

REGULAR MEETING OF THE BOARD OF ALDERMEN
December 20, 2016

The Regular Meeting of the Board of Aldermen of the City of Warson Woods was held on Tuesday, December 20, 2016, at the City Hall, 10015 Manchester Road. Upon roll call, the following members of the Board were reported present:

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

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING—Amendment of the City of Warson Woods Land Use Code, Title IV, Chapter 415 to allow for certain encroachments into the front yard setbacks by open porches. Amendment of the City of Warson Woods Land Use Code Title IV, Chapters 400 and 415 to create certain new definitions and amending and adding new regulations pertaining to Sheds and Accessory Storage Units.

Mayor Howe opened the Public Hearing at 7:02 p.m. by explaining the reasons for the Amendments. He then suggested table Bill 1640 to the January 17, 2017 Regular Board Meeting so more discussion could take place with the P&Z Commission and the Board of Adjustment Commission. He asked if anyone in the audience had any comments or questions regarding the recommendation.

Hearing none, he closed the Public Hearing at 7:05 p.m.

APPROVAL OF AGENDA

Alderman Gosh moved, seconded by Alderman Wittich, that the Agenda be approved and Bill 1640 will be tabled to January 17, 2017. On Voice Vote the motion was unanimously approved.

MINUTES

Regular Board Meeting—October 18, 2016

Executive Session—October 18, 2016

P&Z with Board of Adjustment—October 24, 2016

P&Z Meeting—November 13, 2016

Alderman Pentland moved, seconded by Alderman Newman that all the minutes be accepted with the correction of changing “stripping” to “striping” under the Acting City Engineer comments. On Voice Vote, the motion was unanimously approved.

TREASURER’S REPORT—November 2016

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

GLENDALE FIRE REPORT- November 2016 – No action required

WARSON WOODS POLICE REPORT-November 2016 – No action required

PETITIONS, REQUESTS AND COMPLAINTS

Former Alderwoman Judy Pohl, 1422 Andrew Dr., addressed the Board. She stated that she wanted it on record that she is unhappy about no action being taken on making the railing on the new Dearborn Bridge safer. She noted that it is fine for automobiles but in her opinion, it is not safe for pedestrians, bikers or children playing in the area. Alderwoman Pentland stated she too is concerned about the safety of the railings. A lengthy discussion ensued with the outcome being that the Public Safety and Public Works Committees will discuss the railing during their next meetings. The Mayor stated the City is concerned about the children’s safety throughout the entire City. He then asked former Alderwoman Pohl and current Alderwoman Pentland to look around the City for any other areas that may be unsafe for children and to please have suggestions on how these areas may be made safer and how to fund whatever changes require maintenance and or materials. Former Alderwoman Pohl said she would do so.

MISC. REPORTS

COLLECTOR—No report.

BUILDING COMMISSIONER—Dan Wilson reported on one item. He said that he denied a zoning application for 1476 Dearborn in November due to the building setbacks. He said the plans that were submitted were signed and sealed by a licensed engineer. The property owners then requested a Board of Adjustment Hearing. The information that was supplied

to the Board of Adjustment was insufficient. The outcome of that hearing was a request for a continuation in December so they could get a complete packet to the members of the Board of Adjustment. The continuation was granted. In the meantime a revised set of plans with a different boundary survey was submitted to the Building Commissioner. And the contractor informed the City that they no longer wanted the continuation of the Board of Adjustment Hearing. Dan then reviewed the boundary survey and discovered that the original signed and sealed site plan was significantly different. This discovery may be worthy of reporting to the Missouri Board of Registration for Professional Engineers, Architects, Professional Surveyors and Landscape Architects. The original submission was not a boundary survey. It was taken off the St. Louis County web site that clearly states not to be used in place of the Boundary Survey. He will have a recommendation after Christmas. A discussion followed between Dan, the Board and Barb Wittich, Chair of the Board of Adjustment.

PARK COMMISSIONER (ACTING)—Gordon Gosh, submitted the attached report. He then stated he is working on the Tree City USA Application which is due at the end of the year,

Alderman Newman asked how many years has Warson Woods been a Tree City. Alderman Gosh answered this will be the 27th.

TENNIS COMMISSIONER—Mark Boland, stated that the “Tennis Only” signs are now up. The Mayor asked if he had any feedback from anyone about the new courts and pavilion. Mr. Boland said only positive feedback.

CITY ENGINEER (ACTING)—Mike Dell’Orco, reported on several items. First, the Royal Oak Park parking lot has been paved and striped. There were some unseen problems with the bridge that had to be fixed so there was a \$4,000.00 overage on the project but it had to be done correctly. The overage is less than 5% of the total cost of the project. Second, they are working on the warrantee work on the override switch and the bathroom heaters. Alderman Luisetti asked if the project is completely paid for. Alderman Dell’Orco answered yes it is.

Third MOAM Water Company will be applying for building permits. They want to install equipment so they can do wireless meter reading. The tower will go in at Manchester and Andrew Dr. Where the old tornado siren was. Forth, he has been in touch with MSD regarding the gabion wall in the creek. MSD was scheduled to come out a preform maintenance on the wall in December, now it looks like it will be January. Alderman Luisetti then asked what is going on with the plans for resurfacing Warson Woods drive. Alderman Dell’Orco said KDG has submitted options and once the option is picked they will have a better timeline for doing the work.

CITY ATTORNEY—Paul Rost no report

TREASURER—Jim Malik reported that he has been in contact with HBC, our accounting firm, regarding the Audit. They had some discussion regarding the cost and funding of

Royal Oak Park. The Grant, the purchase of St. Matt’s church, the Bond Issuance and moving money into the General Fund. Both he and HBC are satisfied with the Audit.

MAYOR—Larry Howe asked if the City has heard from the representative from Auto Zone. The City Clerk answered yes, Auto Zone’s rep was asking how many copies of their submittal the City required. The call was last Thursday or Friday. The City Attorney then said he and the Building Commissioner had a conversation regarding the 30 foot cross access easement on the parking lot. Next Mayor Howe reported that 1432 Frontenay Court has been making progress. With the help of his neighbor the yard is getting cleaned up trees and limbs have been taken down and since St. Louis County contacted him he is trying to have to car removed from the property. Lastly the Mayor asked what the closing time is for ROP. He was answered it closed at 10:00 p.m. and the Police does enforce it.

OLD BUSINESS

- A. Acceptance of the 2015-2016 Annual Audit.
Alderman Luisetti moved, seconded by Alderman Dell’Orco to accept the 2015-2016 Audit. On Voice Vote the motion was unanimously approved.
- B. Misc. Old Business-Nothing to report.

NEW BUSINESS

- A. An Ordinance Adopting and Enacting a New Chapter 215, Offences, of the Code of Ordinances of the City of Warson Woods, County of St. Louis, State of Missouri; and Providing for the Repeal of Existing Code Chapter 215; and Providing when this Ordinance Shall Become Effective. After being read two times by title only, Alderman Gosh moved, seconded by Alderman Wittich that Bill No 1638 be approved.

By Roll Call the Vote was as follows:

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

The Ordinance was announced passed 7-0.

- B. An Ordinance Amending Warson Woods Municipal Code Sections: 235.020 “Definitions”; “A” and “B” Residents Districts”; 415.020 “Use Regulations-“C” Manchester Road Commercial

District”; and 415.060 “Additional Height, Area Fence and Screen Exceptions;” All Relating to Sheds and Accessory Storage Units. Bill No. 1639. After being read two times by title only, Alderman Thompson moved, seconded by Alderman Dell’Orco that Bill 1639 be approved. A discussion was held between the Board, City Attorney members of the Board of Adjustment Jack Sturm, 1652 Beaucaire and John Pohl, 1422 Andrew Dr.

By Roll Call the Vote was as follows:

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

The Ordinance was announced passed 7-0.

C. An Ordinance Amending Warson Woods Municipal Code Section 415.030 Pertaining to Height and Area Regulations in the Residential Zoning Districts Bill No. 1640. After being read one time by Title Only Alderman Thompson, Bill 1640 was tabled it to the January 17, 2017 meeting.

D. Resolution Accepting the Revised Personnel Manuel.
Resolution No. 12202016
Alderman Luisetti moved, seconded by Alderman Wittich to accept the revised Employee Manual. A short discussion followed with Alderman Luisetti explaining that the Personnel Manual had not been updated since 2007 and there were recommendations from our insurance consultant recommended updating it. On Voice Vote the motion was unanimously approved.

E. Discussion regarding Employee Long and Short Term Disability Insurance. Mayor Howe explained that since the City only has 8 full time employees now our current carrier, The Standard, as of January 1st will no longer cover the City. It is his recommendation to Have Reliance Standard cover the employees for the Long and Short term Disability insurance. After a short discussion Alderman Dell’Orco moved, seconded by Alderman Wittich to take the Mayors recommendation of Reliance Standard for Long & Short Term Disability Insurance coverage. On Voice Vote, the motion was unanimously approved.

F. Misc. New Business
Alderwoman Pentland informed everyone that Ed Crites son-in-law was killed in Afghanistan in November.

Alderman Luisetti informed everyone that in Steve’s absence the Chief was out salting Dunwoody at a resident’s request.

Chief Stanczak stated that it is Officer Brock’s anniversary and he received a good evaluation report. Chief Stanczak asked to raise Officer Brock’s salary from Step 1 to Step 2. Alderman Dell’Orco moved, seconded by Alderman Newman to raise Officer Brock’s salary to step 2. On Voice Vote the motion was unanimously approved.

EXECUTIVE (CLOSED) SESSION—Pertaining to the following: Legal actions, causes of action, litigation or privileged communication between the City’s representatives and its attorney (610.021(1)); hiring, firing, disciplining or promoting employees (610.021 (3)).

Alderman Wittich made a motion to enter into closed session for the purposes of discussion legal actions, causes of action, litigation or privileged communication between the City’s representatives and its attorney (610.021(1)); hiring, firing, disciplining or promoting employees (610.021 (3)). Alderman Dell’Orco seconded the motion.

By Roll Call the Vote was as follows:

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

The meeting re-opened at 8:43 p.m.

ADJOURNMENT

Alderman Wittich moved, seconded by Alderman Luisetti, the meeting be adjourned. On Voice Vote, the motion was unanimously approved. The meeting closed at 8:54 p.m.

Respectfully submitted,

Kathy Mahany, City Clerk

Laurance M. Howe, Mayor