVED this _________ day of ________________, 2021.

___________________________________
Mayor

ATTEST:

___________________________________
City Clerk
AN ORDINANCE LEVYING AND ESTABLISHING THE RATE OF
ANNUAL PROPERTY TAXES TO BE COLLECTED FOR THE YEAR 2021
FOR THE WEBSTER GROVES LIBRARY DISTRICT, AND REPEALING
ORDINANCE #9128

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES:

Section 1: There is hereby levied for the year 2021 upon all real and personal
property in the City of Webster Groves, Missouri, subject to taxation, the following taxes
for the following purposes, to wit:

A) For funding the Webster Groves Municipal Library District general purposes on
each $100.00 of assessed valuation, a tax of $0.221 on residential property, a
tax of $0.220 on commercial property and a tax of $0.315 on personal property.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby
repealed, including Ordinance #9128.

Section 3. This ordinance shall not be printed in the Code of Webster Groves.

Section 4. This ordinance shall take effect and be in force from and after its
passage and approval as provided by law.

PASSED AND APPROVED this _________day of ____________, 2021.

____________________________________
Mayor

ATTEST:

____________________________________
City Clerk
AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT
FOR SMR AUTO, LLC TO PERMIT THE OPERATION OF AN AUTOMOBILE
DEALERSHIP AND AUTOMOTIVE REPAIR SERVICES FACILITY
ON AN APPROXIMATELY 0.65 ACRE TRACT AT 8523 WATSON ROAD
IN THE “C” COMMERCIAL DISTRICT, AND REPEALING
ORDINANCE 9017 AND MATTERS RELATED THERETO

WHEREAS, the Zoning Code of Webster Groves provides the City Council may, by
conditional use permit issued under the provisions of Section 53.110 and 53.159, authorize the
use of property in the “C” Commercial District for an “Automotive Repair and Services Facility”; and

WHEREAS, SMR Auto, LLC, (the “Applicant”) has applied for an amendment to a
conditional use permit that allows for an automobile dealership, a sales office and showroom
with one bay for car wash and detailing, on an approximately 0.65 acre tract of land with an
existing 2,889 sq ft building at 8523 Watson Road (the “Property”), in the “C” Commercial
District; and

WHEREAS, the subject property has been used as a gas station and/or a public garage
since at least 1963 as first recognized in Ordinance 6309 and has been amended various times
through Ordinances 6852, 7805, 7931, 8428, 8881 and 9017; and

WHEREAS, Section 53.804 of the Zoning Code requires CUPs that require a material
new condition to be reviewed by the Plan Commission and the City Council; and

WHEREAS, the Application was referred to the City Plan Commission, which, after
studying the Application and the recommendation of the Director of Planning and Development,
and holding a public hearing on August 9, 2021, has recommended approval of the Application
subject to certain conditions; and

WHEREAS, the City Council gave due notice and held a public hearing on the
application at City Hall, on Tuesday, September 7, 2021, at 7:30 P.M., where the Council heard
and considered comments and suggestions by those present;

WHEREAS, the City Council has determined, in accordance with the provisions of
Section 53.176.b of the Zoning Code that the existing building setbacks are not being changed
and shall continue to govern structures on the Property; and

WHEREAS, the City Council has determined, in accordance with the provisions of
Chapter 53.170 et seq. of the Zoning Code, that granting the Applicant’s Conditional Use Permit
will not:
  1. Substantially increase traffic hazards or congestion;
  2. Substantially increase fire hazards;
3. Adversely affect the character of the neighborhood;
4. Adversely affect the general welfare of the community; or
5. Overtax public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES, MISSOURI, AS FOLLOWS:

Section 1. The transfer of the Conditional Use Permit is hereby granted as set forth in the Application, cover letter and subject to the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance No. 9159.
2. The approved uses shall include an Automobile Dealership use with a sales office and showroom and an Automotive Repair and Services Facility use.
3. Pursuant to the Automobile Dealership use, the total inventory of for-sale or for lease vehicles which may be stored on the subject property shall not exceed twenty-one (21) vehicles.
4. Accessory to the primary use of an Automobile Dealership, car washes and detailing may occur on the premises and shall be limited to inventory vehicles only.
5. Pursuant to the Automotive Repair and Services Facility Use, automotive repair activities shall be limited to those similar in nature and impact to tire repair and replacement, brake service, oil changes, alternator replacement, etc. Painting and autobody work shall not be allowed. All automotive repair and service activities should be completed within the two (2) proposed vehicle service bays and not on the subject property parking lot.
6. A minimum of thirty-eight (38) off street parking spaces shall be maintained. All vehicles shall be parked and stored in legal, striped parking spaces in accordance with the applicant’s site plan and shall not be double parked.
7. No more than one (1) vehicle may be temporarily stacked in front of each of the two active service bays. Vehicles may not be stored overnight in front of the two active vehicle service bays.
8. No multi-vehicle transport trucks shall be allowed on the premises.
9. No derelict or inoperable vehicle or vehicle with extensive collision damage shall be stored on the premises for more than twenty-four (24) hours.
10. Hours of operation shall not exceed 9am-7pm daily.
11. A minimum six (6)-foot tall privacy or shadowbox fence shall be maintained along the entire north property line of approximately one hundred ninety-four (194) linear feet.
12. A minimum six (6)-foot tall sight-proof enclosure shall be maintained around the dumpster and parts & oil recycling containers in the northeast corner of the lot.

13. No outdoor storage of vehicle parts, equipment, or tires shall be allowed except within designated parts and oil recycling containers at the northeast corner of the lot.

14. There shall be weekly waste removal of the parts and oil recycling containers.

15. A landscape buffer, as approved on a landscape plan, shall be maintained as a buffer to the residential properties to the north. The buffer shall be extended along the entire north property line. All new or replacement trees shall be a minimum height of six (6) feet, and shall be properly maintained.

16. A gate preventing ingress or egress at the southwest entrance to the site shall be maintained and shall be subject to review and approval by the Department of Planning and Development.

17. Any pole mounted and wall mounted lighting shall be shielded from residential properties to the north.

18. No outside amplified speakers shall be allowed on the premises.

19. The applicant shall be responsible for pick-up of all litter on their property and litter generated from their facility onto adjacent properties and rights-of-way.

20. Prior to an issuance of a Certificate of Occupancy, the applicant must have obtained a Missouri Motor Vehicle Dealer’s license.

21. This Conditional Use Permit is personal to the Applicant and shall not run with the land.

Section 2. Ordinance 9017 is hereby repealed.

Section 3. This ordinance shall not be printed in the Code of Webster Groves.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

PASSED AND APPROVED this ___ day of ________________ 2021.

__________________________________
Mayor

ATTEST:

__________________________________
City Clerk
BILL # 9017

ORDINANCE # 9017

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT
FOR SMR AUTO, LLC TO PERMIT THE OPERATION OF A USED CAR LOT
ON AN APPROXIMATELY 0.65 ACRE TRACT AT 8523 WATSON ROAD
IN THE “C” COMMERCIAL DISTRICT, AND REPEALING ORDINANCE # 8881

WHEREAS, Chapter 53 of the Code of Webster Groves, particularly Section 53.111
Conditional Uses (w) allows for “Use Car Lots” by Conditional Use Permit in the “C”
Commercial Zoning District of the City in accordance with the review standards outlined in
Section 53.170 et seq.; and

WHEREAS, SMR Auto, LLC, (the “Applicant”) has applied for the transfer of a
conditional use permit that allows for a used car lot, a sales office and showroom with one bay
for car wash and detailing, on an approximately 0.65 acre tract of land with an existing 2,889 sq
ft building at 8523 Watson Road (the “Property”), in the “C” Commercial District;

WHEREAS, the subject property has been used as a gas station and/or a public garage
since at least 1963 as first recognized in Ordinance 6309 and has been amended various times
through Ordinance 6852, 7805, 7931, 8428 and 8881;

WHEREAS, Section 53.174(c) of the Zoning Code allows the City Council to directly
review a request for a transfer of a CUP due to a change of ownership, but not a substantial
change of use, without Plan Commission review when the Director of Planning and
Development determines that the transfer will not affect the intensity of the use approved by the
immediately preceding Ordinance granting a CUP; and

WHEREAS, under such direct review, the City Council must hold a public hearing for
approval of the transfer of the CUP; and

WHEREAS, the Application for Transfer was reviewed by the Director of Planning and
Development, who determined that the transfer and proposed use will not affect the intensity of
the use approved at this location by the terms and conditions of the previous Conditional Use
Permit; and

WHEREAS, the City Council gave due notice and held a public hearing on the
application at City Hall, on Tuesday, May 15, 2018 at 7:30 P.M., where the Council heard and
considered comments and suggestions by those present;

WHEREAS, the City Council has determined, in accordance with the provisions of
Section 53.176.b of the Zoning Code that the existing building set backs are not being changed
and shall continue to govern structures on the Property; and

WHEREAS, the City Council has determined, in accordance with the provisions of
Section 53.173.c of the Zoning Code, that the granting of a conditional use permit will not:
a) substantially increase traffic hazards or congestion;
b) substantially increase fire hazards;
c) adversely affect the character of the neighborhood;
d) adversely affect the general welfare of the community; or
e) overtax public utilities;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES, MISSOURI, AS FOLLOWS:

Section 1. The transfer of the Conditional Use Permit is hereby granted as set forth in the Application, cover letter and subject to the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance No. 9017.

2. The approved use shall be a Used Car Lot with a sales office and showroom.

3. Operations are limited to thirty-five (35) inventory vehicles, which shall be stored on-site in the exterior parking lot.

4. Accessory to the primary use of a Used Car Lot, car washes and detailing may occur on the premises and shall be limited to vehicle inventory only. No maintenance or repair of vehicles shall be allowed on the premises.

5. The applicant shall install and properly maintain a new six (6) foot tall fence along the entire north property line, with a shadowbox or privacy fence style of approximately one hundred ninety-four (194) linear feet.

6. The existing row of twenty-two (22) evergreen trees shall be maintained as a buffer to the residential properties to the north. The row of evergreen trees shall be extended along the entire north property line. All new or replacement trees shall be a minimum height of six (6) feet, and shall be properly maintained.

7. Any pole mounted and wall mounted lighting shall be shielded from residential properties to the north.

8. No outside amplified speakers shall be allowed on the premises.

9. Hours of operation shall not exceed the following: Monday through Saturday 9am-7pm.

10. No vehicle transport trucks shall be allowed on the premises.

11. No vehicle parked on the premises which has been acquired by the business for resale shall be derelict, inoperable, or in disrepair.

12. On a daily basis, the Applicant shall be responsible for pick-up of all litter on their property and litter generated from their facility onto adjacent properties and rights-of-way.
13. The gate at the southwest entrance to the site shall be subject to review and approval by the Department of Planning and Development.

14. Prior to an issuance of a Certificate of Occupancy, the applicant must have obtained a Missouri Motor Vehicle Dealer's license.

15. The primary and accessory structure setbacks shall be those set in the underlying “C” Zoning District setbacks and the Additional Minimum Street Setbacks in the Zoning Code.

16. This Conditional Use Permit is personal to the Applicant and shall not run with the land.

Section 2. Ordinance #8881 is hereby repealed.

Section 3. This ordinance shall not be printed in the Code of Webster Groves.

Section 4. This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

PASSED AND APPROVED this 5th day of JUNE 2018.

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk
AN ORDINANCE AMENDING CHAPTER 60, ARTICLE XVI, SECTION 60.996, SCHEDULE M OF THE CODE OF WEBSTER GROVES, "LEFT TURNS PROHIBITED", TO PROHIBIT LEFT TURNS ONTO SOUTHBOUND SOUTH ELM FROM WESTBOUND AMBROSE WAY FROM 8:00 AM TO 9:00 AM ON SCHOOL DAYS

WHEREAS, the City Council, after recommendation from the Police Department, has determined that it is in the best interest of public safety to prohibit left turns onto southbound South Elm Avenue from westbound Ambrose Way from 8:00 AM to 9:00 AM on school days.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES AS FOLLOWS:

Section 1. Chapter 60, Article XVI, Section 60.996, Schedule M of the Code of Webster Groves, "Left Turns Prohibited," is hereby amended by prohibiting left turns onto southbound South Elm Avenue from westbound Ambrose Way from 8:00 AM to 9:00 AM on school days.

Section 2. The City Manager is hereby authorized and directed to erect the appropriate signs carrying out the intention of this ordinance.

Section 3. This ordinance shall be printed in the Code of Webster Groves.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

PASSED AND APPROVED this ___ day of ____________, 2021.

__________________________________
MAYOR

ATTEST:

_____________________________
CITY CLERK

WHEREAS, the Police Community Engagement Board was originally created with a sunset clause of October 1, 2021, and the Council of the City of Webster Groves has determined that the clause should be removed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES, MISSOURI, AS FOLLOWS:

Section 1. The City Code, Chapter 4, Article XX, is hereby amended by repealing Section 4.1230 “Sunset” below:

Section 4.1230 Sunset

The Police Community-Engagement Board shall terminate, and the provisions of Sections 4.1200 to 4.1225 shall have no further effect, after October 1, 2021, unless reauthorized by the Council prior to that date.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be printed in the Code of Webster Groves.

Section 4. This Ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED this _____ day of ____________, 2021.

___________________________
Mayor

ATTEST:

_____________________________
City Clerk
AN ORDINANCE LEVYING THE COST OF ABATING CERTAIN NUISANCES (CUT/TRIM, REMOVE TRASH AND DEBRIS, ETC.) AS SPECIAL TAX BILLS AGAINST THE PROPERTIES HEREINAFTER DESCRIBED AND CONSTITUTING LEVIES AS LIENS ON THE RESPECTIVE PROPERTIES

WHEREAS, the City Manager, in compliance with Chapter 31 (the Comprehensive Nuisance Ordinance) and/or Chapter 30 (Existing Structures Code) of the Code of the City of Webster Groves, did properly cause the abatement of certain violations and nuisances by removing the growth of grass/weeds, dead trees, debris, and other dangerous conditions, by and through contracts with:

Allen Outdoor Solutions, Inc.
7219 Weil
St. Louis, MO 63119

JW’s Landscaping & Lawn Care, Inc.
87 Sandau
St. Louis, MO 63119

on the premises described herein; and

WHEREAS, Chapters 30 and 31 of the Code of Webster Groves require the City Council to assess against each lot concerned a special assessment equivalent to the expense incurred in removing such nuisances for the benefit of each lot concerned and the safety and general welfare of the community; and

WHEREAS, after due notice to each individual property owner, the City Manager has certified such expense to the City Council, showing the lot and block numbers and dates on which the removal and/or abatement of the violations and/or nuisances occurred and the names and addresses of each respective owner, if known.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WEBSTER GROVES AS FOLLOWS:

Section 1: There is hereby assessed against each of the following described lots a special assessment in the amount shown opposite each lot, which is the sum equivalent to the expense incurred by the City of Webster Groves in removing and abating each of the violations and nuisances, and the City Clerk is directed to issue a special tax bill in the amount of the expenses for each respective lot benefitted.

Section 2: The aforesaid special tax bills shall be due and payable thirty (30) days after their issuance by the City Clerk, shall bear interest at the rate of eight percent (8%) per annum from and after thirty (30) days after issuance, and shall be a lien against each respective lot against which they are issued until paid.

Section 3: The City Manager is hereby authorized to enforce the collection of each lien and charge recording and releasing fees, as provided by law, and the City may also forward all necessary information and documents to the Collector of Revenue of St. Louis County, Missouri, so as to have each special tax bill added
to the real property tax rolls as provided by law.

**Section 4:** This ordinance shall not be printed in the Code of Webster Groves.

**Section 5:** This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this ____ day of _____________, 2020.

__________________________
MAYOR

ATTEST:

__________________________
CITY CLERK
CITY OF WEBSTER GROVES
August 17, 2021

The City Council met this date in a regular session, in the City Council Chambers, which was available to the public in-person and via teleconference, at 7:39 pm.

Present at Roll Call: Mayor Gerry Welch
Councilmember Laura Arnold
Councilmember Pam Bliss
Councilmember Emerson Smith
Councilmember Karen D. Alexander
Councilmember Sarah Richardson

Absent at Roll Call: Councilmember David Franklin

A quorum was present.

Also present: Dr. Marie Peoples, City Manager
Mr. Neil Bruntrager, City Attorney
Ms. Katie Nakazono, City Clerk

Prior to Roll Call, Mayor Welch expressed her sadness and concern about the situations in Afghanistan and Haiti.

REMARKS OF VISITORS
Dave Buck read the following statement: “Thank you, Mayor, for your timely thoughts and caring. And thank City Council & Staff as well for allowing me to sit in on your work sessions, which I find more interesting and educational than your regular meetings in Council Chambers.

I wrote my remarks before your work session tonight, but I think it dovetails nicely with your discussion.

For what it is worth, I think there is a much bigger and pressing issue than just housing.

For the first time in the 21-years I have lived here, it seems that Webster Groves is at a major crossroads in defining what kind of a city it wants to be in the future. This is a HUGE question and it's fair to say that our residents are not on the same page.

As such, I think it is essential that Webster creates a vision statement for the city. The City has a long-standing mission statement but has never had a vision statement that I am aware of.

A vision is a fundamental element of any strategic plan. For example, major civic organizations such as Webster University, Webster Groves School District, Webster-Rock Hill Ministries and the Alliance for Interracial Dignity all have their own visions.
A vision is simply defined as "a picture of a desired future state" that the community works together to someday fully realize. Your vision is your big hope, your big dream, your guiding light.

For example, I spoke to a few of my friends and neighbors, and here are four possible Webster visions they shared:
1. NO CHANGE. We are happy with the way things are. Stay the course and don't make waves. Vote against change to the status quo.
2. EVOLVE to an upper middle class & upper class city featuring our historic tree-lined, beautiful neighborhoods, large lawns and single-family homes, like in Webster Park, Sherwood, etc.
3. EVOLVE to a city that is open, welcoming and fully embraces diversity, equity, inclusion & affordability for all people at all income and housing levels.
4. BECOME the preeminent small town Creative Community & City of the Arts in the Midwest, if not the nation. In short, "if we create it, they will come."

Four roads diverged in the wood and YOU - YOU took the road less traveled by, and it has made all the difference. What will your road be??? What do you see at the end of the road??? How clear is your vision???

What kind of city does Webster Groves want to be in the future? It is your biggest and most important question to answer. I hope my remarks are a start.
Thank YOU.”

NEW BUSINESS – MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER
No new business.

UNFINISHED BUSINESS
BILL #9154 THIRD READING
On motion of Councilmember Richardson, seconded by Councilmember Arnold, BILL #9154 - AN ORDINANCE AMENDING CHAPTER 53, THE ZONING CODE OF WEBSTER GROVES, BY AMENDING THE USE AND DIMENSIONAL REGULATIONS FOR MULTIPLE FAMILY DWELLINGS IN THE “C”, “C1” AND “D” COMMERCIAL DISTRICTS IN SECTIONS 53.110 THROUGH 53.143 AND SECTION 53.159; AND AMENDING ATTACHED GARAGE REGULATIONS IN SECTION 53.203 AND ADDITIONAL MINIMUM STREET SETBACKS IN SECTION 53.205 AND MATTERS RELATED THEREETO, having been introduced and read twice on August 3, 2021, was taken up its title read a third time and placed upon its passage to become Ordinance #9154.
Mayor Welch called for the vote on Bill #9154.
MEMBERS VOTING:
AYES: ARNOLD, BLISS, SMITH, ALEXANDER, RICHARDSON, WELCH
NOES: NONE
ABSENT: FRANKLIN
Mayor Welch stated that Bill #9154 was approved.
NEW BUSINESS

BILL #9156 – FIRST & SECOND READING
Councilmember Smith introduced BILL #9156 – AN ORDINANCE AMENDING CHAPTER 60, ARTICLE XVI, SECTION 60.996, SCHEDULE M OF THE CODE OF WEBSTER GROVES, “LEFT TURNS PROHIBITED”, TO PROHIBIT LEFT TURNS ONTO SOUTHBOUND SOUTH ELM FROM WESTBOUND AMBROSE WAY FROM 8:00 A.M. TO 9:00 A.M. ON SCHOOL DAYS, 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.

Councilmember Richardson asked why this is only in the morning and if there isn’t an issue in the afternoon.

Chief Curtis stated that the School District says it is the morning rush that causes the issues.

Prior to the vote of the Consent Agenda, Mayor Welch stated that she would like to pull Resolution #2021-44 for discussion, and asked about the budget amendment for concessions in Resolution #2021-48.

Mr. Peterson stated that with regard to Resolution #2021-48, the budget for FY22 was generated with COVID numbers. In talking with Scott Davis, when he entered his budget line item he meant to put in $25,000, and forgot to press the two, so the adopted budget only gives him $5,000 expenditure authority for concession supplies.

RESOLUTION #2021-44 – AMENDING PERSONNEL POLICY 6.14 TO REPLACE CURRENT POLICY WITH A NEW POLICY REQUIRING COVID VACCINATION FOR ALL EMPLOYEES WITH LIMITED EXCEPTION AND AUTHORIZING OTHER PUBLIC HEALTH MITIGATION MEASURES

Councilmember Arnold stated that the Resolution exempts the Council, and she is uncomfortable doing that. Having consulted with the City Attorney, I understand why it is in there, but I did want to publicly say to our employees that I wouldn’t ask you to do anything I haven’t done. I am fully vaccinated. Do understand that we can’t make ourselves subject to this.

Councilmember Smith stated that he agrees and will do his best to follow any requirements at City Hall.

Mayor Welch stated that she wrestled with the policy. It is a good policy and we need it for the pandemic, but I am concerned that we are going to lose some staff. I have checked with fellow mayors and can’t find anybody else who has done this. You may have other cities that have done this, but it is of concern to me and I wanted to publicly state that I am worried about a loss of employees as a result of this measure.

Dr. Peoples stated that she does not want to lose any staff. I have shared before that our full time staff, 85% are vaccinated. No one has shared their direct intentions to exit the City. We had a town hall for staff to express concerns. In terms of other cities, I have not come across other
cities who have implemented it, but a lot have talked about it. I wish we were not at this point but we are in a pandemic. I wish this were easier and I hope we don’t lose any employees.

Mayor Welch stated that she hopes we make efforts to make religious or medical exemptions for those who need it.

Councilmember Bliss asked if a leave of absence is allowed for an exemption. Mr. Bruntrager stated that it is not. The courts have not recognized it as an exemption.

Dr. Peoples stated that the difficulty with that aside from the legality is that we still have work to do. My goal is to be as compassionate as possible. People need to go through Human Resources to work through that.

A motion was made by Councilmember Arnold, seconded by Councilmember Bliss, to approve Resolution #2021-44.

Mayor Welch called for the vote on Resolution 2021-44.

MEMBERS VOTING:
AYES: BLISS, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD
NOES: NONE
ABSENT: FRANKLIN

Mayor Welch stated that Resolution #2021-44 was approved.

CONSENT AGENDA
A motion was made by Councilmember Bliss, seconded by Councilmember Arnold, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:
AYES: SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS
NOES: NONE
ABSENT: FRANKLIN

Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – August 3, 2021
- **Resolution #2021-44** – Amending Personnel Policy 6.14 to Replace Current Policy with a New Policy Requiring COVID Vaccination for All Employees with Limited Exception and Authorizing Other Public Health Mitigation Measures (Removed from Consent Agenda and voted on separately.)
- **Resolution #2021-45** – Amending the Budget for FY-2022 Related to New Fire House 2
- **Resolution #2021-46** – Authorizing the City Manager to Purchase Sleeping Quarters Furniture for Fire House 2
- **Resolution #2021-47** – Supporting a Round 22 Municipal Grant Application from the Municipal Park Grant Commission for the Addition of a Fitness Studio at the Recreation Complex
- **Resolution #2021-48** – Amending the Budget for FY-2022 Related to Concessions at the Recreation Complex
• **Resolution #2021-49** – A Resolution of the City of Webster Groves to Support an Application to the St. Louis County Department of Public Health for Grant Funds to Assist in Establishing a Backyard and Kitchen Composting Program and Matters Related Thereto

**APPOINTMENTS TO BOARDS AND COMMISSIONS**
- Rick Gerger was appointed to the Old Orchard Business District Advisory Commission.
- Anita Radcliffe was appointed to the Library Board.
- Meghan Haines was appointed to fill the next vacancy on the Library Board.

**EXECUTIVE (CLOSED) SESSION**
Councilmember Arnold made a motion, which was seconded by Councilmember Bliss, to go into Executive Closed Session per Attorney-Client Privileged Communications [MO Statute 610.021(1)] and Personnel [MO Statute 610.021 (3)].
Mayor Welch called for the vote to go into Executive (Closed) Session.
MEMBERS VOTING:
AYES: ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, SMITH
NOES: NONE
ABSENT: FRANKLIN
Mayor Welch stated that the Council would go into Executive (Closed) Session.

**ADJOURNMENT**
There being no further business to come before the City Council, the meeting was adjourned at 8:38 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this ______ day of ____________________ 2021.

__________________________
MAYOR

__________________________
CITY CLERK
RESOLUTION 2021-50

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT RELATED TO THE INTERLOCAL PURCHASING SYSTEM

WHEREAS, the City Code of Webster Groves [3.140(b)] allows for cooperative purchasing to speed the procurement process while also maintaining the standards of competitive bidding and bid selection.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Webster Groves, Missouri, that the City Manager is hereby authorized to enter the City of Webster Groves into The Interlocal Purchasing System, a national cooperative purchasing system offered by the Region VIII Education Service Center in the State of Texas.

ADOPTED this ________ day of ______________________, 2021.

________________________________________
MAYOR

ATTEST:

________________________________________
CITY CLERK
RESOLUTION 2021-51

AUTHORIZING THE CITY MANAGER TO PURCHASE FURNITURE
FOR THE FIRE HOUSE 2 PROJECT

WHEREAS, Phase 2 of the Webster Groves Fire House #2 project includes demolition of the current outdated structure and construction of a new building with modern amenities and workspaces, and

WHEREAS, Color Art Furniture, 1325 N. Warson Road, St. Louis, MO 63132, provided a qualified bid of an amount not to exceed $48,951.13 for office and workspace furniture for the Phase 2 project through the Interlocal Purchasing System, a qualified cooperative purchasing system under Webster Groves Code 3.140(b).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Webster Groves, Missouri, that the City Manager is hereby authorized to accept the bid of Color Art Furniture, and to enter into a contract, for the sum hereinabove set forth, and to assure that all items constituting the bid are provided in accordance with specifications.

BE IT FURTHER RESOLVED, that funds for this purchase shall be paid from the New Fire Station #2 Fund.

ADOPTED this _________ day of ________________________, 2021.

________________________________
MAYOR

ATTEST:

________________________________
CITY CLERK