

REGULAR MEETING OF THE BOARD OF ALDERMEN

October 15, 2019

The Regular Meeting of the Board of Aldermen of the City of Warson Woods was held on Tuesday, October 15, 2019 at the City Hall, 10015 Manchester Road. Upon roll call, the following members of the Board were reported present:

Larry Howe, Mayor
Jim Newman
Debbie Pentland
Mike Dell'Orco
Dawn Bickford
George Bruenning
Lucy Pfyl
Charles Luisetti

Also present were City Attorney Paul Rost, Treasurer Jim Malik, Building Commissioner Dan Wilson, City Clerk Kathy Mahany, and Chief of Police Bob Stanczak. Mayor Howe called the meeting to order at 7:00 p.m. Alderman Thompson was excused.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – Consideration of the Proposal from Hertz Rent-A-Car and Capitol Land Company to Amend Section 400.020, Section 415.020 & Section 415.250 Pertaining to Permitted Uses and Related Regulations in the “C” Manchester Road Commercial District.

Mayor Howe opened the Public Hearing at 7:02 p.m. At this time Mr. Dan Capps of Capitol Land Company addressed the Board. Mr. Capps began by informing everyone that Hertz-Rent-A-Car has signed a lease agreement with Capitol Land contingent on the City's changing the zoning code to allow an Automotive Retail Agency and after being given a positive recommendation from the Warson Woods P&Z Commission the corporate officers of Hertz had an issue with only being allowed one cargo van on the premise at a time. They would like to change this to up to three cargo vans. They believe the market in this area will want the option of renting cargo vans in the future and Hertz would like to be able to accommodate the public demand. The Mayor explained that the P&Z Commission was very specific in how they recommended the code be changed. After a lengthy discussion between the Board and Mr. Capps, Mayor Howe asked if there were any other questions or comments. Hearing no further comments, Mayor Howe closed the Public Hearing at 7:19 p.m.

APPROVAL of the AGENDA

Alderman Pentland moved, seconded by Alderman Bickford, that the Agenda be approved as submitted. On Voice Vote the motion was unanimously approved.

MINUTES

Regular Board Meeting—September 17, 2019

Executive Session—September 17, 2019

Special Board Meeting—September 27, 2019

Alderman Dell'Orco moved, seconded by Alderman Newman, the minutes be accepted as submitted. Alderman Dell'Orco noted that his name is mistakenly in place of Alderman Newman's name as making a

motion to approve his appointment as acting President of the Board. With this correction, On Voice Vote, the motion was unanimously approved.

TREASURER'S REPORT—September 2019

Alderman Luisetti moved, seconded by Alderman Dell'Orco, that the Treasurer's report be accepted as submitted. On Voice Vote, the motion was unanimously approved.

BILLS & RECURRING DISBURSEMENTS WITH ADDENDUM TO BE APPROVED

Alderman Luisetti moved, seconded by Alderwoman Pentland, that the Bills and Recurring Disbursements, with the Addendum, be approved as submitted. On Voice Vote, the motion was unanimously approved.

GLENDALE FIRE REPORT- September 2019 – No action required.

WARSON WOODS POLICE REPORT-September 2019—No action required.

PETITIONS, REQUESTS AND COMPLAINTS

Mr. Amos Goldkamp, 1640 Andrew Dr., addressed the Board. He said that he is interested in raising chickens for eggs and it is his understanding that the City does not allow raising chickens at this time. The Mayor said he is correct, under the animal regulations portion of the code, raising chickens is not allowed at this time. He went on to say that if he would like, he could work with someone to possibly change the current animal regulations code to allow chickens. After a short discussion, Alderwoman Pentland said she would be happy to work with Mr. Goldkamp.

MISC. REPORTS.

COLLECTOR—Kathy Mahany, no report.

BUILDING COMMISSIONER—Dan Wilson commented on several items.

- 1) 850 Rolfe has had a problem with downspout and sub-pump discharging in the front corner of the driveway. The discharge has been relocated to the back yard and this should resolve the situation.
- 2) 1410 Jamaica Ct. is in the process of installing a swimming pool. They are also going to be installing a fence. Their preferred placement of the fence is not permitted by our code. He, the Building Commissioner, will have to deny their request and he believes the residents will be asking for a Board of Adjustment Hearing.
- 3) Regarding the pergola that was installed by J. Greene's Restaurant, Mr. Wilson has received the information he requested from Jason Greene and he will be contacting his counterpart in the St. Louis County Public Works Department to try and explain the situation.
- 4) At this time the new Goldfish Swim School is looking at a December 2019 opening.
- 5) The proposed Hertz Rent-A-Car has not submitted anything to date regarding office space modifications.
- 6) There is an empty lot on Dunwoody that is overgrown. He has been trying to contact the owner to have them clean it up. The owner has been issued a summons.

Alderman Luisetti asked what was wrong with the new pergola that J. Greene's installed. Dan said nothing. They forgot to get a permit and he does not want the County to make them remove it because they did not get permits. That is why he will contact them on behalf of J. Greene's.

Alderman Newman asked Dan if there is any new developments regarding an access issue on Andrew Dr. Dan said there was but he has not heard anything for several weeks. The project is underway but moving slowly.

PARK COMMISSIONER—Vacant at this time.

CITY ENGINEER (ACTING)—Mike Dell’Orco stated he had a meeting on Monday with representatives from MO-American Water Company regarding the workmanship of the contractors who did the street reconstruction in Ward 2 after the upgrades were done by Mo-American earlier this year. The City would like to use our own contractor to remove and repair the affected areas. This may take place prior to our next meeting. Lastly he said there is a crack on one half of the new slab on the Dearborn Bridge. He wants the contractor to repair this while they are doing the repairs in Ward 2.

CITY ATTORNEY—Paul Rost, no report.

TREASURER—Jim Malik said he will have a report regarding the 2018-2019 Audit at the meeting next month.

MAYOR—Larry Howe had no report at this time.

OLD BUSINESS

A. Misc. Old Business

At this time the Mayor asked if anyone would be interested in being the Park Commissioner. Alderman Newman suggested that Mr. Gosh be appointed Park Commissioner. The Mayor asked if anyone had any comments. Hearing none he stated he will call Mr. Gosh and ask if he is interested in the position.

The City Clerk reminded the Board that the P&Z Commission is short 2 members.

NEW BUSINESS

- A. An Ordinance Amending the 2018-2019 Fiscal Budget. Bill No 1684. After being read two times by title only, Alderman Luisetti moved, seconded by Alderwoman Pfyl, to amend the 2018-2019 Budget and Bill No. 1684 becomes Ordinance No. 1627. On Roll call the Vote was as follows:**

	Ayes	Nays	Abstain	Not Present
Pfyl	<u> X </u>	_____	_____	_____
Luisetti	<u> X </u>	_____	_____	_____
Newman	<u> X </u>	_____	_____	_____
Pentland	<u> X </u>	_____	_____	_____
Bruenning	<u> X </u>	_____	_____	_____
Thompson	_____	_____	_____	<u> X </u>
Bickford	<u> X </u>	_____	_____	_____
Dell’Orco	<u> X </u>	_____	_____	_____

The Ordinance was announced passed 7-0

- B. An Ordinance Amending Section 400.020. Section 415.020 & Section 415.250 Pertaining to Permitted Uses and Related Regulations in the “C” Manchester Road Commercial Zoning District. Bill 1685. After being read two times by title only, Alderman Dell’Orco moved,**

seconded by Alderwoman Pentland, a short discussion took place between the Board and Mr. Dan Capps regarding advertising and the number of cargo vans allowed on the lot at one time. Bill No.1685 becomes Ordinance No. 1628.

By Roll Call the Vote was as follows.

	Ayes	Nays	Abstain	Not Present
Pentland	<u>X</u>	_____	_____	_____
Luisetti	<u>X</u>	_____	_____	_____
Newman	<u>X</u>	_____	_____	_____
Bickford	<u>X</u>	_____	_____	_____
Bruenning	<u>X</u>	_____	_____	_____
Thompson	_____	_____	_____	<u>X</u>
Pfyl	<u>X</u>	_____	_____	_____
Dell'Orco	<u>X</u>	_____	_____	_____

The Ordinance was announced Passed 7-0

- C. An Ordinance Amending the Site Development Plan for the Warson Woods Shopping Center to Allow an Automotive Rental Agency. Bill No. 1686. After being read two times by title only, Alderman Dell'Orco moved, seconded by Alderman Bruenning, that Bill NO. 1686 becomes Ordinance No. 1629.

By Roll Call the Vote was as follows:

	Ayes	Nays	Abstain	Not Present
Thompson	_____	_____	_____	<u>X</u>
Newman	<u>X</u>	_____	_____	_____
Pentland	<u>X</u>	_____	_____	_____
Bickford	<u>X</u>	_____	_____	_____
Bruenning	<u>X</u>	_____	_____	_____
Luisetti	<u>X</u>	_____	_____	_____
Pfyl	<u>X</u>	_____	_____	_____
Dell'Orco	<u>X</u>	_____	_____	_____

The Ordinance was announced Passed 7-0

- D. Acceptance of the 2018-2019 Draft Audit was moved to the November Regular Board Meeting.
- E. Discussion of the Social Media Policy has been moved to the November Regular Board Meeting.
- F. 2019 Fall Festival Report.
The Mayor stated it was a great time and came in under budget.
- G. Discussion of the designation of former St. Matt's Property as a city park.
No action took place.
- H. Misc. New Business
Nothing to report.

ADJOURNMENT

Alderman Luisetti moved, seconded by Alderman Pfyl, the meeting be adjourned. On Voice Vote, the motion was unanimously approved. The meeting closed at 8:03 p.m.

Respectfully submitted,

Kathy Mahany, City Clerk

Laurance M. Howe, Mayor