

# City of Warson Woods

## RECORD OF PROCEEDINGS

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### REGULAR MEETING OF THE BOARD OF ALDERMEN

February 18, 2014

The Regular Meeting of the Board of Aldermen of the City of Warson Woods was held on Tuesday, February 18, 2014, at the City Hall, 10015 Manchester Road. The following members of the Board were present:

Mayor Larry Howe  
George Bruenning  
Gordon Gosh  
Mike Dell'Orco  
Charles Luisetti  
Jim Newman  
Judy Pohl  
Mark Thompson  
Mark Wittich

Also present were Police Chief Robert Stanczak, Police Officer Alan Lawson, Treasurer Bill O'Neil, Building Commissioner Dan Wilson, Tennis Commissioner Mark Boland, and City Attorney Paul Rost. Mayor Howe called the meeting to order at 7:00 p.m.

#### PLEDGE OF ALLEGIANCE

Alderman Gosh asked for a moment of silence for Edna Yanczer who passed away on February 4, 2014. She was very active in the formation of the neighborhood watch and was an asset to the community. After a moment of silence, the Board meeting began.

#### APPROVAL OF AGENDA

Alderman Gosh moved seconded by Alderman Bruenning, that the Agenda be approved. On Voice Vote the motion was unanimously approved.

#### MINUTES

##### REGULAR BOARD MEETING January 21, 2014

Alderwoman Pohl moved, seconded by Alderman Dell'Orco that the Minutes of January 21 be accepted as submitted. On Voice Vote, the motion was unanimously approved.

##### PLANNING & ZONING COMMISSION February 11, 2014

Alderman Dell'Orco moved, seconded by Alderwoman Pohl that the Minutes of February 11 be accepted as submitted. On Voice Vote, the motion was unanimously approved.

TREASURER'S REPORT—January 2014

Alderman Gosh moved, seconded by Alderman Newman, that the Treasurer's report be received as submitted. On Voice Vote, the motion was unanimously approved.

BILLS AND RECURRING DISBURSEMENTS WITH ADDENDUM TO BE APPROVED

Alderman Gosh, seconded by Alderwoman Pohl, that the Bills and Recurring Disbursements be approved as submitted. On Voice Vote, the motion was unanimously approved.

GLENDALE FIRE REPORT— No action required.

WARSON WOODS POLICE REPORT—No action required.

PETITIONS, REQUESTS AND COMPLAINTS—

Mark Kennedy, 700 Garland Place, offered three suggestions to the Board with regard to the proposed study of the St. Matthew's Church property: (1) Over-communicate--maybe the City got off on the wrong foot with the study of this property due to poor communication—this should be an exciting time for the community to come together and discuss the best use for the property; (2) Establish an evaluation committee of stakeholders (property owners near the property) so they are assured input into the process; (3) expand the study to include options of (a) doing nothing, (b) converting existing church building to community use including cost, (c) single-family use and what that would look like. All of this information could be presented in an evaluation matrix for the community and Board to consider.

Ken Schweigert, 649 Flanders Drive, he stated he had concerns of his own and for the community regarding the St. Matthew's Church property. First, traffic will be a problem based on his review of the site size and possible density which could generate 50 additional vehicles using Flanders Drive. Already issues with traffic and disregard for the stop sign near his house. Also, parking for the school will be a problem if condos are allowed to be developed. Two-story homes are an additional problem given the proximity to his house. His house was approved for the prior owner not him. Would like the City to consider keeping it as green space as discussed in the newsletter article a year or so ago. The City's professional planner needs to talk to the homeowners near the property.

Sue Shapleigh, 622 Garland Place, addressed the Board regarding the St. Matthew's Church property, stating that she had been in Warson Woods for 51 years, 11 on Dearborn and 40 on Garland Place. The neighborhood is a family community not a multi-family dwelling community. Bennett and Flanders is the busiest corner in the City. She agrees that parking for the school will be a problem without use of the Church parking lot.

Jill Clarkson, 1418 Warson Oaks Court, agreed that the City's communication effort needs to be improved with regard to the St. Matthew's Church property. She thinks

that the community will be better served by single-family dwellings than attached homes which won't promote more families with children. She also worries about how it might affect property values.

Linda Schweigert, 649 Flanders Drive, had a few more comments to add about the St. Matthew's Church property. She expressed to the Board that she trusts them and does not feel the need to come to every meeting to watch them. She depends on them to put the current residents' interests first. The neighboring citizens' property values will be affected by condominiums on the property. The City's property is a great space for the kids to play and they use it. She just asks the Board to consider her situation—she did not choose to have the front of her house facing the Church's property but a condominium development there will devalue her property value.

#### MISC. REPORTS

COLLECTOR—Excused.

BUILDING COMMISSIONER—discussed a summary of the building permits for 2013.

PARK COMMISSIONER—Noted his report (attached).

TENNIS COMMISSIONER—No report other than that he and the Mayor will be meeting with Tim Fischesser regarding application for a parks grant.

CITY ENGINEER (ACTING)—Alderman Dell'Orco reported that he had passed on MoDOT's report on the bridges at Andrew and the park (Swim Club entrance) to KdG for review. Both bridges are structurally sound but may need pavement work on the deck.

CITY ATTORNEY—Work continues with Alderman Bruenning on proposed legislation relating to commercial vehicles in residential districts. Also, the Renewable Energy Systems ordinance will be on the agenda for the March meeting.

TREASURER—No report.

MAYOR—*5/3 Bank*. He is still trying to get a meeting with 5/3 Bank to understand the status and plans for the vacant property on Manchester that the bank owns.

*Employee Benefits*. The Mayor reported that the employee benefit plan was up for renewal. After explaining the terms of the proposed renewal, the Mayor asked that the Board approve the renewal as recommended by the City's employee benefits plan administrator.

Alderwoman Pohl, seconded by Alderman Dell'Orco, moved that the employee insurance plan be renewed as recommended by the City's employee benefits plan

administrator. On voice vote, the motion was announced passed and the renewal approved.

*Snow Removal.* The Mayor provided an update on snow removal and the status of the City's salt reserves. The City has used more than 65 tons of salt this winter season and has more being delivered soon. There were 42 hours spent by employees related to snow and ice removal or salting—26 of those hours were overtime. The contract for snow plowing is up after this season and the City will be going out to bid. The City has spent \$12,894 so far this season which is higher than the last couple of years but only about half of the costs that the City incurred when it completely contracted for snow removal (which averaged about \$25,000/yr. in cost).

*City-County Reunification.* The Mayor will keep the Board informed as to any news relating to the study of the City-County reunification being undertaken by Better Together.

*Solid Waste Containers.* IESI, the City's residential solid waste hauler, will replace the large trash cans with 65 gallon cans for those who wish to switch. Citizens can contact IESI.

*St. Louis Bread Company.* The St. Louis Bread Company restaurant is being relocated to the Schnucks parking lot at 10233 Manchester Road. The new facility will replace the company's existing restaurant at 10312 Manchester Road, in Greentree Center. The City of Kirkwood has given its approval.

#### OLD BUSINESS

##### A. Update of St. Matthew's Property

Alderman Newman reported that Streiler Planning is beginning its process. The Board discussed that in light of comments at the meeting, the Planning firm will be asked to expand its group of persons for beginning discussions. The City will also ask for help with better communication of all that is going on with the comprehensive plan review.

##### B. Miscellaneous Old Business

#### NEW BUSINESS

##### A. Discussion of Glendale Proposal for Extension of Fire Services Agreement.

The Board discussed the proposed agreement and directed the City Attorney to communicate to the City of Glendale that the Board does not have a problem with adding the words "directly or through a contract with one or more entities" before the description of other law enforcement services Glendale provides in paragraph 7, but Warson Woods would like either (a) some input in any decision to make

any changes to the physical location of the dispatching/hold-over cell or (b) the ability to sever those services without negating the contract for fire services. Furthermore, the Board is agreeable to the addition of the new paragraph 11 (relating to termination of the agreement if “Glendale stops providing firefighting services and emergency medical technician services within the City of Glendale or the City of Glendale Fire Department ceases to operate as a separate municipal fire department...”), provided that Warson Woods receive some reasonable prior notice if not joint discussions prior to any such decision. This would allow the City to make alternative plans for fire services. The agreement should provide for notice at least ninety days in advance of any termination of fire protection services.

**B. MISC. NEW BUSINESS**

Alderman Gosh reported a public safety issue related to the newly relocated “service” entrance for Glendale Chrysler Jeep that aligns closely with the entrance at Bennett and causes confusion as cars attempt to turn in the dealership while others are turning off of Bennett on to Manchester.

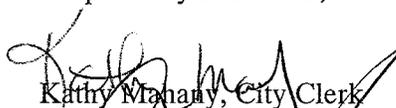
Aldermen Wittich voiced concern over the quality of snow removal this year.

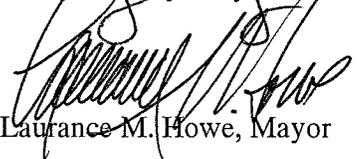
The Chief introduced P.O. Lawson who demonstrated for the Board the newly designed City website that he had created. The Board was pleased with the result and noted that website needed to be updated. The Board thanked Officer Lawson for all of his hard work and looked forward to launching the new website soon with final revisions or comments being supplied by the Board.

**Adjournment**

Alderman Wittich moved, seconded by Alderman Dell’Orco, the meeting be adjourned. On Voice Vote, the motion was unanimously approved. The meeting closed at 8:50 P.M.

Respectfully submitted,

  
Kathy Mahany, City Clerk

  
Laurance M. Howe, Mayor