THE MINUTES OF THE 1651st
MEETING OF THE CITY COUNCIL
OF THE CITY OF OVERLAND, MISSOURI,
HELD ON FEBRUARY 27, 2023, AT 6:00 P.M.

CALL TO ORDER
Mayor Little called the meeting to order at 6:00 p.m.

ROLL CALL
Ruckman
Wroblewski
Furnace
Jones – excused
Requejo
Barnard
Bennett

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF SERVICEMEMBERS AND FIRST RESPONDERS

PUBLIC HEARING: 9451 Page Avenue from PD-C to PD-Mxd
City Administrator Jason McConachie read the public hearing notice.

Councilman Wroblewski asked if the property owner is present. The owner was not present. Councilman Wroblewski stated there are code enforcement issues that need to be addressed.

Councilman Barnard asked if Planning & Zoning has approved the rezoning. City Administrator McConachie stated it was approved.

COMMUNITY ANNOUNCEMENTS
• Sammi Ferguson – Overland Neighborhood Watch meeting is April 18, 2023, 6:00 p.m.
• Eric Diepenbrock – Summer concert events and funding.
• Donna Dill-Dains – Overland Summer Event Committee meeting is March 1, 2023, 7:00 p.m. at the Overland Community Center.

APPROVAL OF MINUTES
February 13, 2023, City Council Meeting
Councilman Wroblewski made a motion to approve the February 13, 2023, Council Meeting minutes as presented. Councilwoman Requejo seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

February 13, 2023, City Council Nuisance Hearing
Councilwoman Requejo made a motion to approve the February 13, 2023, Council Nuisance Hearing minutes as presented. Councilwoman Ruckman seconded. The
vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

APPROVAL OF BILLS
Councilman Wroblewski made a motion to approve the bills as presented Councilwoman Requejo seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

REPORT OF THE CITY CLERK

REPORT OF THE CITY ATTORNEY
Resolutions
- **R2023-14 – Records Management & Destruction**
  Councilwoman Requejo made a motion to approve R2023-14 as presented. Councilman Bennett seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

- **R2023-15 – Contract: Professional Audit Services**
  Councilman Wroblewski made a motion to approve R2023-15 as presented. Councilman Bennett seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

- **R2023-16 – Application: Hazardous Moving Violation Grant**
  Councilwoman Ruckman made a motion to approve R2023-16 as presented. Councilwoman Requejo seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

- **R2023-17 – Application: DWI Enforcement Grant**
  Councilwoman Ruckman made a motion to approve R2023-17 as presented. Councilman Bennett seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

- **R2023-18 – Purchase: PD Staff Vehicle**
  City Administrator McConachie stated the title should be amended to award the contract to Weber Chevrolet

  Councilman Wroblewski made a motion to approve R2023-18 as amended. Councilman Bennett seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.
February 27, 2023, City Council Meeting

Ordinances

- **Bill 02-2023 – Lot Subdivision: 8961 Page Avenue**
  City Attorney Joe Bond read Bill 02-2023 by title only.

  Councilwoman Requejo made a motion for a second reading of Bill 02-2023 by title only. Councilman Wroblewski seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

City Attorney Bond read Bill 02-2023 by title only.

Councilman Wroblewski made a motion to approve Bill 02-2023, "An Ordinance Of The City Of Overland, Missouri, Approving The TAUC Properties Overland Plat 1, A Lot Split Of Part Of Lot D Of Lakeside Subdivision Part Of Section 32, Township 46 North, Range 6 East, Of The 5th P.M., City Of Overland, St. Louis County, Missouri," as Ordinance #2023-02. Councilwoman Requejo seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

**Ordinance #2023-03 – An Ordinance Of The City Of Overland, Missouri, Approving The TAUC Properties Overland Plat 1, A Lot Split Of Part Of Lot D Of Lakeside Subdivision Part Of Section 32, Township 46 North, Range 6 East, Of The 5th P.M., City Of Overland, St. Louis County, Missouri**

- **Bill 03-2023 – Lot Subdivision: 2517-2519 Leslie Avenue**
  City Attorney Joe Bond read Bill 03-2023 by title only.

  Councilman Wroblewski made a motion for a second reading of Bill 03-2023 by title only. Councilwoman Ruckman seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

City Attorney Bond read Bill 03-2023 by title only.

Councilman Bennett made a motion to approve Bill 03-2023, "An Ordinance Of The City Of Overland, Missouri, Approving The Subdivision Plat For Leslie Lot Split, A Track Of Land Being Lot 10 Of "Seaver’s Subdivision,” A Subdivision Recorded In P.B. 15, Page 113 Of The St. Louis County Records, T46N-R6E, City Of Overland, St. Louis County, Missouri," as Ordinance #2023-03. Councilman Wroblewski seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

**Ordinance #2023-03 – An Ordinance Of The City Of Overland, Missouri, Approving The Subdivision Plat For Leslie Lot Split, A Track Of Land**
Being Lot 10 Of "Seaver’s Subdivision,” A Subdivision Recorded In P.B. 15, Page 113 Of The St. Louis County Records, T46N-R6E, City Of Overland, St. Louis County, Missouri

- Bill 04-2023 – Zoning Map Amendment: 9451 Page Avenue (PD-C to PD-Mxd)
  City Attorney Joe Bond read Bill 04-2023 by title only.

  Councilwoman Requejo made a motion for a second reading of Bill 04-2023 by title only. Councilwoman Ruckman seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

  City Attorney Bond read Bill 04-2023 by title only.

  Councilman Bennett made a motion to approve Bill 04-2023, “An Ordinance By The City Council Of The City Of Overland, Missouri, Amending Chapter 400, The Zoning Code Of The City Of Overland, By Amending The Official Zoning Map To Rezone The Property Located At 9451 Page Avenue (Parcel Locator 16L630236), From PD-C (Planned Development – Commercial) To PD-Mxd (Planned Development – Mixed),” as Ordinance #2023-04. Councilwoman Requejo seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.

  Ordinance #2023-04 – An Ordinance By The City Council Of The City Of Overland, Missouri, Amending Chapter 400, The Zoning Code Of The City Of Overland, By Amending The Official Zoning Map To Rezone The Property Located At 9451 Page Avenue (Parcel Locator 16L630236), From PD-C (Planned Development – Commercial) To PD-Mxd (Planned Development – Mixed)

STAFF REPORT

RESIDENTS COMMENTS

REPORT OF THE CITY COUNCIL

REPORT OF THE MAYOR

ADJOURNMENT
There being no further business to discuss Councilwoman Requejo made a motion to adjourn. Councilwoman Ruckman seconded. The vote was polled as follows: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; Barnard – yes; and Bennett – yes. Motion carried.
THE MINUTES OF WORK SESSION OF THE CITY COUNCIL OF THE CITY OF OVERLAND HELD ON MONDAY, FEBRUARY 27, 2023, IMMEDIATELY FOLLOWING THE REGULAR MEETING IN THE COUNCIL CHAMBERS AT 9119 LACKLAND ROAD, OVERLAND, MO

CALL TO ORDER
Mayor Little called the Work Session to order at 6:29 p.m.

ROLL CALL
Ruckman
Wroblewski
Furnace

Jones – excused
Requejo
Barnard
Bennett

DISCUSSION: Buildings at Wild Acres Park
City Administrator Jason McConachie reviewed a history of the City’s ownership of the buildings at Wild Acres Park and items for discussion regarding the future of the property.

The Wild Acres Park consisting of approximately 24 acres was acquired in August 1995. The buildings at 2500 Ashby were acquired November 2001.

Councilman Furnace asked about the environmental issues in the buildings.

City Administrator McConachie stated there is mold, asbestos tile, and lead in the windows in the mansion and chapel.

Councilman Bennett stated he is not supportive of selling the buildings but would like to see the buildings demolished and turned into a park.

Councilman Barnard stated he doesn’t see a lot of options to keep the buildings unless someone “dumps a bunch of money” on the City for the building.

Councilwoman Requejo stated this is a “slow leak” of money and it is a time for the chapel and mansion to go.

Councilman Furnace stated he believe the buildings should stay in place. The City can start with smaller things and work on the buildings over five years to bring the buildings back in use. The gymnasium could be used for large events. The mansion and chapel can be used for intimate events.

Councilwoman Requejo stated there is no guarantee in ever getting the investment back. At some point, the City needs to cut the loss. We also need to dump money into the lake. If we spend all the money on one building, we won’t have money to be able to invest in the lake.
Councilman Wroblewski stated the estimate is $10 - $15 million to renovate. We need to stop the bleeding.

Councilwoman Ruckman stated the sentimental part wants to agree with Councilman Furnace, but the amount of money that would have to be invested to get it usual is not realistic. We would not be able to make the money back.

Mayor Little stated he wished the buildings were operational, but this is not where the City is at this time. Even if the City had the funding available, would that be the appropriate use of the funds?

Councilman Bennett made a motion to demolish the buildings. Councilwoman Requejo seconded. The vote was recorded as follows: Ruckman – yes, Wroblewski – yes, Furnace – no, Requejo – yes, Barnard – yes, and Bennett – yes. Motion carried.

**DISCUSSION: Employee Compensation for FY2023/2024**

City Administrator McConachie provided an update of FY2022/2023 Revenues and Expenses for the General Fund and the Park Fund through January 31, 2023. Both General Fund and Park Fund Revenues are running more than eleven percent (11%) over last fiscal year.

For FY2022/2023 Salaries, as adopted, were $5,654,813. General Fund $5,167,768 and $487,045. For FY2022/2023:

- Step increases for all eligible employees.
- 1 percent for those “Topped Out”
- 3 percent cost of living adjustment (2022 CPI Change: 5.5447%)
- FY2022/2023 had 27 payrolls versus the usual 26 payrolls

**FY 2023/2024 Salary Adjustment Questions:**

- Step Increases for Eligible Employees (2.5%)
  - No dissent from the City Council
- 1% Increase for those Topped Out
  - No dissent from the City Council
- COLA – 2023 CPI Change was 7.7589 %

Councilman Furnace proposed give a COLA in the amount of the change in 2023 CPI Change.

Councilman Bennett stated he supports 3-4 percent COLA.

Councilman Wroblewski stated he would recommend 4-5 percent COLA with a reevaluation halfway through the year.
Councilman Barnard made a motion for three percent (3%) COLA. Councilwoman Requejo seconded. The vote was recorded as Ruckman – yes, Wroblewski – no, Furnace – no, Requejo – yes, Barnard – yes, and Bennett – yes. Motion carried.

EXECUTIVE SESSION
Councilwoman Requejo made a motion to go into Executive Session for the purpose of personnel in accordance with RSMo 610.021(3) and Negotiations with Employee Groups, in accordance with RSMo 610.021(9). Councilwoman Ruckman seconded. The vote was polled as: Ruckman – yes; Wroblewski – yes; Furnace – yes; Requejo – yes; and Barnard – yes; and Bennett – yes. Motion carried.