

FOR THE RESURFACING OF SAPPINGTON ROAD AND
RECONSTRUCTION OF CROSSWALKS ALONG SAPPINGTON
ROAD IN THE CITY LIMITS OF THE CITY OF GLENDALE,
MISSOURI.

Alderman Nauman moved approval of the reading of Resolution R01-21. Alderman Schuster seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this application submittal was the third year for the grant request which is specified for the reconstruction of Sappington Road and added that it had been 15 years since the road was improved noting that both the road and crosswalks needed improvement.

Mr. Jones stated that along Sappington Road from Manchester Rd. to Lockwood Road, all crosswalks needed to be replaced, curbing needed repair, and a request was included in the grant application for a pedestrian activated light to be located at the City Hall crosswalk adding that the roadway, sidewalk, and curbing would be the focus.

Mr. Jones stated that Lochmueller Engineering had made previous submissions and with the changes added to the application, there was an increased probability of approval noting that there was an advantage that due to duration of the original project, the street deterioration increased the likelihood of approval by the State.

Mr. Jones stated that the request for a pedestrian activated light, recommended by Lochmueller Engineering, increased the application points which increased the likelihood of overall approval.

Mr. Jones added that Lochmueller Engineering suggested adding improvements to the drainage of the City's north parking lot which was also added to the application noting to Alderman Nauman that the request was new to the application. Mr. Jones stated that he was happy with the way Lochmueller was working up the application which would be completed by February 11, 2021.

Alderwoman Vitale asked if the stop sign near City Hall would be removed. Mr. Jones stated that it would adding that a flashing sign would replace it which would flash when in use.

Alderwoman Vitale stated that a stop sign was in need at the location noting that many vehicles speed through the intersection regardless of the stop sign and added that the flashing lights in place now helped some close calls. Alderwoman Vitale stated that it was her personal opinion that the removal of the sign was not a good idea for safety reasons adding that it was very important to have a sign in that location.

It was noted that there was a request a few years ago to place a light in front of school, so that a pedestrian activated was available during off hours.

Mayor Wilcox stated that it was believed that a light activated pedestrian crosswalk near North Glendale could be very dangerous due to the behavior of drivers during off house adding that drivers might not even stop at the activated light. Mayor Wilcox agreed with Alderwoman Vitale and preferred a blinking stop sign.

Alderman Schuster stated that Alderwoman Vitale's point was well taken adding that the City needed a stop sign at that location even though it was a block from the E. Essex intersection. Alderman Schuster added that the Board would lean heavily on the decision or opinion of the Traffic Safety Officer.

Mayor Wilcox agreed with Alderwoman Vitale and Aldermen Schuster noting that a pedestrian activated sign might not catch the many people who roll through the current stop sign adding that pedestrians may forgot to hit the button and a driver flies through. Mayor Wilcox stated that the City already had a behavioral barrier in place, and by removing it, the change may open the gate to drivers speeding by.

Alderwoman Cushing stated there she had a concern about the intersection and stop sign at Hawbrook near Hanneke's Grocery as well, noting that the intersection was the busiest due to vehicular traffic and afterschool student traffic and was worrisome adding that the crosswalk was not something to rely on. Alderwoman Cushing agreed with Alderwoman Vitale adding that she would like to see blinking lights at Hawbrook as well.

Mayor Wilcox asked that the Board be updated on the request.

Alderman Nauman asked if the application included sidewalk resurfacing and crosswalk repair, etc., adding that it was time to add an activated crosswalk at school instead.

Mayor Wilcox stated that it was more dangerous to have one at the school crosswalk.

Alderman Nauman stated that was the place one already existed but was not activated during the periods discussed a past meetings adding that the red light was activated only during school hours.

Mayor Wilcox noted that the light was activated with a push button.

Alderman Nauman stated that he was not disputing the issue but noting that the issue seems worth discussing adding that there were many decorative crosswalks on Sappington and pedestrian activated lights could help.

Mr. Jones stated that just because something was included in the application, it did not mean that the item would be built adding that the inclusion of items gave points which enhanced the chances of receiving the grant noting that enhancing the City's chances for the grant was a good idea.

Mr. Hetlage stated that the reason an applicant would get points in this situation would be because the sign would be removed which kept the overall traffic moving adding that while

maintaining traffic flow while maintaining safety was why the State Highway Department would prefer the pushbutton stop over a light activated stop.

There being no additional discussion or questions, Mayor Wilcox called for a vote of Resolution R01-21 which was unanimously approved.

R02-21 A RESOLUTION AUTHORIZING A CONTRACT WITH FORD
 ASPHALT COMPANY FOR A SEALCOAT OF AUSTIN PLACE
 BETWEEN CORNELIA AVENUE AND LOCKWOOD AVENUE

Alderman Lane moved approval of the reading of Resolution R02-21. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that following the widening of Austin Place, the City received many compliments about the work from residents, including the people who said they disagreed with the plan. Mr. DeClue stated that this Resolution would allow the City to add needed sealed overlay opposed to a mill overlay which was more expensive, which would seal up the cracks and seams following the work done widening the street.

Mr. Jones stated that the purpose of the sealed overlay would be to reduce water infiltration so current patches stay intact until the Nova Chip program comes into play on the calendar.

There being no additional discussion or questions, Mayor Wilcox called for a vote of Resolution R02-21 which was unanimously approved.

R03-21 A RESOLUTION DECLARING A BOX TRAILER AND PICNIC
 TABLE SURPLUS PROPERTY AND AUTHORIZING DISPOSAL OF
 THE SAME

Alderman Lane moved approval of the first reading of Resolution R03-21. Alderman Schuster seconded the motion.

Mayor Wilcox asked for a report.

Mr. Jones reported that the Public Works Department had a white box trailer and picnic table in need of added to surplus noting that the trailer was a standard tow behind box trailer. Mr. Jones stated that the Fire Department did some house cleaning and decided they did not need the trailer or the picnic table. Mr. Jones noted that the trailer leaked, was purchased with a leaky roof, and had experienced interior wood rot. Mr. Jones stated that there was a red trailer in good shape that was transferred into the possession of the PWD which is in good order.

Mr. Jones stated that the white trailer was not worth repairing and recommended that it be auctioned off as surplus property.

Mr. Jones stated that the picnic table was purchased during Chief Zeitzmann's tenure adding that there was a plan to place the table on greenspace at the north side of City Hall, at the time, the Fire Department. Mr. Jones noted that nothing was ever done to complete the project adding that completing the project at this time would be costly and include an ADA compliant concrete pad etc., to make the table fit. Mr. Jones stated that a City with a park could make better use of the table adding that it was going to waste at PWD and was a good time to auction it off as well.

Mr. Jones noted that at a future date, PWD was planning to surplus the mosquito fogging equipment adding that the City was contracted with St. Louis County for Mosquito control which was working out very well. Mr. Jones stated that the residents were happy with the work done by the county and the cost was lower than a City run program.

Alderman Nauman asked if Mr. Jones continued the license necessary for running the equipment. Mr. Jones stated that Mr. DeClue recommend that license be renewed in case there was a need noting that he would like to drop the license as well.

Alderman Nauman stated that he agreed that the fogger should be auctioned as surplus on a later date and discussed at a future meeting.

Mayor Wilcox thanked Mr. Jones for his report.

There being no additional discussion or questions, Mayor Wilcox called for a vote of Resolution R03-21 which was unanimously approved.

R04-21 A RESOLUTION AUTHORIZING A CONTRACT WITH PACE
CONSTRUCTION FOR THE APPLICATION OF ASPHALT
LEVELING COURSES AND ULTRATHIN BONDED WEARING
SURFACE ON CLIF SIDE DRIVE, CLIF SIDE COURT, ELMWOOD
DRIVE, CHAIN RIDGE DRIVE, AND THE 1200 BLOCK OF
GLENVISTA PLACE

Alderman Schuster moved approval of the first reading of Resolution R04-21. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the street work referenced in the resolution was put off last year due to COVID-19 adding that the concrete work preceding the Nova Chip work was approved and had since been completed. Mr. DeClue stated that budget was good revenue wise and added that Mr. Jones and he recommended that the City move forward with the work.

Mr. Jones stated that the curbing work was completed earlier this year adding that the sod work would be completed in March noting that the streets were ready for the resurface work which

would be scheduled for late March or early April. Mr. Jones stated that Pace was the same group the City intended to use last year prior to COVID adding that PW was ready to move forward.

There being no additional discussion or questions, Mayor Wilcox called for a vote of Resolution R04-21 which was unanimously approved.

R05-21 A RESOLUTION AUTHORIZING THE EXECUTION OF AN
 UPDATED RIGHTS OF WAY USE AGREEMENT FOR
 COMMUNICATIONS FACILITIES WITH MCIMETRO ACCESS
 TRANSMISSION SERVICES CORP D/B/A VERIZON ACCESS
 TRANSMISSIONS SERVICES

Alderman Schuster moved approval of the first reading of Resolution R05-21. Alderman Nauman seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported and noted in the executive summary that in early 2001, the City entered into a Rights-of-Way Use Agreement for Communications Facilities with MCImetro d/b/a Verizon. This agreement allowed Verizon to construct, install, maintain, and operate facilities for communications or related capabilities in the City's right of way, in this case along Sappington Road between Manchester and Lockwood. This agreement generated an annual fee of \$16,146.84 annually. The term of the agreement was 5 years; however, it appears the agreement was never renewed. Verizon therefore continued to pay the \$4,036.71 quarterly but the amount was never increased according to CPI as provided for in the City Code. Mr. DeClue noted that late last year Verizon contacted me and asked that we enter into an updated agreement, both to continue their right to use our ROW but also because certain portions of the old agreement were no longer valid under MO state law. In particular, a section which required Verizon to install additional conduit and be willing to sell or lease the additional space was no longer valid. Mr. DeClue noted that the matter was referred to Mr. Hetlage, our City Attorney, who worked with Verizon's attorneys to update the agreement. The new agreement runs for an initial term of 5 years and then goes year-to-year for a total term not to exceed 20 years. Mr. DeClue noted that Mr. Lawrence would ensure that the fee amount is increased annually per CPI adding that the agreement was mostly similar to the previous agreement.

Mayor Wilcox asked if the conduit in the right of way was underground and not a tower.

Mr. Hetlage stated that wireless companies were allowed to work in the City's Right of Way adding that in the future, if MCI wanted to expand, an amendment to the agreement would be needed to do so at that time which the Board can discuss in detail if an amendment was required. It was noted that earlier, the company used a boring machine to create conduit below the street for future fiber optic cable if needed.

Mayor Wilcox asked about what was happening during the last 20 years. It was noted that the company continued to make payments without an agreement and were not obligated to make payments.

Mayor Wilcox asked how many other situations like this were ongoing. Mr. DeClue stated that there were none that were known adding that Mr. Lawrence brought this issue to our attention.

Alderman Schuster noted that he was curious to know what the Verizon auditors were thinking adding that Glendale was the beneficiary in this situation adding that if the City were sending the money, the laps would be clear. Alderman Schuster noted that the City was not losing anything because the company was not gaining any additional money by having the conduit in place adding that it was a gain for the City from Worldwide Technology.

Alderman Nauman asked if the fee was the same.

Mr. Hetlage stated that it was a complicated formula based on City Code adding that the company agreed to pay the linear foot fee.

There being no additional discussion or questions, Mayor Wilcox called for a vote of Resolution R05-21 which was unanimously approved.

DISCUSSION: JAZZFEST 2021 DATE

Mr. DeClue reported that the staff had started to discuss the upcoming events and suspected that there would be a problem with the May 2021 scheduling of Jazzfest and did not know if the county would lift the moratorium by Memorial Day. Mr. DeClue suggested that the event be moved to October allowing for more vaccinations, a safer environment, and possibly more flexible rules issued by St. Louis County.

Mr. DeClue stated that an October 11, 2021 made sense to us adding that it was up to the Board to make the decision.

Mayor Wilcox stated that Fall would be feasible time.

Mr. DeClue stated that all reports show that between herd immunity and vaccines, the community may be safe.

Alderwoman Lane recommended that it was a good date to look at adding that this issue should be revisited in 60 day to see what the County was doing beyond October.

Alderman Schuster stated that Alderwoman Lane was right to delay a decision and look at the situation again in a month or two adding that after reading reports, there was a significant number of people, possibly 25%, who would not take the vaccine which seemed astonishing.

Alderman Nauman agreed that the May date was not good noting that October was a better time to consider holding the event. Alderman Nauman suggested that the staff touch base with the bands who were intending to perform last year to see if October

worked for them. Alderman Nauman added that a cancellation clause should be included allowing the City to roll over to May 2022 if October 2021 does not work.

REPORTS

Ben DeClue

Mr. DeClue reported that it appeared that Des Peres had consolidated their Dispatch services with Kirkwood adding that it was a good thing. Mr. DeClue stated that Kirkwood would be hiring two more dispatchers which would mean that there would be three dispatchers on duty at all times. Mr. DeClue noted that it would benefit Glendale adding that all the Chiefs were working together to sort it out, noting that Kirkwood assured the City that service would not drop.

Mr. DeClue reported that the CARES Act money was deposited into Glendale's account on Friday adding that an email would be sent out defining how the funds have been allocated through the various funds.

Joanne Carr

None

Alderman Roettger

Alderman Roettger reported that KMOV would be running a story on Thursday about the local dispatch services vs the general County dispatching disfunction adding that the story will validate our move to Kirkwood.

Alderman Roettger reported on the damage to the new fence on Berry Rd. due a fallen tree and thanked Mr. Jones and Captain Catlett for sending the information so quickly to Nextdoor Glendale adding that there was no damage to the retaining wall.

Mr. Jones stated that St. Louis County removed the majority of the tree.

Alderwoman Vitale

Alderwoman Vitale reported that despite the fallen tree, she wanted to compliment everyone on how great the new roadway, sidewalk, fencing and retaining wall looked adding that the work made the area so much safer.

Alderwoman Lane

Alderwoman Lane reported that the ARB committee met last week, at which Alderman Schuster and Alderman Lane were in attendance noting that due to COVID, it had been a year since the committee had met. Alderwoman Lane stated that the committee was moving forward, drilling down on guidelines, and doing a good job. Alderwoman Lane stated that Alderman Schuster was wonderful adding that the ARB was made up of professionals noting that as representatives

of the BOA, they were there to advise and help refine the guidelines for a review by the BOA. Alderwoman Lane stated she was impressed with the work the committee was doing, adding that their concern was how the neighboring homes compared in size and in height to the submittals as well as considering the FAR and as an example, using an envelope method- how high you can go- related to surrounding homes. Alderwoman Lane would keep the BOA updated.

Alderwoman Capshaw Cushing

None

Alderman Nauman

Alderman Nauman thanked Mr. DeClue regarding potential changes at Glendale Chrysler which had not materialized as yet, noting that the relationship between the neighborhood and Chrysler could be rough, but has been quiet to date. Alderman Nauman stated that it made sense to hold meetings with all the neighbors on Brookside and Glendale Gardens and Glendale Chrysler to discuss any changes, adding that Ms. Belding floated plans a few times adding that plans were somewhat overdue. It was noted that Glendale Chrysler had considered the closing of the parts and paints department which was a good step forward.

Mayor Wilcox stated that the potential loss of greenspace was not good adding that a buffer maintained.

Mr. DeClue stated that Ms. Belding has been good working with the Board and as part of the process, has kept us the loop when there is something to review.

Alderman Schuster

Alderman Schuster reported that after our previous ARB committee meeting, we are revising and refining the rules, focusing on rules related to new construction or a tear down which needs to meet the scale of the neighborhood and cannot overpower the adjoining properties, and more specifically, the homes in front, behind and beyond. Alderman Schuster stated that Glendale had many different neighborhoods noting that in one neighborhood things could be done that could not be done in other neighborhoods adding that projects needed to maintain scale. Alderman Schuster noted that the ARB was agreeable to that and wanted to push the envelope further. Alderman Schuster stated that he was hopeful that the recommendations would be reasonable and everyone on the BOA would be comfortable with the new guidelines adding the Boards did not want to push anyone out of business. Alderman Schuster stated that with a strong set of recommendations, it permits the ARB to make decisions without being challenged. Alderman Schuster stated he gives great credit to the committee and after 6 to 9 months of work, the revisions to date have been thoughtful and thorough adding that he was impressed with the meeting.

Alderman Lane stated that the ARB was drilling down the recommendations for builders such as allowing themselves the ability to push a project to a second meeting if necessary, as a guideline item and added that the ARB would be upfront with the guidelines which also included Scale, Elevation, FAR and Drainage.

Alderman Roettger asked if this would address the issues that the ARB had related to approvals of infill homes and the appeal process.

Alderman Nauman asked if the changes would be codified.

Alderman Schuster stated that the revisions would be guidelines and not changes to the code.

Alderman Schuster stated that some guidelines were established that were not clear, that were subject to interpretation and alluded to by Alderman Nauman and Alderman Roettger. Alderman Schuster noted that the committee realized that subjectivity was needed, adding that guidelines could not be written for every situation. Mr. DeClue stated that lawyers were there to review adding that the ARB needed some leeway noting that the guidelines were not defined well enough and decisions were open for change.

Alderman Schuster stated that Alderman Lane and he challenged the committee to tell us what they would like to see in guidelines, to see if it could be approved, adding that we could advise about the chances of BOA approval once the guidelines were ready to be presented to the BOA.

Alderman Nauman stated that the ARB was not looking for flexibility but were looking for teeth in the guidelines to work with submissions planned for smaller lot sizes noting that a 35% FAR was too large for smaller lots adding that challenging the FAR and height was not negotiable or flexible.

Mayor Wilcox asked if the guidelines needed more teeth.

Alderman Schuster stated that flexibility was a problem adding that to Alderman Nauman's point, the ARB was talking about reducing the FAR for the smaller lots, 50' lots adding that a 75' lot could build big.

Alderman Schuster stated that the ARB wanted to define the scale for the neighborhood, consider a neighborhood which could be on a grid street or a cul-de-sac or curvy street adding that the ARB they wanted to expand for scale and be fair and reasonable. For small lots, the FAR might need to be reduce and would be a part of guidelines which may be codified later upon approval.

Alderman Nauman stated that it made sense.

Mr. DeClue noted that a large house may be good on Kings Pond as opposed to Nolan, Brownell etc., adding that there would be a new classification for small lots, stormwater, character, etc. Mr. DeClue stated that the ARB committee would focus on small lots and paired down construction.

Alderman Schuster stated that Mr. Mike Moran was a thoughtful writer, using pictures as well as guidelines noting that the ARB wanted custom Glendale homes adding that the ARB was on the right track and focused now.

Jim Hetlage

None

Mayor Wilcox

Mayor Wilcox thanked the County and the District 5 Representative, Lisa Clancy for all her work.

ADJOURNMENT

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

These minutes are approved this 16th of February 2021.

Joanne Carr
Deputy City Clerk