

MONDAY, JULY 1, 2019, 7:00 P.M.
BOARD OF ALDERMEN
MINUTES

MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN TOM SCHOEMEHL

ALDERMAN BERRY LANE

ALDERMAN MIKE BAUGUS

ALDERMAN JOHN SCHUSTER

CITY ATTORNEY, JIM HETLAGE
CITY ADMINISTRATOR, BEN DECLUE
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 PM by Mayor Wilcox

ROLL CALL

Present: Alderman Roettger, Alderman Lane, Alderman Schoemehl
Alderman Schuster, Alderman Nauman, Alderman Baugus

Absent: None

PLEDGE OF ALLEGIANCE

Alderman Baugus motioned to approve the tentative agenda. Alderman Schuster seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM MAY 20, 2019 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from June 17, 2019. Alderman Lane moved approval of the minutes as submitted. Alderman Roettger seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Jen Wing, 2 Southridge

Ms. Wing asked how negotiations were going with the fire department, noting that Webster Groves finalized negotiations in just 9 months. Ms. Wing stated that Glendale was going on 2 years with absolutely zero progress and asked why Glendale could not get a contract like Webster Groves. Ms. Wing stated that as a resident, she was concerned about the city paying legal fees to go to court because she felt the city was not negotiating in good faith and dragging the process out much longer than was needed. Ms. Wing stated that she submitted a Sunshine request under Missouri law back in May to 3 individuals, Ben DeClue, the fire chief and the police chief, and noted that at present, the only individual to submit anything back was the fire chief. Ms. Wing stated that she heard rumblings that the city wanted to outsource only fire

dispatching to Kirkwood and wondered why Glendale would keep PD Dispatch considering low staffing at dispatch. Ms. Wing stated that it would be in Glendale's best interest to outsource everything to East Central which she thought would save Glendale \$100,000 to \$150,000 and provide better service for everyone. Ms. Wing also stated that Glendale should use the \$325,000 Prop P money for the salaries of firefighters and police, noting that amount would be more than enough to bring both salaries to midpoint with extra money left over for benefits.

Mayor Wilcox stated that the dispatch study was in committee, adding that the Board would receive a report on the results soon, once the committee completed its study.

Ken Truemper, 1153 Glenway

Mr. Truemper asked if the Board had seen a copy of the Webster Groves fire contract.

Mayor Wilcox stated that he had not seen the contract.

Mr. Hetlage stated that he had a copy of the contract.

It was noted that Mr. DeClue attended the fire department negotiations, and that the Mayor was apprised of the minutes following each meeting.

PUBLIC HEARING: EXTENET SPECIAL USE PERMIT FOR WIRELESS FACILITY NEAR 780 CHAIN RIDGE ROAD

Joe Markus, Extenet Representative

Mr. DeClue opened the Public Hearing and reported that in 2018, the Glendale Municipal code was updated to include special use permits for support structures and added that Extenet was the first applicant. Mr. DeClue stated that this process followed up on the conditions for a wireless facility special use permit which included a review by planning and zoning commission and the Board of Aldermen. Mr. DeClue introduced Mr. Markus, Extenet's representative.

Mr. Markus thanked Mr. DeClue and reported that the wireless facility would be a small cell antenna on an aluminum, black powder coated pole which would be 36' tall with the small antenna on the top. Mr. Markus presented photos and asked if anyone had questions.

Mr. DeClue asked if there was anyone present with questions.

Mike Chellis, 922 Brownell, approached the Board and asked about the gig power of the antenna.

Mr. Markus stated that the cell would start with 4g and could transition to 5g depending on the carrier.

Mr. Chellis was worried that the antenna may interrupt service to other nearby residents.

Mr. DeClue stated that special use permit was for one pole only and asked if there were any other questions.

There were none and the hearing was closed at 7:15pm.

PUBLIC HEARING: MEDICAL MARIJUANA ZONING CODE CHANGES

Mr. DeClue opened the public hearing and stated that the Missouri State constitution was amended last November which allowed the operation and growing medical marijuana by applicants licensed by the State, included reasonable zoning requirements in cities, and by code, the State constitution mandated that cities could not deny access to applicants, giving them the right to operate. Mr. DeClue stated that the draft went to planning and zoning which was approved. Mr. DeClue noted that zone C-2 allowed for dispensaries, C-3 allowed for cultivation centers, dispensary infused product facilities, etc. through State and Municipal Special Use permits. Mr. DeClue added that facilities must be located 1000' from a house of worship, daycare center or another medicinal marijuana facility. Mr. DeClue also noted that an applicant must come before the Board for each Special Use permit.

Mr. DeClue asked if there were any questions and closed the hearing at 7:20 pm.

GLENDALE LOT 17 WARWICK SUBDIVISION REQUEST KEVIN HERMANN, KBH INVESTMENTS ONE, LLC, 830 WARWICK

Mr. DeClue reported that he had been approached by the current owner about splitting the lot into two new lots and noted that two new homes would be built following the demolition of the existing home which was located on the middle of the current lot. Mr. DeClue noted that if the request was approved, the issue would be sent to the planning and zoning commission for final plat approval.

Mr. DeClue noted that adjoining neighbors would be notified prior to the planning and zoning meeting.

Mayor Wilcox asked for a motion to advance the request for the subdivision request.

Alderman Lane motioned approval to advance the request for subdivision to the planning and zoning board. Alderman Roettger seconded the motion which was unanimously approved.

RESOLUTIONS

R22-19 A RESOLUTION GRANTING A SPECIAL USE PERMIT TO EXTENET SYSTEMS, INC. TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE A WIRELESS FACILITY AND A WIRELESS SUPPORT STRUCTURE NEAR 780 CHAIN RIDGE ROAD IN ACCORDANCE WITH SECTION 400.815 OF THE MUNICIPAL CODE

Alderman Schuster moved approval of the reading of Resolution R22-19. Alderman Nauman seconded the motion.

Mr. DeClue stated that the report was the same given at the public hearing and added that a black aluminum pole will fit the character of the neighborhood better than a wood pole.

Alderman Schoemehl asked if this resolution limited the usage of this pole.

Mr. DeClue stated that it did not limit the usage but added that another Special Use permit would be required if someone wanted to add another antenna to the existing pole. Mr. DeClue noted that the City could control future changes with each new permit request.

There being no additional discussion or questions, Mayor Wilcox called for a vote which was approved unanimously.

R23-19 A RESOLUTION AUTHORIZING A CONTRACT FOR THE
RECONSTRUCTION OF IDLEWILD LANE FROM CHELSEA
AVENUE TO DWYER AVENUE/HILLARD ROAD

Alderman Lane moved approval of the reading of Resolution R23-19. Alderman Roettger seconded the motion.

Mr. DeClue reported that Idlewild was in bad shape and needed full reconstruction at this point. Mr. DeClue also reported that 5 bids came in following the RFP process, Spencer Contracting bid \$77,553.00, the lowest bid, the City received a good report from the City Engineer and would like to move forward with project.

Mr. Jones reported that the construction time frame was July 1 thru October 1, 2019

Alderman Lane noted that the road needed to be repaired.

There being no additional discussion or questions, Mayor Wilcox called for a vote which was approved unanimously.

R24-19 A RESOLUTION AUTHORIZING A CONTRACT FOR THE
APPLICATION OF ASPHALT LEVELING COURSES AND
ULTRATHIN BONDED WEARING SURFACE ON STREETS
WITHIN THE CITY OF GLENDALE

Alderman Lane moved approval of the reading of Resolution R24-19. Alderman Schoemehl seconded the motion.

Mr. DeClue reported that this resolution continued the annual nova chip project in the City adding that the streets to be completed this year were Wingfield, Bismark, Belvedere, Berry Oaks, Flower Hill Ct. and Flower Hill Dr. Mr. DeClue stated that 2 bids were received, one

from Pace and the other from N.B. West, noting that they have done a lot of work in Glendale on other Nova Chip projects.

There being no additional discussion or questions, Mayor Wilcox called for a vote which was approved unanimously.

ORDINANCE REQUIRING SECOND READING AND FINAL ADOPTION

B10-19 AN ORDINANCE AUTHORIZING AN INGRESS AND EGRESS
EASEMENT FOR NCWPCS MPL 30-YEAR SITES TOWER
HOLDINGS LLC TO ACCESS A MONOPOLE TOWER FROM
SAPPINGTON ROAD

Alderman Baugus moved approval of the reading of Ordinance B10-19. Alderman Lane seconded the motion.

Mr. DeClue reported that Crown Castle had requested an easement, which was included in the packets. Mr. DeClue noted that the site plan was included per Alderman Baugus' earlier request. Mr. DeClue reported that there would be horizontal drilling as part of the project which would negate damage to the flag pole area.

Mayor Wilcox asked for a vote on second reading which was passed unanimously.

Mr. DeClue read the ordinance by caption only.

Alderman Lane moved approval of the third reading of Ordinance B10-19 by caption only.

Alderman Roettger seconded the motion.

Mr. DeClue read the ordinance by caption only.

Alderman Lane moved approval of the final approval of Ordinance B10-19. Alderman Roettger seconded the motion.

There being no additional discussion or questions, Mayor Wilcox called for a vote:

Ayes: Alderman Lane, Alderman Baugus, Alderman Roettger, Alderman Schuster,
Alderman Nauman, Alderman Schoemehl

Nays: None

The ordinance was approved

B11-19 AN ORDINANCE AUTHORIZING THE EXECUTION OF AN
INTERGOVERNMENTAL AGREEMENT FOR VECTOR
CONTROL SERVICES WITH SAINT LOUIS COUNTY

Alderman Nauman moved approval of the reading of Ordinance B11-19. Alderman Roettger seconded the motion.

Mr. DeClue reported that the city decided to end regular weekly spraying which would end at the end of the last barrel.

Mr. Jones noted that the last barrel was empty at this time but added that the end of spraying did not relieve the City's responsibility. Mr. Jones stated that St. Louis County larvicidal program would enhance the City's mosquito elimination needs through testing and spraying if testing proved existing problems. Mr. Jones stated that if there was a concern, residents could contact St. Louis County vector control.

Mayor Wilcox asked for a vote on second reading which was passed unanimously.

Mr. DeClue read the ordinance by caption only.

Alderman Lane moved approval of the final approval of Ordinance B11-19. Alderman Schoemehl seconded the motion.

There being no additional discussion or questions, Mayor Wilcox called for a vote:

Ayes: Alderman Lane, Alderman Baugus, Alderman Roettger, Alderman Schuster, Alderman Nauman, Alderman Schoemehl

Nays: None

The ordinance was approved

ORDINANCE REQUIRING FIRST READING

B12-19 AN ORDINANCE AMENDING SECTIONS 400.010, 400.420, AND 400.500 OF CHAPTER 400, THE ZONING ORDINANCE, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

Alderman Baugus moved approval of the first reading of Ordinance B12-19 by caption only. Alderman Lane seconded the motion.

Mr. DeClue stated that the report was discussed during the public hearing, the proposal had have gone through planning and zoning commission who generally agreed with the planned ordinance, noting that there was no way to prevent applicants due to the State law.

Mr. DeClue noted that within the ordinance, limits were given for zones C-2 and C-3 districts, each applicant was required to obtain a Special Use permit and each location was required to be at least 1000' from a church, day care, or medical marijuana facility, and must comply with all city rules. Mr. DeClue stated that he did not see an application

coming in, noting that a space that was available fitting the parameters had been leased by another business.

There being no additional discussion or questions, Mayor Wilcox called for a voice vote which was unanimously approved.

Mr. DeClue read the ordinance by caption only.

Mayor Wilcox tabled the ordinance for the next meeting.

B13-19 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI
TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL
CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS
FOR CERTAIN MUNICIPAL OFFICIALS

Alderman Roettger moved approval of the first reading of Ordinance B13-19 by caption only. Alderman Lane seconded the motion.

Mr. DeClue reported that the Board adopted this ordinance every year, noted that by law it technically could be passed every other year, but recommended that it be done every year.

There being no additional discussion or questions, Mayor Wilcox called for a voice vote which was unanimously approved.

Mr. DeClue read the ordinance by caption only.

Mayor Wilcox tabled the ordinance for the next meeting.

REPORTS

Ben DeClue

Mr. DeClue reported that the manager at Algonquin Golf Club would be allowing people to gather on the edge of their property, noting that they were welcomed to watch.

Mr. DeClue stated that he would out of the office on Friday for the holiday and noted that it had been busy in the office with building permits which were all handled administratively.

Mr. DeClue reported the he would update Mayor Wilcox on the Personnel manual which he recently finished reviewing, adding that there would be a workshop scheduled before the next August Board meeting, possibly at 6:00pm before the next meeting.

Joanne Carr

Ms. Carr reported that the Ice Cream Social was scheduled for Friday, August 23, 2019 and would be held again at the NG Elementary School, starting at 6:00 pm, adding that all were welcome to attend.

Alderman Roettger

Alderman Roettger asked about how residents could fog for mosquitoes on their own, adding that it should be something to discuss.

Mr. DeClue stated that he would reach out to Webster Groves and Kirkwood to see how they handled Pest Control companies regarding licensing procedures for the spraying of chemicals, noting that the insecticides can be strong, killing pollinators as well as mosquitoes.

Alderman Baugus

Alderman Baugus reported that residents on his street spoke with him about the need for more police presence related to the car clotting going on in Glendale. Alderman Baugus noted that his street was hit hard by car clotting and asked what could be done to deter people from wanting to come into Glendale.

Alderman Lane

None

Alderman Schoemehl

None

Alderman Nauman

Alderman Nauman reported that the Fire Dispatch Committee, made up of himself, Alderman Lane, Alderman Schoemehl, Chief Beaton, and Chief VanGaasbeek had set a target date of July 1 for a presentation, but noted that additional information was recently received which required additional study. Alderman Nauman stated that the committee would give a presentation during the first meeting in August. Alderman Nauman noted that the scope of concerns at fire dispatch are different then the police dispatch, adding that the committee was looking specifically at the differences. Alderman Nauman stated that the committee would make a recommendation to the Board following discussions.

Alderman Schuster

None

Jim Hetlage

None

Mayor Wilcox

Mayor Wilcox asked if the Webster and Kirkwood communities were experiencing the same issues related to Glendale and asked Chief Beaton if he could take on the task of talking to the respective police departments about a joint effort to address the issues.

Chief Beaton stated that Brentwood had a ‘Lock it or Lose it’ campaign and would check with the Police Chief to see how affective the program was for their city, Chief Beaton stated that he would speak with Webster and Kirkwood.

MISCELLANEOUS

None

EXECUTIVE SESSION

Alderman Lane moved to adjourn to Executive Session. Alderman Schuster seconded the motion. There being no further questions or discussion, Mayor Wilcox called for a vote:

Ayes: Alderman Roettger, Alderman Baugus, Alderman Nauman,
Alderman Lane, Alderman Schuster, Alderman Schoemehl

Nays: None

ADJOURNMENT

Alderman Roettger moved to adjourn the meeting, seconded by Alderman Schoemehl. The motion was unanimously approved.

These minutes are approved as submitted this 5th of August, 2019.

Joanne Carr
Deputy City Clerk