

MONDAY, NOVEMBER 4, 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 Nauman, Alderman Schuster, Alderman Baugus

Absent: None

PLEDGE OF ALLEGIANCE

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

APPROVAL OF THE MINUTES FROM OCTOBER 7, 2019 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from October 7, 2019. Alderman Lane moved approval of the minutes as submitted. Alderman Nauman seconded the motion, which was unanimously approved.

TREASURER'S REPORT – SEPTEMBER 2019

Mr. DeClue reported telephone was lagging again this month and noted that Glendale along with other municipalities was looking for leadership in dealing with the telecom tax issues.

Alderman Roettger noted that the numbers had not reflected seasonal changes, adding that gas and electric was usually more balanced at this point.

Mr. DeClue noted that mild and wet summer hurt the City this year.

Alderman Roettger asked if the court conversation would be coming up soon. Mr. DeClue stated that it would.

CITIZEN COMMENTS

Boy Scouts in attendance for the Citizenship Merit Badge:

Scouts Ethan Pogue, Jerry Frantz, Chris DePalma, Cole Gianino, Hector Warren, John Christy, Luke Fessler, Johnny Laird, Sutton Ivy, Nate Kielbasa, Luke Jarbou, Tommy Williams, Jake Kelly, and Freddie Grinner

RESOLUTIONS

R33-19 A RESOLUTION DECLARING A MOSQUITO FOGGER
SURPLUS PROPERTY AND AUTHORIZING DISPOSAL OF
THE SAME

Alderman Baugus moved approval of the reading of Resolution R33-19. Alderman Schuster seconded the motion.

Mr. DeClue reported on the potential sale on Govdeal.com of the Public Works mosquito fogger, and the discontinuation of a pesticide license for Mr. Jones, Superintendent of Public Works. Mr. DeClue stated that the minimum bid for the fogger was \$1,200.00.

Alderman Schoemehl stated that his sense was that this conversation was somewhat premature, noting that it may be perceived that the spraying did not seem to work. Alderman Schoemehl also noted that should the City sell the fogger, the contract with St. Louis County could not be reversed unless the City purchased a new fogger. Alderman Schoemehl also asked if any residents had hired spraying companies independent of the City.

Mr. DeClue stated that the City received only one call about spraying but did not know of any residents initiating their own spraying.

Alderman Roettger did not think it was a bad resolution, noting that maintenance could be suspended due to none use, and in that case, it might not be ready to be used when needed. Alderman Roettger would rather sell the equipment.

Mr. DeClue stated that Mr. Jones license fee was not extraordinary, and the pesticides used were very basic. Mr. DeClue asked if the Board would like to table this issue at this time.

Alderman Roettger asked about the evaluation process done the County and did the County have records for Glendale.

Mr. DeClue stated that the City started the program late in the season, noting that the County managed prevention but may not have a study for us.

It was noted that it might be worthwhile to make sure the residents are happy with the current program, possibly through the newsletter.

Alderman Nauman agreed that it could be difficult to go back to spraying if the City would need the equipment again. Alderman Nauman asked if the City could contract the County to do the spraying. Mr. DeClue stated that the City could discuss receiving enhanced service from the County.

Mr. DeClue noted that Mr. Jones requested the sale, and if it was the Board's desire to retain the equipment, the City would make that work. Mr. DeClue stated that he would find out the cost to spray from Vector Control.

There being no additional discussion or questions, Mayor Wilcox called for a vote which was not approved.

DISCUSSION: SAPPINGTON OVERLAY PARTNERSHIP WITH OAKLAND

Mr. DeClue reported that Missouri American Water completed the work on Sappington Road and Oakland wanted to partner with Glendale for the repair of the roadway. Mr. DeClue noted that the cost would be approximately \$18,000 and our portion would be the updating of the southbound lane south of Lockwood which repair would be St. Louis County's expense. Mr. DeClue stated that the work needed to be done, and they were interested in starting the project in November, adding that the City could defer payment for the next budget year.

Alderman Baugus asked about the total linear feet to be included in the Glendale bid, and did it sound consistent with other projects.

Mr. DeClue stated that it was approximately 170' and noted he and Mr. Jones reviewed the project scope adding that it was in line with other projects.

Alderman Schuster asked if Weiss Design had reviewed the plans and prices, and if it was okay with Mr. Weiss, it would be acceptable.

Alderman Baugus would like to know the Oakland side of the cost. Mr. DeClue stated that the cost was all based-on unit cost and would run up to Big Bend and Sappington.

Alderman Baugus noted that traffic control was 20% of the cost with 6% taking in surveying and staking.

DISCUSSION: ARCHITECTURAL REVIEW BOARD STANDARDS UPDATE – JEFF FERNHOFF, CHAIRMAN OF ARB

Chairman Jeff Fernhoff introduced himself stating that the ARB had first convened in 2006 following construction projects on Edwin which were very large and following a series of recommendations there became a need to regulate new housing in Glendale. Chairman Fernhoff stated that the current Board was made up of architects, engineer, landscape engineers and an insurance executive. Mr. Fernhoff made note of the letter received from the resident on Moreland concerning construction at the neighboring home. Chairman Fernhoff stated that the Board had struggled with small lots and tried to get a structure to fit proportionately and not

create a problem for a neighbor with sun or site lines. Chairman Fernhoff noted that with larger lots there is enough flexibility but with small lots and on Moreland in particular, there are three small lots and the contractor was building on one based on what the application had laid out. Chairman Fernhoff stated that the builder knew if he set his parameters the house could be built the way he wanted, adding that if the Board denied the plan, the builder could then appeal the denial to the BOA. Chairman Fernhoff stated that, the approval of projects could become an administrative function instead of a review function of the ARB

Chairman Fernhoff stated that he did not want that to happen and asked that an ad-hoc committee be formed made up of Board of Aldermen and Architectural Review Board members to rethink the future guidelines of the ARB so that there were more rules for builders related to construction on small lots and lots in general, and think through the whole process more. Chairman Fernhoff noted that the house on Moreland would be overbearing and understands the reason which related to the current rules laid out for the ARB. Chairman Fernhoff stated that the committee could put together a report, discuss it and adopt an agreed plan for a strong ARB.

The Board asked how the Floor Area Ratio fell short. Chairman Fernhoff stated that the corrected FAR should have solved the problem but it did not. It was noted that the percentage could be tightened, or we could look at the height parameters.

Alderman Roettger asked if builders would be included on the panel.

Chairman Fernhoff noted that there would be architects on the panel and preferred not to include outside builders at this time, adding that it was preferable to keep it “in house” at this time.

Alderman Baugus agreed that a narrow view would be useful to start.

It was noted that builders make money on projects and could create a conflict.

Chairman Fernhoff stated that possibly lowering the FAR and or the height of a building could create a process of creativity for architects and builders and may fit into a small lot setting better.

Alderman Baugus and Alderman Lane noted that they understood the issues adding that they saw the problems firsthand with projects on Dwyer.

Alderman Roettger stated that this would be an ad-hoc committee with the ARB and BOA.

Chairman Fernhoff stated that the committee would take existing regs and go through them, see what could be changed adding that with 3 architects and 2 engineers; one a purist and others with a middle view, the finished plan would be a good consensus from the ARB.

Mayor Wilcox asked how many Board of Aldermen would be included.

Chairman Fernhoff stated that 3 members would work.

Mr. Hetlage stated that 2 would constitute an unofficial meeting of the BOA and would work as a panel prior to addressing the BOA with recommendations.

Mayor Wilcox stated that it was a good idea which should move forward. Mayor Wilcox thanked Chairman Fernhoff for attending the BOA meeting.

REPORTS

Ben DeClue

Mr. DeClue reported that the Jiffy Lube fence was completed, it was visually better, safer, and approved by all the residents involved.

Mr. DeClue reported that the City would like to host the February Municipal League Board meeting in the auditorium but wanted to check with the Board before scheduling the meeting. Notice would be sent later via email.

Mr. DeClue reported that the new Firefighter was at the meeting, Mike Cox and would be sworn in at the next meeting.

Mr. DeClue noted that the City was in talks with Caravus, noting that all the Form Fire applications were returned from all employees, underwriting may be based on health instead of just age and information should be received within the next few weeks. Mr. DeClue noted that he would discuss the information with Alderman Schuster once it had been received.

Mr. DeClue reported that there was interest in the Christmas market which will take place on December 6th during the annual Tree Lighting.

Joanne Carr

None

Alderman Roettger

Alderman Roettger reported that the Pension Board would meet tomorrow night and would be meeting in advance with Mr. Chamberlin to talk about the citizen committee.

Alderman Roettger reported that Mr. Kempker from Jefferson City LAGERS would be present to assist in mapping out a plan going forward.

Alderman Baugus

Alderman Baugus thanked Mr. DeClue for remedying the situation on Kirkham with Ameren-UE, related to holes

Alderman Lane

Alderman Lane noted that Ameren was working on Berry Road and asked about relocation of poles and start of the sidewalk project. Mr. DeClue stated that the project has begun including the relocation of utility poles and eventual addition of the new expanded sidewalk.

Alderman Lane asked about the antenna issue on Kirkham Avenue. Mr. DeClue stated that he had followed up with Mr. Scull and passed information to both residents.

Alderman Lane asked about the ballot initiative. Alderman Roettger stated that it would be discussed tomorrow at the Pension Board meeting.

Alderman Lane reported that the Jazzfest meeting committee met last week and was “on the go”.

Alderman Schoemehl

None

Alderman Nauman

None

Alderman Schuster

None

Jim Hetlage

None

Mayor Wilcox

None

EXECUTIVE SESSION

Alderman Baugus moved to adjourn to Executive Session. Alderman Schoemehl 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

Not Present:

ADJOURNMENT

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

These minutes are approved as submitted this 18th day of November 2019.

Joanne Carr
Deputy City Clerk