

**CITY COUNCIL OF THE CITY OF LADUE
ST. LOUIS COUNTY, MISSOURI
MONDAY MARCH 24TH, 2025**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Monday March 24th, 2025, at 4:00 p.m. at 9345 Clayton Road, Ladue, Missouri 63124 and via TEAMS. The following members were present:

The Hon. Nancy Spewak, Mayor, presiding.

Members of the Council present:

William Brennan
Harold Burroughs
Patrick Hensley
John Howell (via TEAMS)
Stacey Kamps (via TEAMS)

Five Council Members present.

Also, present Police Chief Ken Andreski, Fire Chief Steve Lynn Ms. Lamitola, Senior Director of Public Services; Mr. Nicholas Wigglesworth, Director of Finance; Mr. Paul Garlock, Building Official; Ms. Andrea Sukanek, City Planner; Ms. Erin Seele, City Attorney; and Ms. Stacey Mann, City Clerk.

Approval of the Agenda:

Council Member Burroughs motioned to approve the agenda as presented, and with a second from Council Member Hensley, the motion was unanimously approved.

Approval of the Minutes: Mayor Spewak asked if there were any amendments, corrections, or clarifications to the minutes of the Regular Meeting of February 18th, 2025, or the Closed Meeting of December 16th, 2024.

Council Member Hensley moved approval of the minutes from the regular meeting of February 18th, 2025, or the Closed Meeting of December 16th, 2024; upon second by Council Member Brennan, the motion passed unanimously.

Public Forum:

J. Hord Armstrong, of 748 Cella Road, spoke in opposition to the request for temporary lighting at John Burroughs High School during the Zoning & Planning Commission meeting held on Wednesday, March 26, 2025. Mr. Armstrong expressed concern over the school's significant growth over time, noting that although it utilizes public services and infrastructure, it does not contribute to local taxes.

Presentation:

Employee Recognition - Craig Schwalbert, Thirty-Five Years of Service

Ms. Lamitola recognized Craig Schwalbert for his outstanding service to the City of Ladue. She noted that he began his career with the City on March 5, 1990, and has provided over 35 years of dedicated service. Mr. Schwalbert has never been late to work, was honored by the American

Public Works Association (APWA), and is widely respected for his commitment and dedication to the City.

Proclamation – 7th Annual Arbor Day Observance

Mayor Spewak proclaimed April 26, 2025, as the 7th Annual Arbor Day Observance in the City of Ladue.

Public Hearings:

PH1: The City Council of the City of Ladue will hold a Public Hearing regarding a proposed amendment to Sections III, VII, and XVI of the Ladue Zoning Ordinance 1175 regarding recreational marijuana facilities.

Mayor Spewak declared the public hearing as continued to the June 2025 City Council meeting.

PH2: Approving a Special Use Permit for a special event to include the playing of amplified music until 10:00PM at 9041 Clayton Road on May 24th, 2025.

Council Member Brennan moved to open the public hearing, with a second by Council Member Hensley, the motion passed unanimously.

Ms. Seele announced that the notice for the hearing, the entire Code of Ordinances including Ordinance 1175, the entire file including the application, Zoning & Planning Commission recommendation, and staff report was available and made part of the official record.

Council Member Burroughs moved to close the public hearing, with a second by Council Member Hensley the motion passed unanimously.

Council Member Burroughs moved to approve the Special Use Permit, with a second by Council Member Brennan, the motion passed unanimously.

PH3: Approving a Site Development Plan for a new commercial building located at 9740-9776 Clayton Road in the G-1 Commercial Zoning District.

Council Member Burroughs moved to open the public hearing, with a second by Council Member Brennan, the motion passed unanimously.

Mr. Jimmy Jamieson of Jamieson Design presented a development plan for 9740-9776 Clayton Road, proposing the construction of a one-story building intended to house high-end boutiques. The project involves demolishing the existing structure and reconstructing within its current footprint, with the exception of a 4-foot extension on the south side. Key features of the plan include retaining walls, brick posts, stairs, and railings; a total of 20 parking spaces, including one accessible space; the installation of a 6-foot-wide sidewalk along Clayton Road; and the addition of four permeable planting areas to enhance sustainability and aesthetics.

Ms. Sukanek stated that the Zoning and Planning Commission recommended approval of the project, along with the approval of four waivers. These include a Floor Area Ratio that exceeds the 40% maximum by 6.8%, a shortfall in green space which falls approximately 291 square feet below the 30% requirement, insufficient parking lot landscaping where 10% coverage is required, and the absence of a 10-foot right-of-way planting strip.

Council Member Hensley recommended that staff identify a designated haul-off route for construction activity to minimize impacts on local residential streets and traffic.

Ms. Seele announced that the notice for the hearing, the entire Code of Ordinances including Ordinance 1175, the entire file including the application, Zoning & Planning Commission recommendation, and staff report was available and made part of the official record.

Council Member Burroughs moved to close the public hearing, with a second by Council Member Hensley the motion passed unanimously.

Mayor Spewak announced that Resolution 2025-07, A Resolution Approving the Site Development Plan for Commercial Development at 9740-9776 Clayton Road, will be reviewed under New Business.

Council Member Burroughs moved to open the public hearing, with a second by Council Member Brennan, the motion passed unanimously.

PH4: Approving a zoning change of the property at 9630 Clayton Road from D-Residential to G-1 Commercial zoning.

Ms. Sukanek stated that, following the February City Council meeting, City staff and the City Attorney reviewed the proposed rezoning of 9630 Clayton Road and developed three potential options for Council consideration. These options were summarized in a memo dated March 18, 2025:

Option 1: Rezone to G1 – Commercial with a requirement that properties bordering residential lots on more than one side obtain a Special Use Permit (SUP) prior to any change of use.

Option 2: Create a new Residential/Limited Commercial District allowing limited commercial uses with defined restrictions, such as a maximum building size of 6,000 square feet, 35-foot height limit, and minimum 40% green space.

Option 3: Rezone to G1 – Commercial with no additional restrictions, consistent with the Zoning and Planning Commission's recommendation.

Mr. David Ziegler, 9 Glen Creek, spoke in opposition to the rezoning request. He stated that it was his initial opinion that the lot may not be desirable for residential development but stated that after further review he has found that most lots along Clayton Road remain residential. Of the 86 residential lots along Clayton Road, 48 have direct access, with 14% of the homes being constructed since 2000 as tear-downs and rebuilds. He expressed sympathy for the adjacent property owners and emphasized that nothing has changed to justify rezoning. He appreciated the memo presented and requested the Council either deny the rezoning or revise Option 2 to limit any commercial building to a maximum of 1,500 square feet in size to better protect the surrounding residential area.

Mr. Tony Pezzani, representing the Ellenhorn family, stated that the property could accommodate either residential or very limited commercial uses. He expressed support for a solution that balances the interests of residents and business owners while providing protections.

Mr. Bear Bender and Mr. Jim Johnson, property owners, requested Council approval of Option 3, supporting the rezoning of the property to G1 – Commercial. They emphasized that this option offers generous protections and reasonable restrictions through existing zoning code, many of which exceed those applied to adjacent properties. They noted that commercial activity has existed at this location for over 90 years, and the property is identified in the Comprehensive Plan for commercial use. They also argued that the city’s planning alternatives were inappropriate and that the third option would allow for additional green space while protecting neighborhood interests. Two additional property owners have submitted letters in support of the rezoning.

Council Member Burroughs moved to close the public hearing, with a second by Council Member Brennan the motion passed unanimously.

New Business:

Bill 2379: An Ordinance Amending Article II of Chapter 18 of the Code of Ordinances of the City of Ladue, Missouri, Relating to the Deer Control Policy and Hunting Regulations.

Mayor Spewak read Bill No. 2379 followed by a second reading by Council Member Brennan.

Council Member Hensley moved approval of Bill No. 2379. Upon second by Council Member Brennan the roll call vote thereupon was as follows:

| | |
|--------------------------|-------|
| Council Member Brennan | “Aye” |
| Council Member Burroughs | “Aye” |
| Council Member Hensley | “Aye” |
| Council Member Howell | “Aye” |
| Council Member Kamps | “Aye” |

There being five aye votes and zero nay votes the motion passed unanimously.

Bill 2380: An Ordinance Amending Chapter 62, Article II, Offenses Against Persons And Property, Of The City Of Ladue Code Of Ordinances By Adding Section 62-61, Entitled “Endangering The Welfare Of A Child”

Mayor Spewak read Bill No. 2380 followed by a second reading by Council Member Burroughs.

Council Member Hensley moved approval of Bill No. 2380. Upon second by Council Member Brennan the roll call vote thereupon was as follows:

| | |
|--------------------------|-------|
| Council Member Burroughs | “Aye” |
| Council Member Hensley | “Aye” |
| Council Member Howell | “Aye” |
| Council Member Kamps | “Aye” |
| Council Member Brennan | “Aye” |

There being five aye votes and zero nay votes the motion passed unanimously.

Bill 2381: An Ordinance Approving “Cordell’s South Warson Consolidation Plat

Mayor Spewak read Bill No. 2381 followed by a second reading by Council Member Hensley.

Council Member Brennan moved approval of Bill No. 2381. Upon second by Council Member Burroughs the roll call vote thereupon was as follows:

| | |
|--------------------------|-------|
| Council Member Hensley | “Aye” |
| Council Member Howell | “Aye” |
| Council Member Kamps | “Aye” |
| Council Member Brennan | “Aye” |
| Council Member Burroughs | “Aye” |

There being five aye votes and zero nay votes the motion passed unanimously.

Bill 2382: An Ordinance Of The City Of Ladue, St. Louis County Missouri To Amend The Building Department Inspections Fees And The Zoning Application Fees

Mayor Spewak read Bill No. 2382 followed by a second reading by Council Member Brennan.

Council Member Burroughs moved approval of Bill No. 2382. Upon second by Council Member Hensley the roll call vote thereupon was as follows:

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|--------------------------|-------|
| Council Member Howell | “Aye” |
| Council Member Kamps | “Aye” |
| Council Member Brennan | “Aye” |
| Council Member Burroughs | “Aye” |
| Council Member Hensley | “Aye” |

There being five aye votes and zero nay votes the motion passed unanimously.

Resolution 2025-02: A Resolution Recognizing Council Member John Fox for his Remarkable 22 Years of Dedication and Service to the City of Ladue

Council Member Brennan moved to adopt Resolution No. 2025-02, with second by Council Member Hensley the motion passed unanimously.

Resolution 2025-03: A Resolution Authorizing the Mayor to Enter into a Contract on Behalf of the City of Ladue, Missouri with TRC Outdoor LLC for Contractual Mowing and Turf Maintenance Services for State Right-of-Way and Certain Properties on Foxboro

Council Member Brennan moved to adopt Resolution No. 2025-03, with second by Council Member Hensley the motion passed unanimously.

Resolution 2025-04: A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a contract with Missouri Petroleum Products Company LLC for the 2025 Microsurfacing Project

Council Member Brennan moved to adopt Resolution No. 2025-04, with second by Council Member Hensley the motion passed unanimously.

Resolution 2025-05: A Resolution Authorizing the Mayor to execute on Behalf of the City of Ladue, Missouri a Banking Services Agreement with St. Louis Bank for the Provision of Primary Banking Services

Mr. Wigglesworth reported that the City received four responses to its Request for Proposals for banking services. A comprehensive evaluation process was used, including a grading scale that assessed each institution's understanding of the City's needs and financial strength. In consultation with the City Treasurer, he recommended selecting St. Louis Bank, a local institution, as the City's primary banking partner, while maintaining a depository relationship with Central Bank.

Council Member Burroughs moved to adopt Resolution No. 2025-05, with second by Council Member Brennan the motion passed unanimously.

Resolution 2025-06: A resolution amending the City of Ladue Personnel Administration Manual as it relates to Recruitment and Employment

Council Member Burroughs moved to adopt Resolution No. 2025-06, with second by Council Member Hensley the motion passed unanimously.

Resolution 2025-07: A Resolution Approving the Site Development Plan for a Commercial Development at 9740-9776 Clayton Road

Council Member Hensley moved to adopt Resolution No. 2025-07 as amended to include a haul route, with second by Council Member Howell the motion passed unanimously.

Old Business:

Bill 2335-A: An ordinance to amend Section III, VII, and XVI of Ordinance 1175 the Zoning Ordinances of the City of Ladue, St. Louis County, Missouri, regarding recreational marijuana facilities.

Mayor Spewak declared Bill 2335-A as continued to the June 2025 City Council meeting.

Bill 2377: An Ordinance to Amend the Zoning Map and Change the Zoning of 9630 Clayton Road from the D Residential Zoning District to the G1 Commercial Zoning District

Mayor Spewak read Bill No. 2377 followed by a second reading by Council Member Howell.

Council Member Burroughs moved to have the Zoning & Planning Commission specifically study Option 1 as listed in the City Planner's memo dated March 17, 2025, with a second by Council Member Hensley the motion passed unanimously.

Council Member Burroughs moved to continue Bill 2377 to the May 2025 City Council meeting, with a second by Council Member Hensley the motion passed unanimously.

Report of Department Directors:

Senior Director of Public Services

Ms. Lamitola reported that the Public Services Department has been actively engaged in various projects and initiatives. The department has been focusing on infrastructure improvements, including road maintenance and utility upgrades, to enhance community services.

- **Financial Matters:** The Mayor and Council reviewed the Significant Items in the Financial Report, Collector's Report, Treasurer's Report, Cash Flow Summary, Delinquent Real Estate Tax Report, and Investment Report for February 2025. The mayor ordered these reports filed for information.

The Mayor and Council reviewed Vouchers for Payment for the month of February 2025. Council Member Hensley moved their approval, upon second by Council Member Brennan the motion passed unanimously.

- **City Clerk:** Mayor and Council reviewed the Report of the City Clerk for February 2025. The mayor ordered the report filed.
- **Public Works & Building:** Mayor and Council reviewed the report of the Director of the Public Works Department for February 2025. The mayor ordered the report filed.
- **Municipal Courts:** Mayor and Council reviewed the Municipal Court report for February 2025. The mayor ordered the report filed.

Police Department:

Mayor and Council reviewed the Police Activity Report for February 2025. The mayor ordered the report filed.

Motion to Approve – Capital Purchase Request: Police Administrative Vehicle

Council Member Brennan moved to approve the capital purchase of a police administrative vehicle, with second by Council Member Burroughs the motion passed unanimously.

Fire Department:

The Mayor and Council reviewed the Fire Department Activity Report for February 2025. The mayor ordered the report filed.

Report of the Mayor:

Reappointment of Various Board & Commission Members

Mayor Spewak presented recommendations for the appointment and reappointments of members to various boards and committees, acknowledging their exceptional commitment and

service to the community. The proposed appointment of Chip Hiemenz to the Board of Fire & Police Commissioners for a three-year term, and reappointment of Matthew Reh, Provisional Municipal Judge for a one-year term, and Teresa Bomkamp as Provisional Prosecuting Attorney for a one-year term.

Council Member Burroughs moved to approve the reappointments as listed in the memo dated March 19th, 2025, with a second by Council Member Brennan the motion passed unanimously.

City Attorney Erin Seele reported on Missouri House Bill 661, noting that the proposed legislation would shift the financial burden of relocating telecommunications facilities within the public right-of-way to taxpayers. She cautioned that this would result in significant costs for municipalities and shared that many elected officials have been reaching out to state legislators to express opposition to the bill.

Reports of Various Board & Commission Meetings: The Mayor and Council reviewed the reports of various Board & Commission Meetings held during February 2025. The mayor ordered the reports filed for information.

Executive Session: Mayor Spewak advised there were items for discussion in executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMO, and employee matters pursuant to Section 610.021 (3) RSMO.

Council Member Hensley moved to enter into closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMO, and employee matters pursuant to Section 610.021 (3) RSMO. upon second by Council Member Howell the roll call vote there upon was as follows:

| | |
|--------------------------|-------|
| Council Member Hensley | "Aye" |
| Council Member Howell | "Aye" |
| Council Member Kamps | "Aye" |
| Council Member Brennan | "Aye" |
| Council Member Burroughs | "Aye" |

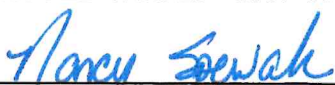
There being five aye votes, and zero nay votes the motion passed unanimously.

The council went into closed session at 6:07 p.m. with Anne Lamitola, Chief Lynn, Assistant Chief Johnson, Stacey Mann, and Erin Seele.

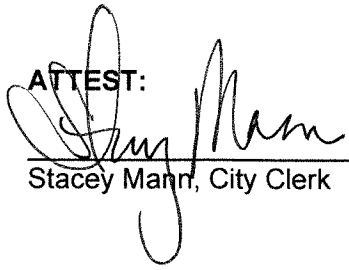
The council returned to open session at 6:24 p.m. with Anne Lamitola, Chief Lynn, Assistant Chief Johnson, Stacey Mann, and Erin Seele.

Adjournment: Council Member Brennan moved adjournment, with second by Council Member Burroughs the motion passed unanimously. The meeting was adjourned at 6:14 p.m.

APPROVED THIS 28th DAY OF APRIL 2025.



Nancy Spewak, Mayor

ATTEST:


Stacey Mann, City Clerk