

**CITY COUNCIL OF THE CITY OF LADUE  
ST. LOUIS COUNTY, MISSOURI  
TUESDAY, FEBRUARY 16, 2021**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Tuesday, February 16, 2021, at 4:00 p.m., by Video Conference via Zoom. The following members were present:

The Hon. Nancy Spewak, Mayor, presided over the meeting.

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 via Zoom (City Hall was closed due to inclement weather) were Ms. Laura Rider, Assistant to the Mayor/City Clerk, 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:** Council Member Fox moved approval of the agenda, upon second by Council Member Brennan 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 Meeting of January 19, 2021. Council Member Brennan moved approval of the minutes as submitted for the Regular Meeting of January 19, 2021, upon second by Council Member Burroughs the motion passed unanimously.

**Announcement:** Mayor Spewak announced that Chief Ken Andreski, Jr. had been nominated by his peers to serve on the executive board of the St. Louis Area Police Chiefs Association (SLAPCA) for a three-year term and was sworn in as Secretary in January. The Chief will serve as Vice-Chairman in 2022 and Chairman in 2023.

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

**Presentation:** Mr. Brian Hoelscher, Executive Director of MSD, presented an overview of Proposition Y rate proposal, which was being presented to the voters at the April election.

**Committee Report:** Mr. Charlie Hiemenz, Chairman of the Cellular Service Advisory Committee, reported on the actions of the committee thus far and indicated he anticipated a formal presentation of the committee's findings and recommendations at the April Council meeting.

**Zoning & Planning Matters:**

**ZP1:** Referral to the Zoning and Planning Commission for review and recommendation of a potential text amendment regarding an inquiry for re-use of 301 S. Warson.

Ms. Sukanek presented the referral which was being considered due to an inquiry for re-use of the former Ladue Automotive property at 301 S. Warson as a café/wine bar. Ms. Sukanek explained the property use could be changed to a restaurant but if liquor and a patio were desired a Special Use Permit would be required and expressed it would be a positive for the City to eliminate a vacant gas station.

Mr. Chris Eckrich presented his vision for the property and stated that this particular property had always interested him. He stated that the café/wine bar would serve as a social hub because the location was a natural place to stop when going about daily activities. Mr. Eckrich indicated that he had spoken with some of the neighbors about his proposal and received positive feedback. He stated that the café would close by 9 or 10 p.m. on weekends. He proposed to repurpose the existing building, opening the garage bay doors when weather permitted, the existing reception area would become a coffee area and wanted to build an outdoor covered patio to offer more seating. Mr. Eckrich explained that the current property owners were undergoing an environmental review. He also stated that there was room for fifty parking spaces on the V-shaped lot with room for a driving lane on each side of the existing building. He indicated that he had met with the City's Fire Marshall and Building Commissioner regarding requirements and codes.

Mayor Spewak suggested that Mr. Eckrich get a traffic study to alleviate any traffic concerns.

Council Member Brennan moved referral of a potential text amendment regarding an inquiry for re-use of 301 S. Warson to the Zoning & Planning Commission for review and recommendation, upon second by Council Member Hensley the motion passed unanimously.

**ZP2:** Referral to the Zoning and Planning Commission for review and recommendation of an application for a small subdivision and consideration of allowing a modification to the requirement that subdivision lots not exceed five sides.

Ms. Sukanek explained that the property owner at 9625 Ladue Road had previously submitted an application to build a home over 15,000 square feet which

required a Special Use Permit (SUP). Ms. Sukanek stated the owner's plans have changed, and they withdrew the application for the SUP and now wish to subdivide the property into two lots in order to build a house. Ms. Sukanek further explained that the proposed lots exceed 5 sides and are considered irregular. Irregular lots are not generally allowed unless they meet criteria based on the shape of the existing lots in the area.

Ms. Sukanek felt that because the existing lot was fairly regular in shape the requirement could not be waived by staff but that the Zoning and Planning Commission could allow modifications to the subdivision requirements if substantial difficulties are shown and requested the Council refer the matter to the Zoning and Planning Commission.

Council Member Fox moved referral of the application for a small subdivision 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. 2265** – An ordinance authorizing the execution of a contract with Missouri-American Water Company pertaining to the water service line investigation related to the City of Ladue's Willow Hill Storm Water Infrastructure Project.

Mayor Spewak read Bill No. 2265 followed by a second reading by Council Member Hensley.

Ms. Lamitola stated that the City was getting close to bidding for this project and were working on utility relocations. Eleven water service lines needed to be investigated to determine if they are lead. She also stated that if the service lines are determined to be lead Missouri American Water Company will pay for the relocation, but the City must fund the investigation.

Council Member Brennan moved approval of Bill No. 2265, upon second by Council Member Burroughs the roll call vote thereupon was as follows:

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

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

**Resolution No. 2021-04** – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a contract with Ladue School District for a School Resource Officer at Horton Watkins High School.

Council Member Howell moved adoption of Resolution No. 2021-04, upon second by Council Member Brennan the motion passed unanimously.

**Resolution No. 2021-05** – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a professional services contract with S C Ryan Consulting, LLC for Public Relations Specialist Services.

Mayor Spewak explained that Ms. Susan Ryan had graciously performed volunteer public relations services for the City in the past, was well qualified and that she was extremely pleased for the opportunity for the City to contract with Ms. Ryan.

Council Member Brennan moved adoption of Resolution No. 2021-05, upon second by Council Member Hensley the motion passed unanimously.

**Resolution No. 2021-06** – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a professional services contract with Tech Electronics, Inc. for Phone System Lease with Voice Plan.

Ms. Rider presented the resolution and stated that she and Chief Lynn had worked on the project together to search for a single solution for the City. She stated that the current phone system used by all City departments with the exception of the Fire Houses was antiquated, lacked new technology and the administration software was no longer functional. Ms. Rider stated that the proposed lease with voice plan provided a single solution for all departments and one account with Tech Electronics would eliminate four accounts with AT&T and Charter. Ms. Rider and Chief Lynn recommended leasing the equipment rather than purchasing so there would be no significant capital outlay. The annual savings amounted to \$5,600.00 over current costs for phone service. Ms. Rider reported other related expenditures would be for two replacement switches at a cost of \$1,290.00, activation fees of \$785.00 and professional services of \$1,200.00 for data configuration and training.

Council Member Hensley moved adoption of Resolution No. 2021-06, upon second by Council Member Brennan the motion passed unanimously.

**Resolution No. 2021-07** – A resolution authorizing the Mayor to execute on behalf of the City of Ladue, Missouri a professional services contract with accompanying software as a service agreement with Davey Resource Group, Inc. for a One-Year Subscription to Treekeeper Software.

Ms. Lamitola stated the City had used Treekeeper software for one year and came as a component of the tree inventory gift from the Ladue Garden Club. The Beautification, Open Space and Tree Advisory Committee (BOSTA) reviewed the proposal and made a recommendation to purchase another year subscription of Treekeeper Software. She stated that after the completion of the next year subscription BOSTA would evaluate the possibility of moving the data from the Treekeeper Software to the City's GIS system or may request another one-year subscription.

Council Member Fox moved adoption of Resolution No. 2021-07, upon second by Council Member Hensley the motion passed unanimously.

**Resolution No. 2021-08** – A resolution authorizing the Mayor to enter into a contract on behalf of the City of Ladue, Missouri with SBC Contracting, Inc. for Clayton Road ADA Sidewalk Improvements Phase 3 from Eversdale to Lindbergh.

Ms. Lamitola presented the resolution and reported that the City had obtained bids for the work and received nine bids. She stated the low bidder was SBC Contracting, Inc. who had performed work efficiently last year and was of high quality.

Council Member Hensley moved adoption of Resolution No. 2021-08, upon second by Council Member Burroughs the motion passed unanimously.

**Resolution No. 2021-09** – A resolution authorizing the Mayor to authorize on behalf of the City of Ladue, Missouri a work order with Oates Associates for Engineering Consultant Services under the on-call professional services contract for Clayton Road ADA Improvements Phase IV.

Ms. Lamitola presented the resolution and stated that the City continued to complete the ADA compliance projects with this phase reaching to the eastern City boundary. She stated that Oates Associates has the on-call professional services contract for engineering with the City and have performed well and recommended adopting the resolution.

Council Member Howell moved adoption of Resolution No. 2021-09, upon second by Council Member Kamps 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 January 2021. Council Member Hensley moved their approval, upon second by Council Member Howell the motion passed unanimously.

The Collector's Report for January 2021 was not available due to year-end closing.

The Treasurer's Report for January 2021 was not available due to year-end closing.

The Cash Flow Summary Report for January 2021 was not available due to year-end closing.

The Mayor and Council reviewed the Delinquent Real Estate Tax Report for January 2021. The Mayor ordered the report filed for information.

#### **Department Reports:**

**Fire Department:** The Mayor and Council reviewed the Fire Department Activity Report for January 2021. The Mayor ordered the report filed.

Chief Lynn presented a request for authorization to purchase six sets of turn-out gear from Banner Fire Equipment under the department's regular replacement schedule. The Chief explained that each firefighter had two sets of gear, one primary and one back-up. After 10 years in service the back-up set is donated to a department in need.

Council Member Brennan moved authorization for the Fire Chief to purchase six (6) sets of turn-out fire gear at a cost of \$21,830.00 from Banner Fire Equipment, Inc., upon second by Council Member Burroughs the motion passed unanimously.

**Police Department:** The Mayor and Council reviewed the Police Department Activity Report for January 2021. The Mayor ordered the report filed.

Chief Andreski reported on recent burglaries committed in Ladue and commended the detective division on their work on the case which resulted in arrest of the suspect.

The Chief presented a request for authorization to purchase two vehicles, one (1) 2021 Dodge Charger and one (1) 2021 Ford Explorer. The Dodge Charger would be purchased from Lou Fusz Automotive Network at a cost of \$19,199.00 net of trade-in and the Ford Explorer would be purchased from Joe Machens Ford Lincoln at a cost of \$24,384.00 net of trade-in. Chief Andreski explained that the fleet consists of mostly Ford Explorers, but the department wanted to keep one Charger. The cost was considerably lower than the budget amount due to receiving higher than anticipated amounts for the trade-ins. The Chief also stated the vehicle retention schedule is based on mileage and in some cases the existing equipment can be transferred to the new vehicle.

Council Member Hensley moved authorization for the Police Chief to purchase both vehicles, upon second by Council Member Burroughs the motion passed unanimously.

**Public Works Department:** The Mayor and Council reviewed the Public Works Report for January 2021. The Mayor ordered the report filed.

Ms. Lamitola reported on upcoming meetings and the planned Arbor Day event.

Ms. Lamitola reported that there was a need for relocation of Spire's facilities in connection with the Willow Hill Stormwater Infrastructure Project. The project involves installing stormwater drainage infrastructure which in some locations conflicts with Spire's gas facilities. Ms. Lamitola stated the City is responsible for funding the relocations because the facilities are in the easements on private lanes. Ms. Lamitola requested approval of the expenditure which was estimated at \$56,217.00 for the gas line relocations.

Council Member Fox moved approval of the estimated expenditure of \$56,217.00 for gas line relocation, upon second by Council Member Brennan the motion passed unanimously.

**Building Office:** The Mayor and Council reviewed the Building Office Report for January 2021. The Mayor ordered the report filed.

**Municipal Court:** The Mayor and Council reviewed the Municipal Court Report for January 2021. The Mayor ordered the report filed.

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

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

Mayor Spewak noted the next Council meetings were scheduled for Monday, March 15, 2021 and Monday, April 26, 2021.

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 negotiations with employee groups pursuant to RSMo. Section 610.021 (1), (9).

Council Member Brennan moved to go into closed session for discussion of litigation, legal actions and/or any confidential or privileged communications from the City Attorney and negotiations with employee groups pursuant to RSMo. 610.021 (1), (9) upon second by Council Member Hensley the roll call vote there upon was as follows:

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

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

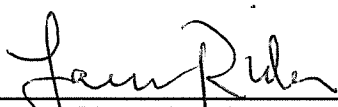
The Mayor and Council went into closed session at 5:11 PM with Ms. Erin Seele. Mr. Chris Hesse, Chief Steven Lynn and Chief Ken Andreski.

The Mayor and Council returned to open session at 5:54 PM with Ms. Erin Seele, Chief Steven Lynn and Chief Ken Andreski.

**Adjournment:** Council Member Hensley moved adjournment, upon second by Council Member Howell, the motion passed unanimously. The meeting adjourned at 5:55 P.M.

  
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Nancy Spewak, Mayor

**ATTEST:**

  
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Laura Rider, City Clerk