

CITY OF WEBSTER GROVES

April 20, 2021

The City Council met this date in a regular session, via Zoom, which was available to the public via teleconference, at 7:37 pm.

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

A quorum was present.

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

PUBLIC HEARINGS

Zoning Code Text Amendments – Two Family Residential: Proposed Amendments Include Clarifications to the Use and Dimensional Regulations Regarding Single Family Attached Dwellings and Two-Family Dwellings in the “A4” Seventy-Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and Amended Definitions Related to These Uses in Section 53.020

Mayor Welch re-opened the public hearing. Mara Perry, Director of Planning and Development, stated that she does not have anything to add this evening.

Councilmember Franklin asked Ms. Perry to show the slides demonstrating the breadth of this. Where we are changing zoning.

Ms. Perry stated that people keep using the terminology that we are changing zoning. We are not changing zoning. It is a misnomer. We are not rezoning the property. She showed the map showing the “A4” properties, as well as the substandard lots.

Councilmember Franklin clarified that effectively what is in the green, minus some, will be where two-family dwellings would be permitted, if this would pass.

Ms. Perry stated that was correct. Two-family is already permitted in A4. We are not adding it. We are just removing some of the restrictions on it in the A4.

Councilmember Franklin stated that going back to 1950, we have a string of single-family residences. This is a rather large shift to a large portion of Webster Groves pretty quickly. I question whether it would be better to start with a smaller area to study and learn the impact on our community. Rather than going so big so quickly.

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Ms. Perry stated that to us this was not going big. Other communities around the country are abolishing single-family all together. Staff felt that was too great for us with the type of infrastructure we have. For us it was the small bite. Some of you will remember when we talked about short-term rentals. There was discussion about should we restrict it to a certain number per block, etc. With all of that discussion, we have five short-term rentals. We are not going to have a huge influx of everyone tearing down every house. It is not that the houses that are there can be transformed to become two-families. This is going to be a very very slow process, if that.

Councilmember Franklin stated that what is daunting to him is that this will be permitted in a large swath of Webster Groves where we don't have any data internally to speak of the negative or positive consequences this could have. I am fine with expanding this, it just seems like this is a large swath without the data on the consequences.

Councilmember Arnold asked what we think the consequences are going to be. This is going to be a very gradual thing. There is no incentive for a developer to come in and tear down a \$300,000 house and build a duplex.

Councilmember Franklin stated that there is an incentive to tear down our affordable housing right now that is in the \$150,000 - \$180,000 [range] and building two units to rent out or sell them both.

Mayor Welch asked about ownership. If I build a duplex, can each be separately owned so it is not just rental housing but an opportunity for housing they own. Can we do that?

Ms. Perry stated that we can't require it, but yes, a developer can sell both of them separately and do them as condos. It is a different kind of plat. She clarified that it is called a condominium plat, but doesn't mean you need a condo association or things like that.

City Attorney Neil Bruntrager stated that it can also be owner-occupied and rent the other half or developer owned.

Councilmember Alexander stated that she thought that was one of the main attractions. We do have a demand for smaller homes with less yard maintenance. Typically, a condo is your own walls in, whereas townhouses the lot can be split down the middle with individual owners for each unit/land. I thought this was also creating opportunity for homeowners who want smaller homes and maintenance, but want the benefits of ownership. This is not just an opportunity to create a bunch of rental homes.

Councilmember Franklin stated that he agrees we need smaller residences, but I question if it is really going to change the dynamic. If it is new construction, isn't the cost going to be unobtainable? Does this really solve the socio-economic issue we have in Webster Groves?

Councilmember Arnold stated that she thinks this doesn't solve the issue for people who want homes under \$150,000. But for the \$200,000 - \$300,000 homes that we seem to have less of over time, that's where this might be in my estimation. We have got to have other strategies to

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preserve the under \$200,000 range, but this can't be the only thing we do. There are several things we need to be working on.

Councilmember Franklin clarified that other Councilmembers are thinking of this as building up the middle of the housing costs.

Councilmember Bliss agreed. This is what we stated three years ago. We wanted to build a diverse housing stock. This would do that. There are many ways to do so. She asked if there was an idea of how many duplexes have been converted into single-family homes. Did this concern about too much too fast come up in Plan Commission?

Ms. Perry stated that she thinks she only knows of one that went from a duplex to a single. There are two that were duplexes operating as a single that asked to go back to duplexes. We also had one that was on the books as a duplex that we weren't completely aware of going back 15-20 years. I don't remember Plan Commission specifically thinking this was too much too fast as much as questions of why we weren't doing this city-wide. I used the reference that this was the low-hanging fruit because it was already in the A4 Code as a permitted use. It wasn't adding a use in.

Councilmember Bliss asked if the two homes that wanted to revert back to duplexes were allowed to. Ms. Perry stated that they were – they were in those couple of tiny areas on the map.

Councilmember Franklin stated that A4 in plain language permitted duplexes, but from the spirit of our ordinance taken as a whole, they did not. Ms. Perry agreed. If you look at the history of planning, it is not a great one, we are working hard to address that. The planner who created our zoning codes made specific changes to exclude members of a community from moving to specific areas. They were very specific exclusions.

Councilmember Franklin agreed and asked if it is inherently bad for a community to want to be single-family residences. Ms. Perry stated that the change in what we are learning as planners is that the change is to become more inclusive in our zoning and not be exclusively single-family. It is a goal the American Planning Association has taken on. The larger cities are the ones who have taken on completely removing single-family zoning because they have the infrastructure to handle it. The smaller communities are taking smaller steps similar to what we are doing. Our infrastructure can't handle what Minneapolis or Seattle are doing where every lot can be multi-family housing. But by looking at the size of the homes we have today, limiting the massing of a two-family, making sure we have enough parking, I don't see a mass demolition of entire blocks with what we have put in the Code. This will be a little piecemeal, a lot here, a lot there. We will be able to see in the next year or two what we are going to get.

Mayor Welch stated that there are a couple of duplexes in town that people can view that are lovely brick buildings. The image of that might help those in such opposition.

The Deputy City Clerk read remarks received in advance of the meeting from:

- Alexandra Guillosoou (Exhibit A)
- Dave Buck (Exhibit B)

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- Jamie Hasemeier (Exhibit C)
- Dan Bruzzini (Exhibit D)

Clark Hotaling stated that he wanted to reiterate what he said at the previous meeting. I am impressed with the Council's stated goal to help add a more diverse housing stock to our community. I agree with Mara and her staff that this is not a huge thing and it won't be change overnight. I think this is a small step toward change in the right direction. I cringe every time I hear some of the language in opposition because it screams exclusion to me. I think more options is so much more of value for me as a member of this community than fewer options.

A motion was made by Councilmember Bliss, seconded by Councilmember Smith, to close the public hearing.

MEMBERS VOTING:

AYES: BLISS, SMITH, ALEXANDER, RICHARDSON

NOES: ARNOLD, FRANKLIN, WELCH

Mayor Welch stated the hearing will be closed after the items are entered into the record by the City Attorney.

Prior to closing the public hearing, Mr. Neil Bruntrager, City Attorney, entered the following into the public record:

1. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date October 5, 2020 with exhibits.
 - Draft redlined Zoning Code Amendments for attached housing – For Discussion Purposes
 - IRES-net.com “Boulder: Attached Homes Could be Focus for Affordable Housing” February 26, 2016
 - Eye on Housing “Townhouse Construction Surges” August 2018
 - Metrostudy.com “Greater Salt Lake Housing 2Q18: Climbing Home Prices Push Growth into Attached Housing” August 22, 2018
 - New York Times “Housing Market Slows, as Rising Prices Outpace Wages” September, 29, 2018
 - Slate.com “America’s Hottest Housing Debate is Coming to Oregon” December 14, 2018
 - Citylab.com “Does Upzoning Boost the Housing Supply and Lower Prices? Maybe Not.” January 31, 2019
 - City of St. Petersburg – Multi-Family Development, Townhouse or Condominium development packet
 - City of Takoma, WA Affordable Housing page
 - HUD “Evidence Matters – Landlords and Vouchers” Winter 2019
 - Zoning Practice Issue Number 6 “Practice Housing Affordability” June 2019
 - Zoning Practice Issue Number 5 “Practice Inclusive Zoning” May 2020
2. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date December 7, 2020
3. Powerpoint slides from the November 2, 2020 Meeting

4. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date January 4, 2021
5. January 7, 2021 – Preliminary Draft Code Amendments
6. Powerpoint slides from the December 7, 2020 Meeting
7. Map of all A4 residential lots separating conforming and non-conforming lot sizes
8. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date February 1, 2021
9. February 1, 2021 – Preliminary Draft Code Amendments
10. Powerpoint slides from the January 4, 2021 Meeting
11. Plan Commission staff report by Mara Perry, Director of Planning & Development, for meeting date March 1, 2021
12. March 1, 2021 – Preliminary Draft Code Amendments
13. Powerpoint slides from the February 1, 2021 Meeting
14. Minutes of the October 5, 2020; November 2, 2020; December 7, 2020; January 7, 2021; February 1, 2021 and March 1, 2021 Plan Commission meetings
15. April 6, 2021 – Draft Code Amendments
16. Director of Planning and Development's Powerpoint before the City Council April 6, 2021
17. Emails from:
 - Elyssa Sullivan dated 10/29/2020
 - James Allen dated 10/29/2020
 - Jackson Hotaling dated 11/2/2020
 - Thomas Hotaling dated 11/2/2020
 - Clark Hotaling dated 11/2/2020
 - Steve and Janice Seele dated 11/2/2020
 - Ruth Lee dated 11/2/2020
 - Mary Gordon dated 3/30/2021
 - Scott Guerrero dated 4/3/2021
 - Mike Driskill dated 4/6/2021
 - Alexandra Guillosoou dated 4/13/2021
 - Dave Buck dated 4/19/2021
 - Robert Westrich dated 4/17/2021
 - Padraic McGrath dated 4/19/2021
 - Jamie Hasemeier dated 4/19/2021
 - Lynne Shields dated 4/19/2021
 - Norma Rufkahr dated 4/19/2021
 - Lisa Mooney dated 4/19/2021
 - William Scheitlin dated 4/19/2021
 - Daniel Bruzzini dated 4/20/2021

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- Janice Seele dated 4/20/2021
18. Zoning Code of the City of Webster Groves

Mayor Welch stated that the Public Hearing was closed.

BILL #9145 - FIRST AND SECOND READING

Councilmember Alexander introduced **BILL #9145 ENTITLED: AN ORDINANCE AMENDING CHAPTER 53, THE ZONING CODE OF WEBSTER GROVES, BY AMENDING THE USE AND DIMENSIONAL REGULATIONS FOR SINGLE FAMILY ATTACHED AND TWO-FAMILY DWELLINGS IN THE “A4” SEVENTY-FIVE HUNDRED SQUARE FOOT RESIDENCE DISTRICT IN SECTIONS 53.070 ET. SEQ.; 53.100 AND AMENDED DEFINITIONS RELATED TO THOSE USES IN SECTION 53.020 AND MATTERS 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.

Zoning Code Text Amendments – Residential Dimensional Regulations: Proposed Amendments Include Changes to Sections 53.043, 53.053, 53.063, 53.073 and 53.202 to Clarify Lot Coverage and Height Regulations in the “A1” Through “A4” Residence Districts; and Amended Definitions Related to the Dimensional Regulations in Section 53.020

Mayor Welch re-opened the public hearing.

A motion was made by Councilmember Smith, seconded by Councilmember Bliss, to close the public hearing.

MEMBERS VOTING:

AYES: BLISS, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD

NOES: FRANKLIN

Mayor Welch stated the hearing will be closed after the items are entered into the record by the City Attorney.

Prior to closing the public hearing, Mr. Neil Bruntrager, City Attorney, entered the following into the public record:

1. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date October 5, 2020
2. Current Zoning Code adopted via Ordinance 8967 approved in June 2017
3. City Council Powerpoint slides from July 2016 and updates from 2020
4. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date December 7, 2020
5. Powerpoint slides from the November 2, 2020 Meeting
6. New homes map updated November 2020

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7. New homes spreadsheet of data
8. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date January 4, 2021
9. January 7, 2021 – Preliminary Draft Code Amendments
10. Powerpoint slides from the December 7, 2020 Meeting
11. New Homes map updated November 2020
12. Map of house square footages
13. New home graphs
14. Map of all 7,500 square foot or less lots
15. Map of all A4 residential lots separating conforming and non-conforming lot sizes
16. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date February 1, 2021
17. February 1, 2021 – Preliminary Draft Code Amendments
18. Powerpoint slides from the January 4, 2021 Meeting
19. Plan Commission staff report by Mara Perry, Director of Planning & Development for meeting date March 1, 2021
20. March 1, 2021 – Preliminary Draft Code Amendments
21. Powerpoint slides from the February 1, 2021 Meeting
22. Letter from the Home Builders Association dated February 1, 2021
23. Minutes of the October 5, 2020; November 2, 2020; December 7, 2020; January 7, 2021; February 1, 2021 and March 1, 2021 Commission meeting
24. April 6, 2021 – Draft Code Amendments
25. Director of Planning and Development's Powerpoint before the City Council April 6, 2021
26. Emails from:
 - Padraic McGrath dated 4/19/2021

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- Jamie Hasemeier dated 4/19/2021

27. Zoning Code of the City of Webster Groves

Mayor Welch stated that the Public Hearing was closed.

BILL #9146 - FIRST AND SECOND READING

Councilmember Arnold introduced **BILL #9146 ENTITLED: AN ORDINANCE AMENDING CHAPTER 53, THE ZONING CODE OF WEBSTER GROVES, BY AMENDING THE DIMENSIONAL REGULATIONS TO CLARIFY LOT COVERAGE AND HEIGHT REGULATIONS IN SECTIONS 53.043, 53.053, 53.063, 53.073 AND 53.202; AND AMENDING DEFINITIONS RELATED TO THE DIMENSIONAL REGULATIONS IN SECTION 53.020 AND MATTERS 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.

REMARKS OF VISITORS

The Deputy City Clerk read submitted Remarks of Visitor comments received by 4 p.m. on April 20, 2021, into the record. Submissions were received from:

- Dave Buck (Exhibit E)

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

Councilmember Arnold asked if there was an update regarding the wildlife rehabilitation information that the City Attorney was investigating. Mr. Bruntrager stated that he has been trying to get in touch with the Department of Conservation. I have some communication but we don't know how they are limiting this.

UNFINISHED BUSINESS

BILL #9147 THIRD READING

On motion of Councilmember Bliss, seconded by Councilmember Arnold, **BILL #9147 ENTITLED: AN ORDINANCE AUTHORIZING AN AGREEMENT BETWEEN ST. LOUIS COUNTY AND THE CITY OF WEBSTER GROVES, FOR CONSTRUCTION AND ONGOING MAINTENANCE OF STREETScape IMPROVEMENTS IN THE OLD ORCHARD BUSINESS DISTRICT; AND OTHER ACTIONS RELATED THERETO**, having been introduced and read twice on April 6, 2021, was taken up its title read a third time and placed upon its passage to become Ordinance #9147.

Mayor Welch called for the vote on Bill #9147.

MEMBERS VOTING:

AYES: FRANKLIN, SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS

NOES: NONE

Mayor Welch stated that Bill #9147 was approved.

BILL #9148 THIRD READING

On motion of Councilmember Franklin, seconded by Councilmember Arnold, **BILL #9148 ENTITLED: AN ORDINANCE AMENDING CHAPTER 10 "PUBLIC WAYS AND**

PLACES”, ARTICLE II “EXCAVATIONS”, SECTION 10.120 “APPLICATION FOR PERMIT” TO INCREASE EXCAVATION PERMIT FEES TO COVER THE ADDITIONAL COSTS OF SUCH INSPECTIONS WITHIN THE CITY OF WEBSTER GROVES, AND REPEALING ORDINANCE #8791, having been introduced and read twice on April 6, 2021, was taken up its title read a third time and placed upon its passage to become Ordinance #9148.

Councilmember Franklin asked for an example of this. Director of Public Works Todd Rehg gave an example. Typically, it is contractors digging up streets for sewer laterals or water service.

Mayor Welch called for the vote on Bill #9148.

MEMBERS VOTING:

AYES: SMITH, ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN

NOES: NONE

Mayor Welch stated that Bill #9148 was approved.

CONSENT AGENDA

A motion was made by Councilmember Richardson, seconded by Councilmember Franklin, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:

AYES: ALEXANDER, RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN, SMITH

NOES: NONE

Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – April 6, 2021
- **Resolution #2021-23** – Amending the Budget for FY 2021

APPOINTMENTS TO BOARDS AND COMMISSIONS

- Dede Dooley was appointed to the Historic Preservation Commission.
- Ceci Bartels will be the next appointment to the Business Development Commission.
- Andrew Scavotto was reappointed to the Business Development Commission.

EXECUTIVE (CLOSED) SESSION

Councilmember Arnold made a motion, which was seconded by Councilmember Franklin, to go into Executive Closed Session per Attorney-Client Privileged Communications [MO Statute 610.021(1)], Real Estate [MO Statute 610.021 (2)], and Negotiated Contract [MO Statute 610.021 (12)].

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

MEMBERS VOTING:

AYES: RICHARDSON, WELCH, ARNOLD, BLISS, FRANKLIN, SMITH, ALEXANDER

NOES: NONE

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

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ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 9:32 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 4th day of May 2021.



CITY CLERK



MAYOR

Katie Nakazono - Remarks by Visitors - City Council Meeting

From: Alexandra Guillosoou <alex@guillosoou.com>
To: "citycouncil@webstergroves.org" <citycouncil@webstergroves.org>
Date: 4/13/2021 7:37 PM
Subject: Remarks by Visitors - City Council Meeting

As a resident of Webster Groves for 13 years, I would like to voice my disapproval of the proposal to allow duplex housing in the A4 district. I have not seen any explanation or plan as to how duplexes would integrate into the community. To encourage missing middle housing, I would look more at promoting smaller house and cottage builds, carriage houses and ADUs, and regulating new house sizes on lots of demolished smaller homes.

When my family moved to Webster, it was for the “small town” appeal of it—old growth trees, single-family homes, a small yet active downtown, and easy access to the city. In developing a more naturally income-diverse community, we need to think about how the entire neighborhood is designed instead of simply allowing multi-family housing to exist. Given factors like school capacity and increased traffic and street parking, there is most likely a specific percentage of multi-family homes that the area can support. There is also the question of who really wants a duplex built next to them. Odds are, people will say it is fine as long as it isn’t built next door. Ok, then where? What will these duplexes look like and how will they fit into the overall look of the neighborhood? Will on-site parking be required so more cars aren’t lining the already crowded streets? Will there be a full block of just duplexes like you see in St. Louis City?

Webster Groves is a gem in the St. Louis area. It seems your concerns are that Webster is reaching an unsustainable level where houses are too big and priced too high, therefore stagnating the city’s growth, diversity and success. In thinking about Victor Dover’s approach to creating great spaces and designing neighborhoods, I feel the current design for the Old Webster Redevelopment should be reassessed in how you are creating this “place.” A multitude of 7-story buildings is not the way to go with redevelopment. It doesn’t take into consideration the multi-style housing approach nor the character of the current downtown area. It feels more like the many-times-failed forced lower-income housing than it does the inventive “placemaking” approach to building a neighborhood. This is why I signed a petition against building the redevelopment project as it is currently designed.

Regards,
Alexandra Guillosoou

Katie Nakazono - Re: Public Hearing Comment: Two-Family Residential

From: Katie Nakazono
To: Buck, Dave
Date: 4/18/2021 1:27 PM
Subject: Re: Public Hearing Comment: Two-Family Residential

>>> Dave Buck <dave@buckstl.com> 4/18/2021 1:27 PM >>>

To Our Mayor, City Council and City Staff,

Just please follow me on this. Here is how the proven successful leadership model called, "**Leadership by Values**", works. First, determine the core values and guiding principles of the organization, then do everything you can to maximize them and, if you do, decision-making is clear, automatic and unquestionable.

City Council is already on record that **diversity, equity and inclusion** are important core values for the community. But from this resident's point-of-view, DEI has a much broader application than just racially. We need to strive to maximize diversity, equity and inclusion in all of its forms.

And to me, to accept two-family residential in our community is one of these forms and requires us as a community to lead, stand up and speak up for greater human diversity, equity and inclusion that will enrich us all.

Thank you.

PEACE.

Dave

Katie Nakazono - Remarks of Visitors

From: Jamie Hasemeier <jamiehasemeier@gmail.com>
To: <citycouncil@webstergroves.org>
Date: 4/19/2021 5:38 PM
Subject: Remarks of Visitors

For the consideration of City Council,

I am writing to show my enthusiastic support for adjusting the current zoning to 9145, Two Family Residential, to allow more diversified housing assortment in Webster Groves. This is critical as we work to demand a more equitable society and begin to dismantle systemic racism.

I am also in enthusiastic support of 9146, Residential Dimensional Requirements so that the integrity of our housing stock and it's character and charm be respected and maintained, not bulldozed. Equally important to me is the size of the structure as it pertains to the amount of impervious surfaces. The warming of our climate has begun to play out right in front of our eyes and for many of us, our back yards with increased precipitation during rain events that have us experiencing 100 year floods every couple of years. Greater rain events are abusive to our waterway systems (in some parts with pipes that are 100 years old) and threaten our regional drinking water supply. The development of the land in Webster Groves must reflect zoning that acknowledges science and prioritizes the health of its citizens.

Climate change is a crisis that can no longer be considered a niche issue, and must be a lens we must look through for each issue in our city, as it touches everything.

--

jamie hasemeier, she/her/hers

Katie Nakazono - Remarks of Visitors

From: Daniel Bruzzini <dbruzzini@gmail.com>
To: <citycouncil@webstergroves.org>
Date: 4/20/2021 2:51 PM
Subject: Remarks of Visitors
Cc: Katie Nakazono <nakazonok@webstergroves.org>, Daniel Bruzzini <dbruzzini...>

The mission statement of Webster Groves' government says that it is "...committed to providing **professional, efficient, and responsible** services and to **working with citizens** to enhance its position as a **premier** place to live, work, and raise a family..." With regards to re-zoning the A4 district, Mara Perry said she was directed to do so at the request of the city council in March of 2020, and not at the request of the residents in the 5,560 homes of the A4 district.. The A4 district represents a supermajority of 69% of Webster Groves so why wasn't there a citizens petition for it or a ballot initiative to discuss it given the transformative impact rezoning most of Webster would have? Afterall, residents are at the top of the city's organizational chart and the mission of the city government involves "working with citizens."

Webster Groves is known as the Queen of the Suburbs and the mission of its city government is to enhance its position as "...a **premier** place to live, work, and raise a family..." Increasing population density, straining infrastructure, and more traffic does not seem to be a premier outcomes through A4 re-zoning and the on-going SG collaborative.

We already have a diverse range of single-family housing, Mara Perry said, 170 new homes have been built in the last 10 years, 17 new houses per year out of 8,000 plus homes amounts to just 0.21% per year or about the same as a Webster Groves house getting hit by lightning. Mara Perry said these houses are on average only 351 square feet bigger or about 2 more rooms bigger. This doesn't sound like much of a McMansion problem. With the rejection of Proposition 1 by Webster Groves residents, wouldn't home improvements contributing to Webster Groves being "... a premier place to live, work and play" also pay higher property taxes?

Re-zoning 69% of Webster Groves without a vote of the residents and without a petition sounds more like a personal crusade of the city council more suitable for a GoFundMe Page than a public ordinance. I would encourage the council to re-read their mission statement, be public servants, and personally engage our community, It certainly would be more "**professional, efficient, and responsible**" than creating a new director of public affairs position whose starting salary is 90 thousand dollars per year, adding more administrative staff, more pensions, and their customary twice a year pay raises.

Dan

Daniel B. Bruzzini

Katie Nakazono - Dave Buck "Remarks of Visitors", 4/20/21 City Council Mtg

From: Dave Buck <dave@buckstl.com>
To: "citycouncil@webstergroves.org" <citycouncil@webstergroves.org>, "people...
Date: 4/18/2021 2:31 PM
Subject: Dave Buck "Remarks of Visitors", 4/20/21 City Council Mtg
Cc: Shane Williamson <williamson.shane@wgmail.org>, "Vincent C. Flewellen,Ch..."

To Our Mayor, City Council, City Staff & Jenny Starkey,

My comments below are not critical, but they are curious and hopefully constructive:

1. May I please congratulate Eric Peterson and Jenny Starkey on their respective new positions with the City. I have never met Eric, but I have known Jenny for many years and she is, in a word, AWESOME, and she will make a huge difference in achieving excellence in this much needed responsibility.
2. There is a very real perception of concern and questions among some residents regarding the sudden and recent resignation of Joan Jadali. It would be appreciated if the City was forthcoming with the real story and truth.
3. City Council has embraced the need for diversity, equity and inclusion. Webster University and the Webster Groves School District have each hired a DEI Director - Vincent Flewellen and Shane Williamson - and achieved great impact and progress. Many believe the City should do the same, similar in concept to Jenny's new position and hiring.
4. Correspondingly, previous multiple Council work sessions focused on DEI training and "community conversations", but they seem to have vanished from the scene. Just curious what if anything is happening here.
5. Per the City's web site, the last Council Visional Directions & Goals are dated fiscal year, 2018-19. Is it too much to ask Council to evaluate its past performance and to readdress these goals and update or change them three years later?
6. Finally, like everyone who shares remarks with Council, we are not "visitors" but valued residents. Please consider changing the name of this agenda item to simply "Remarks for the Good of the Community."

Thank YOU.

PEACE.

Dave