

**CITY COUNCIL OF THE CITY OF LADUE  
ST. LOUIS COUNTY, MISSOURI  
MONDAY, AUGUST 24, 2020**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Monday, August 24, 2020, at 4:00 p.m., by Video Conference via Zoom and at City Hall, 9345 Clayton Road. The following members were present:

The Hon. Nancy Spewak, Mayor, presided over the meeting from her office at City Hall via Zoom.

Members of the Council present via Zoom:

Stacey Kamps  
John Howell  
John Fox  
Patrick Hensley  
William Brennan  
Harold Burroughs

Six Council Members present.

Also present were Ms. Laura Rider, Assistant to the Mayor/City Clerk at City Hall in the Council Chambers via Zoom. Also present via Zoom were Mr. Sam Zes, Finance Director; Police Chief Ken Andreski, Jr.; Fire Chief Steven Lynn; Ms. Anne Lamitola, Public Works Director; Ms. Andrea Sukanek, City Planner; Mr. Roger Stewart, Building Official; and Ms. Erin Seele, City Attorney.

Mayor Spewak announced that due to current and various restrictions ordered by St. Louis County on public gatherings due to Covid-19, the meeting was held by video conference and encouraged those interested in participating to join the meeting via the Zoom link posted on the meeting agenda.

**Approval of the Agenda:** Mayor Spewak announced that ZP2 – Referral to the Zoning and Planning Commission for an application for a Special Use Permit submitted by Ladue School District for a construction project to add approximately 90,000 square feet onto the Ladue Middle School Building at 9703 Conway Road was withdrawn from the agenda by the petitioner. Council Member Fox moved approval of the agenda, upon second by Council Member Hensley the motion passed unanimously.

**Approval of the Minutes:** Mayor Spewak asked if there were any amendments, corrections or clarifications to the minutes of the Regular and Closed Meetings of July 20, 2020. Council Member Hensley moved approval of the minutes as submitted for the Regular and Closed Meetings of July 20, 2020, upon second by Council Member Kamps the motion passed unanimously.

**Public Forum:** No one wished to address the Mayor and Council.

**Presentation by Bond Architects regarding the results of the Facilities Needs Assessment.**

Mr. Art Bond presented an overview of the results of the Facilities Needs Assessment which began in September 2019. The assessment was essentially a facilities audit and included review of City Hall, Building and Public Works Departments and looked at the circulation and parking on the City campus. Upon conclusion of the kick-off meeting with the Steering Committee staff interviews were conducted followed by field surveys, which identified the needs and necessary improvements to the facilities and the building systems.

Mr. Bond reviewed the space program and desired adjacencies and concluded that operations could be much more efficient. Mr. Bond's team looked at safety and security for employees and the visiting public. Ideally, spaces should be zoned separating the public areas from staff areas. Conference rooms should be placed in a location with access from public areas instead of staff areas. Mr. Bond presented a sketch of improved adjacencies and noted that high density storage would be a sensible option over the current storage methods.

Mr. Bond touched on the Public Works Road Crew facilities where single spaces are serving multiple uses and highlighted the lack of locker rooms, rest rooms, lunchroom and a training room. He mentioned that the City Archives should have a prominent space in City Hall with room for display. The Bond team accounted for life safety and ADA considerations in the facilities. Building conditions identified leaks and antiquated systems, and no visual accommodation for staff to identify those entering the facilities. HVAC and electrical systems are at the end of their useful life. Mr. Bond felt that the City would be better served with a single floor for staff and storage, with mechanical systems upstairs. Mr. Bond concluded his presentation stating that City Hall is understated, fits with its surroundings, centrally located and should remain at its current location but needs a fair amount of reconfiguration.

Council Member Hensley asked Mr. Bond if the City should consider remodeling or demolition and new construction. Mr. Bond replied that the L-shape of City Hall and the Building Department does not lend itself to adjacencies and the original Fire House portion of the building (Building Department offices) serves the City the least well. Mr. Bond suggested one possibility might be to demolish the original Fire House portion and keep the Council Chambers and add new construction to the west.

Mayor Spewak commented that the purpose of the assessment was to obtain a baseline and document the building conditions at a point in time. The results will be used for future planning. The City is now aware of the conditions and what will be needed for employees to be comfortable and work efficiently. Council Member Fox added that there may be a number of things the City can do to improve the conditions for staff and work flow efficiency in the interim.

**Zoning and Planning Matters:**

**ZP1:** Referral to the Zoning and Planning Commission for review and recommendation of an application for a Special Use Permit submitted by DRA

Properties to construct a stealth communication tower designed to resemble a tree near the entrance to the Ladue Crest Subdivision.

Ms. Sukanek presented the application for a special use permit to construct a stealth communication tower. Ms. Sukanek reported the tower, designed to resemble a tree, would be 55 feet in height and accommodate up to six antennas. Ms. Sukanek explained that variances would be required due to the location of the tower as the property does not consist of two acres which is required in residential areas.

The applicant, Mr. Doug Dolan, spoke and noted that the existing tower is an AT&T site currently and the new tower is proposed at the same height of the existing Ameren utility pole. Mr. Dolan added that the pine tree tower would conceal the antennas and be more attractive than the existing utility pole.

Mr. Kyle Miller, a resident at 3 Ladue Crest and president of the Ladue Crest Association, spoke in opposition and did not support the approval of the application for the tower.

Council Member Fox moved referral of the application for a Special Use Permit submitted by DRA Properties to construct a stealth communication tower designed to resemble a tree near the entrance to the Ladue Crest Subdivision, upon second by Council Member Brennan the motion passed unanimously.

**ZP2:** Referral to the Zoning and Planning Commission for review and recommendation of an application for a Special Use Permit submitted by Ladue School District for a construction project to add approximately 90,000 square feet onto the Ladue Middle School Building at 9703 Conway Road.

The applicant requested postponement of their application for a Special Use Permit.

**ZP3:** Referral to the Zoning and Planning Commission for review and recommendation of a text amendment to the Zoning Ordinance regarding the E1 Zoning District.

Ms. Sukanek presented the referral and explained that the amendment would clarify the intent of a previous text amendment regarding garages being set back from the front façade rather than the front door. The intent was front façade but the language used was front door.

Council Member Brennan moved referral of the text amendment regarding the E1 Zoning District to the Zoning and Planning Commission for review and recommendation, upon second by Council Member Hensley the motion passed unanimously.

**New Business:**

**Proposed Legislation:**

**Bill No. 2254** – An ordinance regarding the acceptance of 8802 Ladue Road by special warranty deed for intended use as right-of-way.

Mayor Spewak read Bill No. 2254 followed by a second reading by Council Member Brennan.

Ms. Lamitola explained that 8802 Ladue Road is a small sliver of land consisting of 725 square feet and aligned with the City of Clayton's right-of-way width along Ladue Road. Five to six years ago when the Barton was developed there was discussion of donation of this parcel, but it was never acted upon. Now that the Barton is in the process of being sold the City was approached with the offer. Bill No. 2254 allows the City to accept this right-of-way donation by special warranty deed.

Council Member Fox moved approval of Bill No. 2254, upon second by Council Member Brennan the roll call vote thereupon was as follows:

Council Member Hensley	"Aye"
Council Member Howell	"Aye"
Council Member Burroughs	"Aye"
Council Member Fox	"Aye"
Council Member Kamps	"Aye"
Council Member Brennan	"Aye"

There being six aye votes and zero nay votes the motion passed unanimously.

**Bill No. 2255** – An ordinance approving the Subdivision Plat for "Adjusted Lot 18 of Clermont Park".

Mayor Spewak read Bill No. 2255 followed by a second reading by Council Member Howell.

Ms. Sukanek reported that the subdivision plat consolidates three lots totaling 1.66 acres. An existing house was built across the property lines and the property owner needs to consolidate because they have plans to build a pool. The shape of the lot is somewhat irregular but consistent with other lots in the area.

Council Member Hensley moved approval of Bill No. 2255, upon second by Council Member Burroughs the roll call vote thereupon was as follows:

Council Member Kamps	"Aye"
Council Member Brennan	"Aye"
Council Member Howell	"Aye"
Council Member Burroughs	"Aye"
Council Member Fox	"Aye"
Council Member Hensley	"Aye"

There being six aye votes and zero nay votes the motion passed unanimously.

**Resolution No. 2020-19** – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a contract agreement with Focal Pointe Outdoor Solutions, Inc. for on-call services for lawn care and debris removal.

Mr. Stewart reported that the Council had passed an ordinance in 2018 for removal of debris and tall grass and weeds when property owners are not in compliance. The City previously contracted for on-call services with Furfaro Landscape but Furfaro declined to renew the agreement. City staff issued a request for bids with one bid received from Focal Pointe Outdoor Solutions, Inc. Focal Pointe Outdoor Solutions received glowing references. Therefore, Mr. Stewart recommended authorizing the Mayor to execute the agreement.

Council Member Brennan moved adoption of Resolution No. 2020-19, upon second by Council Member Hensley the motion passed unanimously.

#### **Financial Matters:**

The Mayor and Council reviewed the report of the Finance Director regarding significant financial transactions. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Vouchers for Payment for the month of July 2020. Council Member Howell moved their approval, upon second by Council Member Hensley the motion passed unanimously.

The Mayor and Council reviewed the Collector's Report for July 2020. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Treasurer's Report for July 2020. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Cash Flow Summary Report for July 2020. The Mayor ordered the report filed for information.

The Mayor and Council reviewed the Delinquent Real Estate Tax Report for July 2020. The Mayor ordered the report filed for information.

#### **Department Reports:**

**Fire Department:** The Mayor and Council reviewed the Fire Department Activity Report for July 2020. The Mayor ordered the report filed.

Chief Lynn reported on a recent significant flooding event and praised department staff that responded and made multiple rescues and notified the Council of his intent to bring the individuals to the next in-person Council meeting for recognition. The flooding was caused by a significant amount of rain in a short period of time. There was four to five feet of water in some homes all of which sustained significant damage. Not only were the houses flooded but one was electrically charged. The Chief reported that funding for swift water rescue training would be included in the 2021 budget.

Chief Lynn presented the Fire Department 2019 Annual Report. The Chief noted that call volume and house fires were slightly lower than the previous year

and the budget experienced a small spike due to increased higher education reimbursement requests. Chief Lynn noted that Assistant Chief Johnson collaborated with him on the annual report.

**Police Department:** The Mayor and Council reviewed the Police Department Activity Report for July 2020. The Mayor ordered the report filed.

Chief Andreski reported on recent burglaries and indicated the department is using all available tools to identify the subject and asked the residents to stay vigilant in protecting themselves and their property.

Chief Andreski presented the Police Department 2019 Annual Report. The Chief reported that Part 1 crimes were up 23%. The most significant contributor to the increase was stolen vehicles. Last year, all cases of stolen vehicles were unlocked with the keys inside. The department will issue a reminder to always lock vehicles. It was noted that an important message to get to residents is that the individuals stealing these vehicles are committing more serious crimes with the stolen vehicles. The remainder of the report was status quo, part 2 crimes were down slightly.

**Public Works Department:** The Mayor and Council reviewed the Public Works Report for July 2020. The Mayor ordered the report filed.

Ms. Lamitola reported on upcoming committee meetings and employee service milestones. Ms. Lamitola reported that the Department of Public Works had been busy with cleanup from the recent flooding event and fielded numerous complaints regarding damage from the flooding.

Ms. Lamitola presented a request to purchase a commercial grade leaf vacuum for \$46,630.00. Ms. Lamitola explained that the department does not trade leaf vacuums at the end of their life cycle but retains them for parts because it is most cost effective. The leaf vacuums are on a replacement schedule and are heavily used during leaf collection cycles. Bids were solicited and while Monster Equipment was not the lowest bid, the low bidder did not meet the required specifications. Ms. Lamitola reported the vacuum from Monster Power Equipment met all specifications and was under the budget amount by \$445.00.

Council Member Fox moved authorization for the Public Works Director to purchase one (1) commercial grade leaf vacuum from Monster Power Equipment at a cost of \$46,630.00, upon second by Council Member Howell the motion passed unanimously.

**Building Office Report:** The Mayor and Council reviewed the Building Office report for July 2020. The Mayor ordered the report filed.

**Municipal Court:** The Mayor and Council reviewed the Municipal Court Report for July 2020. The Mayor ordered the report filed.

**Administration/City Clerk:** The Mayor and Council reviewed the Administration Department Report.

Ms. Rider reported that STL Programs had approached the City to continue the relationship to partner for publication of the 2021 Ladue Community Directory.

Ms. Rider reported that there were no changes to the agreement and no cost to the City.

Council Member Fox moved approval of the agreement between the City of Ladue and STL Programs for publication of a 2021 Ladue Community Directory, upon second by Council Member Brennan the motion passed unanimously.

**City Attorney:** Ms. Seele had nothing to report at that time.

**Committee Appointments:**

Mayor Spewak requested approval of the appointment of the following residents as members of the Ladue Cellular Service Advisory Committee:

Charlie Hiemenz – Chairman  
Anita Chimento  
Tim Reboulet  
Larry Reed  
Eloise Schmitz  
Mike Rupinski  
Judi Combs Mattingly

Mayor Spewak noted that she would be an ex-officio member of the committee and Public Works Director Anne Lamitola and City Planner Andrea Sukanek would serve as staff liaisons.

Council Member Burroughs moved approval of the appointments to the Ladue Cellular Service Advisory Committee, upon second by Council Member Hensley the motion passed unanimously.

Mayor Spewak noted the next Council meetings were scheduled for Monday, September 21, 2020 and October 19, 2020.

Mayor Spewak advised there were items for discussion in executive session involving litigation, legal matters and/or confidential communications between the Council and its attorneys and leasing, purchase or sale of real estate pursuant to RSMo. Section 610.021 (1) (2).

Council Member Hensley moved to go into closed session for discussion of litigation, legal actions and/or any confidential or privileged communications from the City Attorney and leasing, purchase or sale of real estate pursuant to RSMo. 610.021 (1) (2), upon second by Council Member Burroughs the roll call vote there upon was as follows:

Council Member Fox	“Aye”
Council Member Burroughs	“Aye”
Council Member Kamps	“Aye”
Council Member Hensley	“Aye”
Council Member Howell	“Aye”
Council Member Brennan	“Aye”

There being six aye votes and zero nay votes the motion passed unanimously.


The Mayor and Council went into closed session at 5:20 PM with Ms. Erin Seele, Ms. Anne Lamitola, Mr. Pete Merten and Mr. Sam Zes.

The Mayor and Council returned to open session at 6:05 PM with Ms. Erin Seele, Ms. Anne Lamitola, Mr. Pete Merten and Mr. Sam Zes.

**Adjournment:** Council Member Fox moved adjournment, upon second by Council Member Burroughs, the motion passed unanimously. The meeting adjourned at 6:06 P.M.

  
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Nancy Spewak, Mayor

**ATTEST:**

  
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Laura Rider, City Clerk