

CITY OF WEBSTER GROVES
October 1, 2019

The City Council met this date in a regular session in the Council Chambers at City Hall at #4 E. Lockwood at 7:44 p.m.

Present at Roll Call: Mayor Gerry Welch
Councilmember Frank Janoski
Councilmember Bud Bellomo
Councilmember Laura Arnold
Councilmember Pam Bliss
Councilmember David Franklin
Councilmember Emerson Smith

A quorum was present.

Also present: Mr. Steve Wylie, City Manager
Mr. Neil Bruntrager, City Attorney
Ms. Katie Nakazono, City Clerk

REMARKS OF VISITORS

Patrick Lee, 429 Greeley Ave., WG Climate Action, stated that he is here as one of many concerned students here to combat climate change in our community and beyond. While the City of Webster Groves can only do so much, we are here to urge that it aggressively pursues environmentally friendly policies. We are here today to renew our call for our esteemed Mayor Welch to join Climate Mayors. We are not just here to request change, we are here to make it. While our walkout may have been temporary, we are not.

Grace Gericke, 735 Eunice, WG Climate Action, thanked the City Council for the opportunity to share her thoughts. We are here tonight to discuss the climate crisis. We know the only place to start is within our own community. We would like to propose the creation of a committee to bridge the ideas of the community and the student body. We have so many ideas but we can't act alone. We ask you to acknowledge the urgency.

Ashley Cimarolli, 350 Spring Ave., stated that the Climate Action Group walked out recently to call attention to the issue of climate change. We are here now to make sure this action is noted by all of you. This is definitely not the last time you will be hearing from us. We would also like to extend a thank you to Mayor Welch and Councilmember Arnold for receiving us so graciously at the walkout. We look forward to working with you again.

Zoe DeLay, 220 Euclid, stated that she wanted to let all of them know how serious they are about this issue. A lot of adults think the things we get mad about are stupid or just because everyone else is. I started the environmental gardening club at the high school. We can't actually make the City have a big impact on global warming but we are grateful to you for listening to us.

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Mayor Welch stated that all they need to do is call and I and other Councilmembers will join you in conversation about trying to find something we can do that would advance your cause. I don't know what that is, you have all kinds of good ideas. Let's see what we can actually do.

Councilmember Bliss stated that she was not able to come to the walkout but is definitely interested in helping.

Dave Buck, 124 S. Elm Ave., read the following statement: "At 66, I am blessed with 6 extraordinary kids and 6 grandkids. Two had birthdays today, October 1, so I have been thinking about kids more than usual today.

Kids are the light and hope of the world. But let's face it - our city is run and influenced by adults. As such, I believe there is a major opportunity to have Webster's kids shine brighter and more hopeful to better advance our little corner of the world forward. Here's why:

- Webster has some distinct segments in our 23,000 total population. For example, 7% are African-American. But did you know that kids 19 and under represent almost 30% of the population and increases to over 33% when you add in college kids 22 and under. A full third of our city's population is our youth!

- These kids are Generation Z, ages 4-22, and nationally they are as large as the Baby Boomers at 74 million. Among other qualities, they are extremely independent; they master and use technology more than anyone on earth; and they are fierce activists for causes such as gun control, the me-too movement, women's reproductive rights, and climate change, such as the recent march by our high school kids to City Hall. Plus, you would be shocked that kids are a major economic force in the products they request and that they spend their own money on.

Do not get me wrong - Webster offers much for kids, like strong families, great schools and churches, the Rec Center and Aquatic Center, city parks, community events, etc., etc., etc.

What I mean is the opportunity to better engage the massive creativity and different thinking of kids for the good of the City Council and city government. Do you know the age that human beings are the most creative in our entire lifetimes? Age 7, 2nd Grade. Councilmember Laura Arnold has an exceptional set of triplets, now 20 and juniors in college, that includes her daughter, Mary, and who, in 1st or 2nd grade, demonstrated such abilities that I continue to think she is the most creative kid I have ever seen.

My point is that the wonder, openness, curiosity and imagination of Kids allows them to see the world differently than we adults do and, thus, they think and create differently than we do. For example, for over 20 years, the City has been interested in building a new boutique hotel so guests no longer have to travel to Kirkwood or Clayton. But we lacked an idea. Until one day, the single best big idea for a new boutique hotel in Webster came from a 5th grader at Bristol, and it was something only a kid could see.

So how can Council better engage kids in the democratic process for the good of the community? A Kid's City Council? Hold Kid Town Hall Meetings? Kids Creativity Sessions? Kid Sounding Board? Even seek out their thinking and creative solutions on difficult issues like pool inclusion issue, racial equity, affordable housing, gun control, strategic planning, etc. I think these kids will surprise all of us.

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Bottom-line, per an earlier email I wrote, kids are the crazy ones and Webster needs their craziness. Because the ones who are crazy enough to think they can change the world are the ones who do. I am asking you to think differently when it comes to our kids. Communities move forward at the speed of trust. Please trust our kids. Believe in them. Invite them in. Give them a chance.

Afterall, it's their city, too.”

Lexie O'Brien, 135 Hammel, stated that she is here to voice support for the Council and community members who are advocating for affordable housing initiatives here in Webster Groves. I want to thank you all for doing that and hope you are working with other organizations across our community like the Equal Housing and Opportunity Council in order to insure we are doing the best practices. I wanted to say from having spoken at the County Council meeting, I heard a number of landlords speak out that they felt it was infringing on their right to rent to whom they wanted to. I did some reading and social security, disability, Section 8, these kinds of aid don't indicate that someone is going to be a bad tenant, and someone's source of income shouldn't prohibit them from applying. Insuring access isn't an infringement on the property rights of the person who owns the property. In Webster Groves, if we are sincere in our desire to foster diversity and inclusion, we must remove barriers to living in our community so we can reach our goals.

NEW BUSINESS – MAYOR, COUNCILMEMBERS, CITY ATTORNEY, CITY MANAGER

No New Business.

NEW BUSINESS

RESOLUTION #2019-46

AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS OF THE CITY OF WEBSTER GROVES, MISSOURI

A motion was made by Councilmember Smith, seconded by Councilmember Janoski, to approve Resolution #2019-46.

Joan Jadali, Director of Finance and Assistant City Manager and Joy Howard, Financial Advisor with WM Financial Strategies, gave a brief presentation. Highlights included:

- This is a ten-year issuance. It would mature in 2029.
- Our first payment of principal would be in 2020.
- Ms. Howard congratulated the City on their rating, a Moody's Aa1, which is one notch short of the highest possible.
- Ms. Jadali stated that the rating reflects a long-term trend of stable financial operations and maintenance of strong operational reserves.
- The factors that could lead to an upgrade or downgrade.
- Interest rate graph.

Ms. Howard stated that they are going to be approving three documents. The resolution of sale, bond compliance policy, and the bond ordinance. There are a lot of blanks in the ordinance as far as interest rates and who the underwriter is, because on the morning of the 15th, we are going to be doing competitive bids. The notice of sale has all the details the bidders have to comply with. They have flexibility in setting the interest rates. We set a maximum interest rate of 3% and a minimum purchase price of 100%.

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Councilmember Bellomo asked if the next step is AAA status. Ms. Jadali stated that she is not sure that is practical. It is not going to get us that much better than we are now as far as rates on our bonds.

Mayor Welch called for the vote on Resolution #2019-46.

MEMBERS VOTING:

AYES: JANOSKI, BELLOMO, ARNOLD, BLISS, FRANKLIN, SMITH, WELCH

NOES: NONE

Mayor Welch stated that Resolution #2019-46 was approved.

RESOLUTION #2019-47

APPROVING A BOND COMPLIANCE POLICY AND PROCEDURE FOR THE CITY OF WEBSTER GROVES, MISSOURI

A motion was made by Councilmember Bliss, seconded by Councilmember Janoski, to approve Resolution #2019-47.

Mayor Welch called for the vote on Resolution #2019-47.

MEMBERS VOTING:

AYES: BELLOMO, ARNOLD, BLISS, FRANKLIN, SMITH, WELCH, JANOSKI

NOES: NONE

Mayor Welch stated that Resolution #2019-47 was approved.

BILL #9088- FIRST AND SECOND READING

Councilmember Bellomo introduced **BILL #9088 ENTITLED: AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF GENERAL OBLIGATION BONDS, SERIES 2019, OF THE CITY OF WEBSTER GROVES, MISSOURI; PRESCRIBING THE FORM AND DETAILS OF SAID BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTOIN THEREWITH**, and at the Councilmember's request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

BILL #9089- FIRST AND SECOND READING

Councilmember Janoski introduced **BILL #9089 ENTITLED: AN ORDINANCE OF THE CITY OF WEBSTER GROVES, MISSOURI, AMENDING CHAPTER 3, ARTICLE 3.135 TO ADJUST THE MINIMUM PURCHASING AMOUNTS THAT TRIGGER MORE FORMAL BIDDING PROCEDURES AND MATTERS RELATED THERETO**, and at the Councilmember's request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

RESOLUTION #2019-48

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES FOR THE CROSSROADS STREETSCAPE PROJECT ON BIG BEND BOULEVARD BETWEEN ELM AVENUE AND GRAY AVENUE

A motion was made by Councilmember Arnold, seconded by Councilmember Janoski, to approve Resolution #2019-48.

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Mara Perry, Director of Planning and Development, gave a brief presentation on the project. They asked that because they didn't receive the funding to have it remain in the CIP to fund an engineering study with the idea that they could do a first phase.

Mayor Welch stated that she was curious about spending money on something that was not going to be funded, but I understand from your comments that they are going to try to do something. Ms. Perry stated that they do have the amount in the CIP that was going to be our matching. They believe with that amount and phasing, that it could do the bump-outs, and then if we could work with County and figure out some other funding.

Councilmember Bliss asked when the last time was that there was improvement in the stretch. Ms. Perry stated that when the sidewalks get damaged, County just takes asphalt and puts black asphalt into the curbs. We asked permission for our Public Works department to make improvements. That was probably the last that was done. It is a patchwork and it isn't beautiful, but it is better than it was.

Councilmember Bliss stated that her observation is that a lot of the businesses have improved their buildings, so this seems a logical next step.

Mayor Welch stated that years ago we looked at a larger scale. This does not go east of Big Bend, you have the Schnucks front, and that corner, all of that could be incorporated into a bigger entrance into the City. Why was that dropped?

Ms. Perry stated that that was investigated, but she thinks they have been disheartened that every time the project falls apart, and they wanted to take a bite into something they could handle. The gas station is required to improve their sidewalks as part of the CUP. They wanted to focus on the storefronts and the walkability.

Mayor Welch asked if the City could do something to fix up that other corner. Mr. Wylie said with County cooperation. I don't think there have been any improvements of significance in a long time. But the frontage that is available in front of those structures is hard to work with. I have always been an advocate of colored concrete and a sign as if it was an entryway. I wouldn't mind attacking that at all. It would take some cooperation but the County has been pretty good on this, I think.

Ms. Perry stated that they have. They have provided letters of support for our applications and had meetings with our members.

Mayor Welch stated that something to improve that entrance along with this would be just great.

Mayor Welch called for the vote on Resolution #2019-48.

MEMBERS VOTING:

AYES: ARNOLD, BLISS, FRANKLIN, SMITH, WELCH, JANOSKI, BELLOMO

NOES: NONE

Mayor Welch stated that Resolution #2019-48 was approved.

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BILL #9090- FIRST AND SECOND READING

Councilmember Franklin introduced **BILL #9090 ENTITLED: AN ORDINANCE OF THE CITY OF WEBSTER GROVES, MISSOURI, AMENDING CHAPTER 30, "HOUSING", SECTION 113, "INSPECTIONS AND OCCUPANCIES" IN SECTION 113.3 BY AMENDING THE REQUIREMENTS FOR OPERATING LICENSES FOR RENTAL PROPERTY IN THE CITY OF WEBSTER GROVES, AMENDING CHAPTER 30, SECTION 202 "GENERAL DEFINITIONS", AND BY AMENDING CHAPTER 30, ARTICLE 3, "THE FAIR HOUSING CODE", IN SECTIONS 30.510 THROUGH 30.570 TO AMEND THE DEFINITIONS AND ENFORCEMENT OF THE FAIR HOUSING CODE, AND MATTERS RELATED THERETO,** and at the Councilmember's request, the Bill was read twice, first and second times by title only, and placed on the agenda for future consideration of the Council.

Councilmember Janoski stated that he thinks this is great work by our City Attorney, City Manager, staff, and City Council for coming up with this. This solves a problem that has been a concern for a while.

Councilmember Arnold stated that Neil and I both talked with the Equal Housing Opportunity Council today, and one of the things said multiple times was that they appreciated that there was real work done on the enforcement instead of just symbolic, and that the enforcement mechanism is definitely trying something new. She asked about the clear and convincing argument.

Mr. Bruntrager stated that in writing this, the complication of putting it all together could not have been done without Jennifer and Katie.

Councilmember Bellomo asked about the permitting process. Ms. Perry stated that currently they apply every year, and we would probably continue that. The way we do inspections on multi-family is in thirds. On homes it is at the change of the tenant.

CONSENT AGENDA

A motion was made by Councilmember Smith, seconded by Councilmember Janoski, to approve the Consent Agenda.

Mayor Welch called for the vote on the Consent Agenda.

MEMBERS VOTING:

AYES: BLISS, FRANKLIN, SMITH, WELCH, JANOSKI, BELLOMO, ARNOLD

NOES: NONE

Mayor Welch stated that the Consent Agenda was approved.

The following consent agenda was approved:

- **Approval of Minutes** – September 17, 2019
- September 25, 2019 (Special Meeting)
- **Resolution #2019-49** – Authorizing the City Manager to Purchase a Motorized Centerline Striper for the Street Department
- **Resolution #2019-50** – Authorizing the City Manager to Purchase a Thermoplastic Melting Kettle for the Street Department
- **Resolution 2019-51** – Authorizing the City Manager to Purchase One (1) Replacement Vehicle for the Parks and Recreation Department

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APPOINTMENTS TO BOARDS AND COMMISSIONS

- BJ Pupillo was appointed as an alternate member to the Board of Adjustment.
- Fran Barbieri was reappointed to the Personnel Board.

EXECUTIVE (CLOSED) SESSION

No Executive (Closed) Session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:31 p.m. on motion of the Mayor, duly seconded.

PASSED AND APPROVED this 15th day of OCTOBER 2019.


CITY CLERK


MAYOR