

REGULAR MEETING OF THE BOARD OF ALDERMEN
February 16, 2015

The Regular Meeting of the Board of Aldermen of the City of Warson Woods was held on Monday, February 16, 2015, 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
Jim Newman
George Bruenning
Charles Luisetti
Mark Wittich
Debbie Pentland

Also present were City Attorney Paul Rost, Treasurer Jim Malik, Mark Boland, Tennis Commissioner, Police Chief Robert Stanczak, and City Clerk Kathy Mahany. Mayor Howe called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Alderman Dell'Orco moved, seconded by Alderman Wittich, to move "X Old Business, A. Discussion of the Purchase of St. Matthew's Property to after VII January Reports Glendale Fire and Warson Woods Police" and amend it to include Royal Oaks /Memorial Parks. On Voice Vote the motion was unanimously approved.

Swearing in of James Malik as Treasurer

At this time Mayor Howe swore in James Malik as Treasurer.

MINUTES

REGULAR BOARD MEETING—January 20, 2015

Alderman Pentland moved, seconded by Alderman Dell'Orco that the Minutes of January 20th be accepted as submitted. On Voice Vote, the motion was unanimously approved.

EXECUTIVE SESSION—January 20, 2015

Alderman Wittich moved, seconded by Alderman Bruenning that the Executive Session Minutes of January 20th be accepted as submitted. On Voice Vote, the motion was unanimously approved.

SPECIAL MEETING—February 5, 2015

Alderman Thompson moved, seconded by Alderwoman Pentland that the Special Meeting Minutes of February 5th be accepted as submitted. On Voice Vote, the motion was unanimously approved.

EXECUTIVE SESSION OF THE SPECIAL MEETING—February 5, 2015

Alderman Gosh moved, seconded by Alderman Dell'Orco that the Executive Session of the Special Meeting Minutes of February 5th be accepted as submitted. On Voice Vote, the motion was unanimously approved.

PUBLIC SAFETY MEETING—February 12, 2015

Alderman Wittich moved, seconded by Alderman Dell'Orco that the Public Safety Meeting Minutes of February 12th be accepted as submitted. On Voice Vote, the motion was unanimously approved.

TREASURER'S REPORT—January 2015

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 Wittich, 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.

OLD BUSINESS

Discussion of the Purchase of the St. Matthew's Property and improvements to Royal Oaks Park. At this time Mayor Howe informed everyone that the City has been awarded a Grant from the St. Louis County Municipal League Park Grant Commission do renovations in Royal Oaks Park including adding a pavilion and restrooms and to completely renovate the tennis courts. Mr. Carl Schenk was then recognized and thanked for all his work putting the grant application together. Alderman Dell'Orco gave a Power Point presentation on what will be happening in the Park and a timeline on the work.

Next Mayor Howe gave a Power Point presentation on what the City has been doing regarding Purchasing the former St. Matthew's Church land. Following his presentation a long discussion was held.

The topics covered were the following:

The types of financing that might be available, having the property donated to the City by the church, how the property would be used, keeping the current building and refurbishing it to tearing the building down and cost of both, that the property is tax exempt, how much time the

City has to act on the “right of first refusal”, what is the vision for the future of the property, is the decision being made tonight, Dierberg’s part in helping the city financially through the taxes it collects, effect on City if Dierberg’s were to close, developing any other lots the City owns (specifically part of Dreher Park) would destroy the character of the City, whether Dreher Park could be sold if it was possibly donated to the City for park purposes, opposition to sale of any portion of Dreher Park, the value of the trees-green space, usage of the current parks, division of the community, having homes built on the property, if the City purchases it now and funds run low selling the property in the future, the recently passed park and storm water tax, spending one million dollars for three acres of grass, whether park property could be sold, children in area being upset about possible sale of land (Dreher), possibility of partnering with Rohan Woods School to purchase the property, City’s financial strength, revenues dedicated strictly for parks, and residents urging the Board to go forward with the purchase of the land.

The following residents spoke:

Beth Gore, 8 Ridgeline; May Reay, 1116 Warson Woods Drive-1125 Dunwoody Drive; Denny Coleman, 1170 Warson Woods Drive; Jim Glauber, 1556 Renderer Drive; Pat Flood, 402 Flanders Drive; Rob Rose, 1129 Dunwoody; Mary Sullivan, 735 Havenwood Circle Drive; Mark Roth, 1660 Forest View; John Gore, 8 Ridgeline; Frank Kaveney, 1301 Geders Lane; Alex Bean, 10 Ridgeline; Clark Thomas, 758 Havenwood Circle Drive; Bryce Roderick, 815 Havenwood Circle Drive; Andy Corley, 759 Havenwood Circle Drive; Joe Schweppe, 1110 Timberlane; Jim Lewis, 1604 Daulphine Lane; Chip Reay, 1116 Warson Woods Drive-1125 Dunwoody; Gerry Fuess, 1111 Dunwoody; Bonnie Coleman; 1170 Warson Woods Drive; John Gore,8 Ridgeline; John Gazzoli, 5 Ridgeline; Wm. Schilpzand, 1617 Andrew Drive; Linda Schweigert, 649 Flanders; Jack Wingbermuehl, 1237 Warson Woods Drive; Peggy Fonke, 379 Rue Renee; Sherri Bussmann, 1122 Warson Woods Drive; Kevin Davidson, 1480 Forest View ; Dave Shilling, 1455 Calais Court; Lou Garesche, 12 Ridgeline; John Fonke, 379 Rue Renee; Paul Bussmann, 1122 Warson Woods Drive; Doris George, 800 Edlin; and Carl Schenck, 810 Rolfe Drive.

After hearing from the residents, Alderman Dell’Orco moved, seconded by Alderman Thompson to Exercise the City’s First Right of Refusal under the terms submitted to the City (on December 30, 2014) and negotiate with Grace Lutheran Church to purchase the property. The Board then discussed the pros and cons of the City purchasing the property. On Voice Vote, the Motion was Unanimously Approved.

At this time the Mayor called for a short break and the meeting stopped at 9:10 p.m.
The Meeting reopened at 9:24 p.m.

PETITIONS, REQUESTS AND COMPLAINTS—No Action Required MISC. REPORTS

COLLECTOR—Kathy Mahany, nothing to report.

BUILDING COMMISSIONER—Dan Wilson was excused.

PARK COMMISSIONER—Gordon Gosh, submitted the attached report. He then informed everyone that Arbor Day will not be sponsored by the Arbor Day Association this year. He went on to say Warson Woods will still hold Arbor Day ceremonies with both Rohan Woods School and Ste. Genevieve School. They will take place either April 10th or 17th.

TENNIS COMMISSONER—Mark Boland had to leave the meeting and was excused.

CITY ENGINEER (ACTING)—Mike Dell’Orco, reported that he was notified by e-mail that MSD’s storm water project, installing sewers in various locations in Ward 1, was awarded to Fred M. Luth Construction at a cost of \$475,000.00 and another 215,000.00 for utility relocation. There will be community meetings the last two weeks of March on Monday thru Thursday evenings. He also stated that MSD has estimated it will take 240 days for the construction.

CITY ATTORNEY—Paul Rost stated in the absence of the Building Commissioner, he and Dan Wilson received applications to amend the commercial use to include wine cellar storage. Capitol Land is requesting the change as they have a client that wants to lease the space formerly occupied by Tuesday Morning for a climate controlled environment for wine storage. He said there will be a P&Z meeting for approval and then it will be brought to the Board for final approval.

TREASURER—Former Treasurer Bill O’Neil submitted the attached memo as his comments on the 2013/2014 annual audit.

MAYOR—Larry Howe, said he contacted Mike McKeon, the part time summer help person, to see if he would be coming back this year. Mike told him he would be back and his availability would be the end of May through July.

OLD BUSINESS

A. Update on St. Matthew’s Property – Discussion held earlier.

B. Misc. Old Business—Nothing to report.

NEW BUSINESS

A. Acceptance of the 2013-2014 Audit Report. Alderman Gosh moved, seconded by Alderman Dell’Orco to accept the 2013-2014 Audit Report and include the memo form Bill O’Neil. On Voice Vote the motion was unanimously approved.

B. Resolution No. 2162015-A Accepting the Recommendation of the Insurance Consultant to Accept the Plan for Employee Health Insurance for 2015-2015. Alderman Luisetti moved, seconded by Alderman Newman to accept the recommendation from the Insurance Consultant for the Employees Health Insurance. On Voice Vote, the motion was unanimously approved.

C. Resolution No. 2162015 Authorizing the Mayor to Execute License Agreements to allow Encroachment into City Right-of-Way. Alderman Dell’Orco moved, seconded by Alderwoman Pentland to Allow the Mayor to Execute License Agreements to allow Encroachment into the City Right-of-Way. On Voice Vote, the motion was unanimously approved.

D. Bill No. 1605 AN ORDINANCE AMENDING SECTION 125.320 “COURT COSTS”
 After being read two times by title only, Alderman Gosh moved, seconded by Alderman Dell’Orco, that Bill 1605 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>
Bruening	<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 and Bill No. 1605 becomes Ordinance No. 1548.

E. Resolution 02162015-B Authorizing the Mayor to Enter into a Contract for Financial Advisory Services. Alderman Luisetti moved, seconded by Alderman Thompson to Allow the Mayor to Enter into a Contract for Financial Advisory Services. On Voice Vote, the motion was unanimously approved.

F. Misc. New Business.—Alderwoman Pentland, seconded by Alderman Newman, that a Non-binding Resolution be approved stating that Dreher Park not be any part of the financing for the purchase of St. Matthews’ property and the City does not intend to sell any property on Dunwoody as part of the purchase of the St. Matthews property. A discussion was held and it was decided that an investigation would be made to find out if Dreher Park was or was not donated to the City for park use only. Alderwoman Pentland withdrew her motion pending the outcome of the investigation.

Alderman Luisetti then expressed that he though the presentation which was done earlier this evening was good. He then asked who is going to do the investigating on Dreher Park. He was answered Bonnie Coleman volunteered to do it.

Alderman Thompson said Ameren Missouri sent letters stating tree trimming would be going on. The Mayor then said that Ameren contracts that work out and if you do not want your trees trimmed you can tell the contractor to leave. A short discussion was held regarding the tree trimming. The Mayor then asked the City Clerk to contact Ameren and have them remove a specific tree in Memorial Park which is dead as long as they are in the area and trimming/removing trees.

EXECUTIVE (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 Wittich made a motion to enter into closed session for the purpose of discussion 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 Thompson seconded the motion.

By Roll Call, the Vote was as follows:

	Ayes	Nays	Abstain	Not Present
Wittich	X	_____	_____	_____
Bruenning	X	_____	_____	_____
Gosh	X	_____	_____	_____
Luisetti	X	_____	_____	_____
Newman	X	_____	_____	_____
Pentland	X	_____	_____	_____
Thompson	X	_____	_____	_____
Dell’Orco	X	_____	_____	_____
	_____	_____	_____	_____

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 10:07 P.M.

Respectfully submitted,

Kathy Mahany, City Clerk

Laurance M. Howe, Mayor