

**MONDAY, SEPTEMBER 3, 2019, 7:00 P.M.**  
**BOARD OF ALDERMEN**  
**MINUTES**

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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 Nauman, Alderman Baugus, Alderman Schuster

Absent: None

PLEDGE OF ALLEGIANCE

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

APPROVAL OF THE MINUTES FROM AUGUST 19, 2019 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from August 19, 2019. Alderman Nauman moved approval of the minutes as submitted. Alderman Schoemehl seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Deb McCormac, 800 Brownell resident an owner of Moonbeams

Ms. McCormac address the Board to discuss an event to add to the City for the Christmas holiday which would include the rent of a Trolley for a Santa visit, to run up and down Sappington Road different times. Ms. McCormac noted that the cost to rent a trolley would be \$450 a day, noted that people could ride from Glendale Lutheran Church to Glendale City Hall and added that it would benefit he businesses in Glendale. Ms. McCormac also noted that cookies could be serviced, riders could sign up for different ride times and run back and forth on N. Sappington Rd any day but Saturday.

Mayor Wilcox stated that discussion could continue with City Hall.

PRESENTATION: MSD REGARDING OMCI TAXING DISTRICTS

A representative from MSD will be on-hand to make a presentation regarding MSD's consideration of a plan to re-impose a small property tax that was previously set to a 0% rate. Part of the discussion is that 50% of the proceeds generated by each municipality would be set aside for projects identified and moved forward by that municipality. Glendale's annual portion would be approximately \$60,000. Missouri Sewer District presented an MSD Stormwater OMCI Taxing Sub-districts for the City of Glendale which is attached.

ORDINANCES REQUIRING SECOND READING AND FINAL ADOPTION

B15-19 AN ORDINANCE AMENDING SECTION 400.940 OF THE MUNICIPAL CODE OF THE CITY OF GLENDALE, MISSOURI, TO PROVIDE A PROCEDURE FOR THE BOARD OF ADJUSTMENT TO CONSIDER USE VARIANCES

Alderman Baugus moved approval of the reading of Ordinance B15-19. Alderman Lane seconded the motion.

Mr. DeClue reported that with this Ordinance, the Board of Adjustment would be allowed to hear appeals related to use as well as area changes and would be held to a significantly higher bar.

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 B15-19. Alderman Schuster seconded the motion.

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

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

Nays: None

The ordinance was approved

B16-19 AN ORDINANCE AMENDING SECTION 400.120 OF THE MUNICIPAL CODE OF THE CITY OF GLENDALE, MISSOURI, TO ALLOW FOR ACCESSORY BUILDINGS TO BE USED FOR HOME OCCUPATIONS BY SPECIAL USE PERMIT

Alderman Lane moved approval of the reading of Ordinance B16-19. Alderman Roettger seconded the motion.

Mr. DeClue reported nothing changed since last meeting, noting that the Board approved the Ordinance during the first reading.

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 B16-19. 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 Nauman, Alderman Schoemehl, Alderman Schuster

Nays: None

The ordinance was approved

## RESOLUTIONS

R29-19 A RESOLUTION AUTHORIZING A CONTRACT FOR THE  
PURCHASE OF A VOICE RECORDER FROM NELSON  
SYSTEMS

Alderman Baugus moved approval of the reading of Resolution R29-19. Alderman Schoemehl seconded the motion.

Mr. DeClue gave the floor to Captain Catlett.

Captain Catlett stated that the 2019-20 budget allows for the purchase of a voice recorder for the Communications Center. The current voice recorder has not worked with our new phone service (VoIP) since we changed over several years ago and was expected to be replaced by the St. Louis County Emergency Communications Commission with the new radio equipment. St. Louis County originally advised all Communications Centers they would be providing access to their already installed recorders for the radio traffic, however, due to the variety of phone systems, services, etc., St. Louis County said they would allow access to their recorders, however, all associated costs would be borne by the individual Communications Centers.

Captain Catlett stated that Nelson's bid was 50% less than the other bid because the Police Department had a recorder and a license that transfers.

Alderman Roettger asked about the amount budgeted. Captain Catlett stated that \$18,000 was budgeted.

Mayor Wilcox asked if it was hard to make the changeover. Captain Catlett stated that there would be no interruption of service.

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

R30-19            A RESOLUTION GRANTING A SPECIAL USE PERMIT TO FINNEY FITNESS TO OPERATE A BOUTIQUE FITNESS STUDIO IN AN ACCESSORY BUILDING AT 725 LOCKWOOD AVENUE IN ACCORDANCE WITH SECTION 400.120 OF THE MUNICIPAL CODE

Alderman Schuster moved approval of the reading of Resolution R30-19. Alderman Baugus seconded the motion.

Mr. DeClue reported that this resolution for special use was the first request for a home business in a detached structure. Mr. DeClue noted that Finney Fitness had been an existing business at a different residence in Glendale previously. Mr. DeClue stated that Ms. Finney was at the meeting if anyone had questions. Mr. DeClue added that the resolution required reasonable restrictions, agreed to by the applicant and noted that it was a good business for the maiden special use permit.

Alderman Lane asked where the cars would be parked.

Ms. Finney stated that the cars would be parked on the street.

Mr. Hetlage stated that if there were any problems related to misuse of restrictions, the Board could address the issues when necessary.

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

DISCUSSION ITEM: SOLICITOR PERMIT ORDINANCE UPDATE

Mr. DeClue reported that Alderman Nauman had brought problems related to the Solicitors' code to the Board several times and will discuss draft changes to update the City's Ordinance at this time.

Alderman Nauman noted that there was a redlined copy of the ordinance given to all the Board members which showed the following highlighted change examples, along with various municipalities' codes which Mr. DeClue included in the packet,

- Peddler fee, \$25.00;

- Solicitor daily fee, \$10.00 from \$5;
- Administrative fee, \$15.00 for background check;
- ID card valid one month from 6 months;
- 1-year ineligibility of business or organization to solicit in Glendale following 3 ID card revocations;
- and hours of operation, 9 am until 5 pm CST and 8:00 am to 6 pm, CDT. See ordinance changes.

Alderman Schuster stated that some cities have a 9 am start time generally.

Alderman Nauman stated that he would support that.

Alderman Nauman noted that the Board listened to Glendale residents' viewpoints and take their safety seriously, adding that the Board would like to know any feedback regarding this ordinance.

Alderman Schoemehl asked what happened when a solicitor was caught without a permit.

Captain Catlett stated that the solicitor is asked to get a property ID from the City or leave the area and are given a summons and a possible fine if they are without an ID a second time, adding that the practice had been followed the last 30 years: warning first than prima facia evidence, second time, a summons which are recommended by the Prosecutor and Judge.

Alderman Schoemehl asked about the outcome following the summons.

Captain Catlett stated that the solicitor must make a court appearance, with a not guilty plea set for trial and a guilty plea given a fine or probation.

Alderman Schoemehl asked if this happened very often. Captain Catlett stated that it did not, adding that the first warning usually stops the peddling.

Mayor Wilcox thanked Alderman Nauman for all the research and good changes.

## REPORTS

### **Ben DeClue**

Mr. DeClue reported that there were many calls about the storm event Friday, adding that if the Board members had any constituents who have flood issues, the City would send them on to MSD. Mr. DeClue added that he and Mr. Jones worked from 9 am to 6 today on storm water issues. Mr. DeClue stated that the whole team visited the Queen Anne project, noting that the project was an 8<sup>th</sup> of the way completed and added that unfortunately, the project would not run properly until it was complete. Mr. DeClue stated that the way the design was described, the standing water would move downstream before completion, and any standing water would not get absorbed at all.

Mr. Weis stated that MSD approved the system, noting that if there were concrete lined channels and water got underneath, the concrete could erode and fail. Instead, an armor flex channel

system would allow flow carrying the water to Sappington to a 24” pipe at the end adding that if the pipe is too low at the end, the system will not work. Mr. Weis stated that the system was made to work like a hard system but with the flexible channel which would not fail like concrete.

Mr. Weis noted that the Friday event was a 15-year storm event and added that there were several MSD reviews noting that because of the grades and the pipe located at the end, utilities could not go deeper than planned. Mr. Weis stated that Ideal Landscape was a good contractor and if there were any problems that needed to be fine tuned there should not be a problem to change. Mr. Weis added that where the dirt needed to be removed was where the ponding was located which would be removed before completion.

Alderman Nauman stated that many residents would continue to follow the project, adding that the rocks were blown out the creek due to the rain and there were significant gaps which could become a maintenance issue.

Mr. Weis stated that the project manager would be onsite more often to check for problems, and in the future, MSD will be doing all the maintenance.

Alderman Nauman hoped the system would be permeable.

Mr. Weis stated that the system was meant to flow and act as a semi-permeable surface, and it is not designed to be a permeable area.

Mr. DeClue stated that currently it was too saturated.

Mr. Weiss stated that the clay soil under the grass cannot absorb all the water experienced during this 15year event. Mr. Weiss added that the project is expected to be complete at the end of October or early November but would be delayed if there were more days like Friday.

Mr. DeClue stated that he was able to meet with project manager, noting that the City would have a contact person adding that the project manager would be on site be on site and was ultimately responsible for the project. Mr. DeClue noted that MSD would be inspecting the project regularly, adding that ultimately it would become MSD’s project to maintain.

Mr. DeClue stated that there are many moving parts to the project including MSD, Ideal Landscaping, and Weis Design and the City wanted to make sure the residents were satisfied throughout the project. Mr. DeClue noted that Mr. Terry Jones, Superintendent of Public Works, was the main contact and if something goes awry in the future, the City will involve other managers as well.

Mr. DeClue reported that Alderman Schuster and he would be attending the MML September conference to be held in St. Charles next Monday through Wednesday.

**Joanne Carr**

None

### **Alderman Roettger**

Alderman Roettger noted that Mr. Lawrence and Mr. DeClue and he spoke with LAGERS regarding questions asked by Captain Helle and Fire Fighter Kozlowski, noting that LAGERS could meet with any employees on Sept 20, adding that everybody should be in attendance who wanted to attend. Fire Fighter Kozlowski called the meeting noting that Mr. DeClue would make sure that everyone would be at the meeting including the Public Works crew and the Police Department.

Alderman Roettger reported that there was good information and more new numbers adding that the freeze date would change to June 30, 2020 noting that an end of year freeze date would have been too tight.

Alderman Nauman asked if the City was any closer to addressing a committee for the November 2020 election.

Alderman Roettger stated that Mr. Chamberlin, a pension board member and a resident, was willing to be involved and would try to find more people to make up the committee. Alderman Roettger added that he would have more facts for the October meeting.

### **Alderman Baugus**

None

### **Alderman Lane**

Alderman Lane reported that there was water on Brownell as if it were a lake, noted that Police Department and Public Works Department responded promptly to assist a vehicle in distress due to the water adding that neighbors came out to help with shovels. Alderman Lane Stated that MSD was out with an auger clearing the drains and neighbors were out with their shovels trying to assist.

Alderman Lane thanked the entire City for their support during the unbelievable event.

Alderman Lane cautioned the community to not drive into flood water noting that someone was swept away onto someone else's property adding that "if the bottom of water cannot be seen, don't chance it." If you cannot see the bottom of the water way don't chance it.

### **Alderman Schoemehl**

None

### **Alderman Nauman**

Alderman Nauman reported that an update to the dispatch study was planned for this meeting noting that some residual numbers came in from Chief Beaton which needed to be reviewed. An updated would be presented at the next meeting with a committee update.

### **Alderman Schuster**

None

**Jim Hetlage**

None

**Mayor Wilcox**

None

**ADJOURNMENT**

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

These minutes are approved as submitted this 16<sup>th</sup> day of September 2019.

Joanne Carr  
Deputy City Clerk