

**REGULAR MEETING OF THE BOARD OF ALDERMEN**  
**November 18, 2014**

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

Mayor Larry Howe  
Gordon Gosh  
Mike Dell'Orco  
Mark Thompson  
George Bruenning  
Jim Newman  
Debbie Pentland  
Mark Wittich

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

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

**MINUTES**

**REGULAR BOARD MEETING—October 21, 2014**

Alderman Bruenning moved, seconded by Alderwoman Pentland that the Minutes of October 21st be accepted as submitted. On Voice Vote, the motion was unanimously approved.

**EXECUTIVE SESSION—October 21, 2014**

Alderman Wittich moved, seconded by Alderman Luisetti, that the Executive Session Minutes of October 21st be accepted as submitted. On Voice Vote, the motion was unanimously approved.

**TREASURER'S REPORT—October 2014**

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

## BILLS & RECURRING DISBURSEMENTS WITH ADDENDUM TO BE APPROVED

Alderman Pentland, seconded by Alderman Gosh, 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—

Dave Shilling, 1665 Calais Ct. discussed the proposed cell tower and its proposed location.

## MISC. REPORTS

COLLECTOR—Kathy Mahany, nothing to report.

BUILDING COMMISSIONER—Dan Wilson, stated he processed 3 permits during the month, all room additions. Next he said he processed 2 commercial sign permits and lastly he said there is the potential for a P&Z meeting request from someone that would like to make a specialty self-storage facility out of the old Tuesday Morning space. At this time the Mayor asked Dan about the sign in front of our location. Dan said he approved the permit application about two weeks ago and the building owner is in the process of installing a new sign.

PARK COMMISSIONER—Gordon Gosh, submitted the attached report.

TENNIS COMMISSIONER—Mark Boland, said they have submitted the Grant application to the Commission and are waiting to hear back. There should be an answer in December. A short discussion was held between the Board and Carl Schenk about changes that were made to the grant application at the request of the Grant Commission.

CITY ENGINEER (ACTING)—Mike Dell'Orco, stated that the street project was not yet complete. There was additional concrete work done on Meadow Creek and Rampart where defective slabs were taken out and new slabs were poured. Those slabs need to be sealed. In addition MSD has some sealing to finish on slabs they replaced. He then said the MSD Storm Sewer project is out for bid and he expects a meeting this spring with the City, MSD and the contractor, possibly as early as March.

CITY ATTORNEY—Paul Rost, stated that Glendale just finished a study on their Police & Fire dispatching (which Warson Woods also uses). He said Glendale decided to keep their dispatchers for the time being and not contract it out. He then stated that the Fire Department will go with St. Louis County Central Fire Dispatching in 2016 when they have it up and running. It may cost the City more if the Glendale costs go up.

TREASURER—Bill O’Neil, said he is waiting for the Audit Report to come back from our Auditors, Hochschild Bloom & Company. He expects the City should receive it between now the December Board meeting.

MAYOR—Larry Howe, nothing to report.

## OLD BUSINESS

A. Update on St. Matthew’s Property – Alderman Newman informed everyone that the City has had no communication with Grace Church of Kirkwood (property owners of St. Matthews) during the month. He went on to say that the property has been listed as for sale but he does not know the asking price.

B. Update on Proposed Cell Tower – The Mayor asked the City Attorney to update the Board on the status of the exploratory discussions as authorized at the last meeting with TowerCo about its proposal to place a cell tower in Royal Oaks Park. The City Attorney informed the Board that, although conversations had just begun, TowerCo’s opening offer was in fact its “final offer” of financial terms to the City. The terms were as follows:

- Monthly ground rent (initial term): \$1,200.00
- Rent increase escalator (at the end of each 5-year term): 10%
- Revenue Share per Co-locator added to the tower: \$300.00

TowerCo’s representative had confirmed that these were the highest TowerCo was willing to pay as rental of the park property and that if not agreeable to the City then TowerCo would cease lease negotiations with the City of Warson Woods and look elsewhere.

The Board discussed, among other things, the fact that they had not yet even discussed the feasibility, desirability and safety of having the tower in the Park but had only wanted to see if the financial aspect was even viable given that this would be located in park space near the pool and playground. More public input would have been sought even if financial terms would have been acceptable. After discussion, the Mayor expressed the Board consensus that because the proposed terms were not acceptable and because TowerCo had left no room for further discussions of financial terms, there was no reason to more fully discuss proposed economic advantages or further investigate public sentiment, aesthetic/planning concerns or environmental issues.

C. Misc. Old Business—Nothing to discuss.

NEW BUSINESS

A. Bill No. 1598 AN ORDINANCE ADOPTING THE 2014 FEMA FLOODPLAIN MAP.  
After being read two times by title only, Alderman Dell’Orco moved, seconded by Alderwoman Pentland, that Bill 1598 be approved.

The Board discussed the ordinance.  
By Roll Call, the Vote was as follows:

	Ayes	Nays	Abstain	Not Present
Dell’Orco	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Bruenning	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Gosh	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Luisetti	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Newman	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Pentland	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Thompson	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Wittich	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>

It was announced that the motion passed (8–0) and Bill No. 1598 becomes Ordinance No. 1544.

B. Bill No. 1602 AN ORDINANCE PROVIDING FOR THE HOLDING OF THE GENERAL MUNICIPAL ELECTION APRIL 7, 2015.

After being read two times by title only, Alderman Gosh moved, seconded by Alderman Wittich, that Bill 1601 be approved.

The Board discussed the ordinance.

By Roll Call, the Vote was as follows:

	Ayes	Nays	Abstain	Not Present
Wittich	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Dell’Orco	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Gosh	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Luisetti	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Newman	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Pentland	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Thompson	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>

Bruenning

            
      X        
          

It was announced that the motion passed (6-0) and Bill No. 1602 becomes Ordinance No. 1545.

C. Bill No. 1603 AN ORDINANCE ENTERING INTO A TWO YEAR LEASE AGREEMENT WITH BREIHAN PROPERTIES FOR CITY HALL SPACE.

After being read two times by title only, Alderman Newman moved, seconded by Alderman Dell’Orco that Bill 1603 be discussed. After discussion Alderman Newman moved, seconded by Alderman Thompson that Bill 1603 be postponed so further lease agreement options may be explored.

D. Resolution No. 11182014 Entering into a Contract with Big Bend Landscaping for Snow Removal Services. Introduced by Alderman Wittich. After a lengthy discussion Alderman Wittich moved, seconded by Alderman Dell’Orco to enter into a Contract with Big Bend Landscaping. Upon voice vote the motion was unanimously approved.

E. Request for a 2014-2015 Liquor License for Hollyberry Catering. Alderman Thompson moved, seconded by Alderman Bruenning that the liquor license be approved. Upon voice vote the request was approved.

NEW BUSINESS Cont.

F. Misc. New Business.—Alderman Dell’Orco thanked everyone who helped with building the salt shed. Alderman Wittich then stated it was almost finished and said he will have a report on the cost of the project next month.

Alderman Luisetti informed every one of the passing of Mrs. Carol Hand. She was the wife of a former Warson Woods Alderman and State Representative. He also mentioned that the family lived in Warson Woods for more than 40 years.

Alderman Newman then reminded everyone that the “Trot thru the Woods” will take place the Saturday following Thanksgiving, November 29<sup>th</sup>. He also reminded everyone that the funds raised at this year’s event will be donated back to the City. Lastly he said even if you don’t run please sign up.

EXCUTIVE (CLOSED) SESSION—Pertaining to the following: Legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorney (610.021(1)); leasing, purchasing or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor (610.021(2)); hiring, firing, disciplining or promoting employees (610.021(3)).

Alderman Bruenning made a motion to enter into closed session for the purposes of discussing legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorney (610.021(1)) and leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor (610.021(2)); hiring, firing disciplining or promoting employees ((610.021(3)). Alderwoman Gosh seconded the motion.

By Roll Call, the Vote was as follows:

	Ayes	Nays	Abstain	Not Present
Dell’Orco	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Bruenning	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Gosh	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Luisetti	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Newman	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Pentland	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Thompson	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Wittich	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>

**ADJOURNMENT**

Alderman Thompson moved, seconded by Alderman Wittich, the meeting be adjourned. On Voice Vote, the motion was unanimously approved. The meeting closed at 8:25 P.M.

Respectfully submitted,

Kathy Mahany, City Clerk

Laurance M. Howe, Mayor