

**TUESDAY, FEBRUARY 22 2022, 7:00 P.M.**  
**BOARD OF ALDERMEN**  
**MINUTES**

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MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN RICH FANNING

ALDERMAN SARAH VITALE

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

The February 22, 2022 was held virtually as a Zoom meeting.

MEETING CALLED TO ORDER

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

ROLL CALL

Present: Alderman Roettger, Alderwoman Capshaw Cushing, Alderwoman Vitale,  
Alderman Fanning, Alderman Lane, Alderman Nauman

Absent:

APPROVAL OF TENTATIVE AGENDA

Mayor Wilcox asked if there were any changes or corrections to the Agenda for the February 22, 2022, meeting. Alderman Roettger moved approval of the agenda for the February 22, 2022, meeting. Alderman Lane seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM FEBRUARY 7, 2022 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from February 7, 2022, meeting. Alderman Vitale moved approval of the February 7, 2022, meeting. Alderman Nauman seconded the motion, which was unanimously approved.

TREASURER'S REPORTS- DECEMBER 2021 AND JANUARY 2022

Mr. DeClue reported that the December and January reports are a little late but, adding that if there were any questions, he and Mr. Lawrence were available.

Mr. DeClue reported that Mr. Gaylord Risley had considering retiring from the position of City Treasurer in his monthly role reviewing the reports. Mr. DeClue stated that Mr. Steve Chamberlin was considering filling the position should Mr. Risley retire and added that Mr. Lawrence, Mr. Risley, and he would meet in March to find out Mr. Chamberlin's interest level. Alderman Roettger stated that he had worked with Mr. Chamberlin on the Pension Board added that he would be a good choice.

Mr. DeClue reported that the January report indicated that the General Fund expenditures were better this year than last year, adding that the sales tax revenue pool was strong and noted that there was a weakness in the local tax base. Mr. DeClue noted that there were many vacancies at this time but added that Rico Pi, located at Berry and Manchester Rd. was paying their rent but not sending taxes.

Mayor Wilcox asked Mr. DeClue if he had any recent conversations with the owner of Pi. Mr. DeClue reported that he spoke with Mr. Sommers at the time he was moving to his new Kirkwood location noting that there was a long-term lease on the Glendale location. Mr. DeClue noted that Mr. Sommers was interested in considering a new concept for the location adding that there were no firm commitments as yet with Mr. Sommers and the landlord. Mayor Wilcox noted that Glendale did not receive any benefits without activity there. Mr. DeClue stated that he would probe Mr. Sommers to see what was happening adding that Mr. Sommers did spend a considerable amount of money to upgrade the building and noted that it did no good for a place to stand vacant.

#### CITIZEN COMMENTS

None

#### ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B02-22            AN ORDINANCE AUTHORIZING THE CITY  
ADMINISTRATOR TO ENTER INTO A MISSOURI  
HIGHWAY AND TRANSPORTATION COMMISSION STP-  
URBAN PROGRAM AGREEMENT IN ORDER TO  
RECONSTRUCT N. SAPPINGTON ROAD FROM  
MANCHESTER ROAD TO LOCKWOOD AVENUE

Alderman Roettger moved approval of the second reading of Ordinance B02-22.  
Alderman Fanning seconded the motion.

Mayor Wilcox asked for a report

Mr. DeClue stated that this agreement with the highway commission will allow for the reconstruction of Sappington Road and will include new crosswalks, new signage, and sidewalk repairs or replacement adding that it will take several years to receive the award.

Mr. DeClue stated that it then would take an additional few years for the engineer search and the start of the project. Mr. DeClue noted that in the past, the City had received bids from many engineers and added that with the 80/20 match with the highway commission, it would be a fantastic deal for taxpayer.

Alderman Roettger asked if money would be set aside similarly to the last project. Mr. DeClue stated that money would be set aside. Mr. DeClue added that one consideration the Board might make related to the significant amount of money banked last year and in reserve, would be to

use that reserve fund for this project instead of tapping our capital fund noting that there would be more discussion about details in the future.

Mr. Jones reported that the project cost should not exceed \$1,100,000 adding that the Federal payment would not exceed \$884,000 with monthly installments made during the life of the agreement. Mr. DeClue stated that he and Mr. Jones discussed moving money for upgrades in signage and posts adding that there was some flexibility.

Alderman Roettger asked about the timing for the life of the agreement. Mr. Jones stated that the agreement timing starts with the first payment to engineers who will submit invoices to the City, adding that the City would submit to MoDot and in turn receive payments. It was noted that it would be a fluid payment system budgeted accordingly. Mr. Jones stated that the project will take a few years to execute adding that overall, it may be a 2-to-3-year project.

Alderman Vitale noted that through this project, the City would redesign the crosswalks and add decorative signage. Mr. Jones stated that the current crosswalks have been difficult noting that the project would avoid implementing the same design.

Alderman Lane asked when payment to engineers would begin. Mr. Jones stated that payments would begin several months from now adding that the City would need to follow a selection process for an engineer, adding that there would be 5 or 6 months for surveys noting that it may be 9 months before the City sees an invoice. Alderman Lane asked if this would be budgeted in the next fiscal year. Mr. Jones stated that it would.

Mayor Wilcox asked if there was any other questions or discussions There were none.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by title only.

Mayor Wilcox called for a voice vote which was unanimously approved.

The second reading passed.

Alderman Lane moved approval of the final reading of Ordinance B02-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

Mayor Wilcox asked if there was any other questions or discussions There were none.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by title only.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderwoman Capshaw Cushing, Alderwoman Vitale,  
Alderman Fanning, Alderman Lane, Alderman Nauman

Nays: None

The Ordinance passed.

#### ORDINANCES FOR FIRST READING

B03-22 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY OF GLENDALE, MISSOURI, A ONE-YEAR EXTENSION OF THE COOPERATION AGREEMENT WITH THE CITIES OF KIRKWOOD, GLENDALE AND OAKLAND, MISSOURI, RELATING TO THE USE AND MAINTENANCE OF THE KIRKWOOD AQUATIC CENTER

Alderman Fanning moved approval of the first reading of Ordinance B03-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report

Mr. DeClue reported that this Ordinance represented the annual agreement with the cities, adding that the 20-year bond had been paid and this current agreement related to the general operation and maintenance costs the City agreed to adding that the Glendale share was from the 2020 summer cost or \$41,760.00. Mr. DeClue stated that the fee represented the cost to Glendale for the improvements and operation shortfall. Mr. DeClue stated that the City attorneys reviewed the agreement adding that they were in agreement that it should move forward.

Alderman Nauman asked if there was discussion regarding a broader access agreement adding that the City had been pushing to have comprehensive use of the parks in general including use of the ice rink , tennis courts, performing arts center, camps, exercise classes, etc., adding that it seemed that there has been no progress to reach a broader parks agreement. Mr. DeClue stated that there had been good progress before COVID adding that the discussions stopped at that time. Mr. DeClue stated that he would open up discussions with Kirkwood if the Board wanted an agreement.

Alderman Vitale asked Alderman Nauman about his thoughts going forward. Alderman Nauman stated that beginning in 2019, the Board began discussions about contributing only to pool access as residents adding that Glendale residents receive Kirkwood rates for the pool as part of the agreement but were limited to access of any other billable services. Alderman Nauman stated Glendale residents along with Oakland, come to the table with Kirkwood to discuss full access for an agreement.

Alderman Vitale stated that she liked the idea adding that Glendale taxes go to the Kirkwood schools and Glendale already worked with the Kirkwood Fire Department and Dispatch noting that she would like a broader agreement. Mayor Wilcox stated that he also agreed with Alderman Nauman adding that it will be important that the Board talked about the reserves.

Mayor Wilcox stated that he would like a portion of the reserves to go to things that are tangible for our residents adding that street repairs were a good thing and noted that infrastructure money could go to streets. Mayor Wilcox added that it would be compelling to tell the residents what we will be doing with the revenue.

Alderman Nauman stated that in the past, Kirkwood stated that they had difficulty monitoring usage and could not distinguish Glendale from Kirkwood residents adding that they said they tried to sift out the different residents but stated that they never knew how to work it out. Alderman Nauman stated that if Kirkwood would open all these things to Glendale, it would not cost Kirkwood additional funds unless they could prove Glendale created more need for classes etc. Alderman Nauman stated that the Board could really negotiate this and demonstrate how we could be added without increased costs. Mr. DeClue noted that the current agreement was something different noting that it was a maintenance fee from 2020 and needed to be paid.

Alderman Nauman stated that this discussion should be added to the spreadsheet, agreed to a 4th extension but would consider limiting the 5<sup>th</sup> extension in lieu of the new discussions. Alderman Nauman noted that the numbers were estimated from years ago, adding that this could be a low cost for a large benefit to the residents. Mr. DeClue stated that he would go back to the start and renew discussion.

Alderman Roettger asked the Board to remember that Kirkwood needed money to update the pool and may welcome Glendale and Oakland coming to them adding that coming off of COVID would be a good time to take a look. Mr. DeClue stated that the line item was added to the spreadsheet already.

Mayor Wilcox asked if there was any other questions or discussions There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by title only.

The first reading passed.

## RESOLUTIONS

R02-22        A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH REVIZE FOR THE DEVELOPMENT OF A NEW WEBSITE FOR THE CITY OF GLENDALE AND SUBSEQUENT MAINTENANCE AND SERVICE

Alderman Nauman moved approval of the first reading of Resolution R02-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the 1<sup>st</sup> round of the RFP was unsuccessful with only one bid received which was not competitive. Mr. DeClue stated that the second RFP was modeled after the Shrewsbury RFP which generated 5 bids. Mr. DeClue stated that the upon advice from Mayor Wilcox, the company used by the City of Dardenne Prairie was included in the RFP adding that they came back with a competitive bid. Mr. DeClue noted that Dardenne Prairie loved their new website. Mayor Wilcox noted that he did not have personal experience with this company but had been speaking with someone about how user friendly it was.

Ms. Arias-Magallon reported that the new company's website plan offered occupancy permits applications to be automatically filled out filed and paid online, generally pay online for other Glendale services and presented a user-friendly search bar to find anything listed on the site. Ms. Arias-Magallon noted that users often call the City for assistance with website usage adding that it was not easy to find things as it was currently laid out. Ms. Arias-Magallon also stated that the website would be ADA accessible, utility bills would be paperless, and payments made online would be secure. Ms. Arias-Magallon stated that there would be e-notifications and alerts sent out through the website adding that everything on social media would be linked to the website and noted that there would be no need to call the City. Ms. Arias-Magallon stated that the annual fee would be \$3,400 with an initial first year payment of \$14,700.00 will be charged for hosting and building, adding that the company would assist administration with instructions and construction. Ms. Arias-Magallon stated that the City could redo the website in 4 years, if necessary, at no additional charge adding that each department will be able to pick their own page designs and access their own pages and noted that it should be in place in 16 to 21 weeks.

Alderman Nauman stated that he had not looked at the website recently and asked if the Fire Department had their own website. It was noted that the Fire Departments website was incorporated into the current website and the separate site was closed down. Ms. Aria-Magallon stated that the Fire Department would be able to create their own page on the Glendale site. Mayor Wilcox thanked Ms. Arias-Magallon for her report.

Mayor Wilcox asked if there was any other questions or discussions

Mayor Wilcox called for a voice vote which was unanimously approved.

## REPORTS

### Mr. DeClue

Mr. DeClue reported that he spent part of this week at the MML Legislative Conference in Jefferson City noting that there was a wide variety of bills under consideration- some positive for cities, others negative. Mr. DeClue stated that he visited the Senate where there was currently a complete deadlock over the congressional maps, adding that things are very slow out there right now. Mr. DeClue noted that one noted positive- the chair of the House Local Government committee this session is a former Mayor from St. Joseph, and he really "gets" the viewpoint of the MML and therefore the viewpoint of most cities in MO. Mr. DeClue stated that he had spent time in the Capitol building talking about a bill from Rep. Adam Schwadron which would allow cities contracting for fire service to pass a fire safety sales tax. I also took time to meet Rep. Barbara Pfifer, the new state representative for Glendale and Kirkwood. She replaced Deb Lavender this year. Mr. DeClue stated that due to the upcoming weather events and snow

removal last week, the City Hall may be closed adding that weather will dictate the closure. Mr. DeClue noted that Mr. Jones did great work around the City, there was activity related to ARB projects adding that residents continue to talk about building additions.

#### Ms. Carr

Ms. Carr reported that the Market Place at the Abbey was still considering purchasing the entire plaza where their store is located and called with many questions about the process.

#### Alderman Roettger

Alderman Roettger asked if there were still plans for a proclamation for the retiring members. Ms. Carr noted that it was still planned. Alderman Roettger thanked Alderman Capshaw Cushing for her communication with residents, noting that the two aldermen had great balance and as Alderman Capshaw Cushing responded to all the calls and letters sent to her from residents.

Alderman Roettger stated that it was good to hear that Steve Chamberlin might join the City as the City Treasurer adding that he worked for the IRS and thought he would dive right in. Alderman Roettger stated that he had served with Mr. Chamberlin on the Pension Board adding that Mr. Chamberlin would be a great addition as City Treasurer.

#### Alderman Vitale

Alderman Vitale thanked Mr. Jones and his department noting the wonderful work the department does adding that the City had a great Public Works department. Alderman Vitale asked if the Public Works employees were salaried employees and did they have flex time. Alderman Vitale also asked how the City was supporting them in the 24-hour shift they were working and questioned what to reward them with for the hard work they are doing. Mr. DeClue stated that other than Mr. Jones, the department employees were hourly employees, adding that they received overtime, and then they received double time past a certain number of hours. Mr. DeClue stated that the department was good about putting up comp time, so they had time to recharge. Mr. DeClue asked Mr. Jones if there was anything else. Mr. Jones stated that there was nothing to add but thanked everyone for the kind words. Mr. DeClue noted that Mr. Jones received much flexibility when needed.

#### Alderman Lane

Alderman Lane thanked the Board for allowing her the missed meeting adding that she had a last-minute trip scheduled. Alderman Lane thanked Alderman Nauman for the spreadsheet and for the time it took to compile the list, adding that it was an awesome list which would allow the Board to remain focused and on task. Alderman Lane noted that it was important to see active items and as well as added items. Alderman Lane stated that she hoped that an Aldermanic retreat would be listed sooner on the calendar adding that it would be a benefit to have a session planned. With regard to the budget, Alderman Lane stated that the Board needed to track the money in reserve and spend it wisely. Alderman Lane closed by thanking Terry Jones for all the awesome work he did and noted that she would be available for a ride along.

Mr. DeClue stated that there should be information about a retreat for the next meeting.

#### Alderman Capshaw Cushing

Alderman Capshaw Cushing stated that she hoped the storm and plowing would be easygoing for the Public Works Department and thanked Terry Jones for the great job he and the department do for the City.

#### Alderman Fanning

Alderman Fanning wished the Terry Jones and the Public Works Department good luck with dealing with the upcoming storm.

#### Alderman Nauman

Alderman Nauman thanked Mr. DeClue for sending the project tracking spreadsheet to the Board noting that he noticed the additions. Alderman Nauman stated that adding the parks and recs was a great addition to the list adding that he was glad to see that it will be used and would keep the brain storming coming.

#### Mayor Wilcox

Mayor Wilcox reported that the next Board meeting would be an in-person meeting, noting that the COVID infection rate was dropping. Mayor Wilcox added that if anyone was uncomfortable with an in-person meeting, the Board could defer to virtual meetings until everyone was in agreement.

Mayor Wilcox stated he would like to see a strategic planning meeting scheduled sooner rather than later adding that he would rather shoot for spring. Mr. DeClue stated that he had been targeting a spring date. Mayor Wilcox stated that the Board needed to talk about things adding that it was a good time to do it. Mayor Wilcox thanked Mr. Jones in advance for the street work he and the department will manage due to the upcoming winter storm and thanked Captain Catlett for all his weather alerts and emails adding that he found them to filled with great detail including timelines for the weather events. Mr. DeClue stated that Captain Catlett was on the call. At this time, the entire Board thanked Captain Catlett, particularly for the frequency and level of detail in his alerts.

#### ADJOURNMENT

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

These minutes are approved as submitted this 7th day of March, 2022.

Joanne Carr  
Deputy City Clerk