

**MONDAY, MAY 2, 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

MEETING CALLED TO ORDER

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The meeting was called to order at 7:01 PM by Mayor Wilcox.

ROLL CALL

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

Absent: None

Present: Mr. Dan Lawrence, Finance Director, Mr. Jones, Superintendent of Public, Chief Silvernail, Fire Department

APPROVAL OF TENTATIVE AGENDA

Mayor Wilcox asked if there were any changes or corrections to the Agenda for the May 2, 2022, meeting. Alderman Fanning moved approval of the agenda for the meeting. Alderman Nauman seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM APRIL 18, 2022 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from April 18, 2022, meeting. Alderman Lane moved approval of the minutes. Alderman Nauman seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Ms. Katherine Bozoian, 994 Glenbrook

Letter to the BOA

Ms. Bozoian stated that not so long ago in this very room, the Glendale community came together and demanded that the City of Glendale develop ordinances to stop the construction of excessively large homes that don't fit in our neighborhoods. This very room was packed. I want to turn the Board's attention to the new home proposed for 993 Glenbrook Avenue and encourage each of you to read the plethora of written concerns and objections by the people in this community. The neighborhood is not taking exception of a new home being built, but the

concerns lie with the non-compliance with our ordinance. If our city's ordinances are followed, there would be no objections. The proposed building does not comply in size, drainage scale, garage, materials, and compatibility with the neighborhood homes. One example is the garage. It is 50% of the front of the house where 35% maximum is the ordinance. The existing site is flat and there are no extenuating circumstances to justify constructing a house that is 50% garage. My question is how is this application or any application that is that far off of complying with our ordinance even given the time to go before our professional, volunteer ARB? It's my opinion that the builder continues to make little to no changes in complying with our ordinances. It is a strategy the builder is using to wear everyone (the Architectural Review Board and the citizens of our community) out. I read that the builder has an opportunity to appeal to the Board of Aldermen if he/she does not like the findings of the ARB. I was unable to find any provisions for the citizens of Glendale to appeal to the Aldermen if they don't like the findings of the ARB. There should be such a provision. In closing, I respectfully ask that the City of Glendale enforce our ordinances, support the ARB in enforcing those ordinances and to please recognize the concerns and objections of the citizens of Glenbrook and this community.

Marjory Dileo, 1023 Glenbrook

Ms. Dileo stated that she was a 22-year resident of Glendale and lived at 1023 Glenbrook, four houses to the east of the proposed home, downhill from structure. Ms. Dileo stated that she saw potential for problems on her lot and her neighbor's lot adding that she appreciated the wonderful people on the board. Ms. Dileo stated that she did not understand why we were having our 5<sup>th</sup> meeting and asked how a builder could keep returning to the ARB after being turned down and added that the builder was wearing everyone down. Ms. Dileo stated that there are other large homes on small lots, noting that some neighbors are being impacted. Ms. Dileo asked about the long-term repercussions if this house is approved, and the contractor builds this structure. Ms. Dileo asked if the Board of Aldermen could decide if an escrow amount could be collected in the amount of \$5,000.00 or \$10,000.00 and then held for 5 years to alleviate the potential problems. Ms. Dileo stated that her neighborhood would be impacted by the drainage adding that she endorsed Ms. Bozoian's letter. Ms. Dileo stated that ordinances were not being addressed adding that the neighborhood wanted a new home at this address but not something as excessive as this plan. Ms. Dileo stated that this opinion did not only relate to our street but all streets throughout Glendale adding that Glendale was not supposed to be Ladue noting that most homes in Glendale were on small, charming lots. Ms. Dileo closed stated that this was her appeal but everyone's concern.

Britny Makufka, 953 Glenbrook

Ms. Makufka introduced herself and stated that she wanted to speak with the Board about 993 Glenbrook noting that her house was located above the building and was not impacted by the water. Ms. Makufka stated that the people in attendance were her neighbors adding that this house was too big for the lot not, the builder was not following ordinances, she did not think the submittal was sustainable and would impact the quality of life. Ms. Makufka stated that the house was designed to be placed set back to setback adding that what is designed was not working and noted that Glendale should not approve these plans.

Wendy Hafner, 1009 Glenbrook

Ms. Hafner stated that she lived two houses east, downhill noting that Glenbrook was a beautiful little street with small bungalow homes all of which were two- and three-bedroom homes. Ms. Hafner stated that this home was huge compared to the other houses, not constructed with good materials, including huge walls of siding. Ms. Hafner stated that the builder was adding small amounts of brick which in opinion was insulting. Ms. Hafner stated that the builder was asked to mitigate water noting that the water would continue to be a river in the rear yard. Ms. Hafner stated that her understanding was that the house would be raised up on a mound, with a dug, egress basement and 9' ceilings. Ms. Hafner stated that the builder would not back down adding that the house would look terrible on their street, it would not fit with any of the existing homes. Ms. Hafner stated that if this house is built and sold for \$850,000 other homes in the neighborhood would be torn down at a cost of \$300,000 with the knowledge that that they would get more for the new build. Ms. Hafner stated that this house did not relate to the homes on the street, was becoming exhausted by the numerous re-submittals but added that she would be attending every meeting.

Carol Bader, 1001 Glenbrook

Ms. Bader stated that she lived next door to 993 Glenbrook, moved into the neighborhood in August, sold their Kirkwood home in May, 2020 and spent the prior months in an apartment while looking for an affordable home in Glendale. Ms. Bader stated that she had lived in Kirkwood for 20 years but felt that it was worth moving to Glendale. Ms. Bader stated that she loved her little house had a wonderful renovation adding that Glenbrook was an old street with a great community. Ms. Bader stated that this house next door will be bad and very disappointing if built as designed. Ms. Bader stated that the porch was not good nor the front entry garage and added that the view from east to west would be disrupted because the house would stick out too far. Ms. Bader stated that there were 9 windows on the second floor facing her house, there would be no sun at her house, and it was disappointing. Ms. Bader stated that this builder seemed to lack professionalism and lacked experience or cleverness and had not brought in proper documentation to the meeting. Ms. Bader stated that she would attend the 5<sup>th</sup> meeting.

Alderman Nauman thanked the residents for coming to the meeting adding that it was good that the Board of Alderman could be part of the conversation. Alderman Nauman noted that the FAR changes took into consideration front entry garages adding that the change went into effect when the ordinance was changed. Alderman Nauman stated that if the proposal does not conform to the code, it was wasting everyone's time.

Ms. Dileo stated that she appreciated the ARB adding that she was not criticizing them but just had concerns about this development.

#### ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B06-22      AN ORDINANCE AUTHORIZING A CONTRACT FOR  
AUDITING SERVICES WITH FICK, EGGEMEYER &  
WILLIAMSON, FOR FISCAL YEAR 2022, FISCAL YEAR  
2023, AND FISCAL YEAR 2024

Alderman Roettger moved approval of the second reading of Ordinance B06-22. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that an RFP for a three-year contract was published and noted that no one besides Fick, Eggemeyer & Williamson was interested. Mr. DeClue stated F,E,W, has been the City's auditor for 14 years adding that both their representative and Mr. Lawrence know each other's abilities and expectations and perform a seamless audit. Mayor Wilcox stated that he was not objecting to the contract renewal but suggested that the City make a significant effort to make a change noting that the City could become too comfortable. Mr. DeClue stated that it was a fair request but added that it could be extremely expensive. Alderman Lane stated that when she owned a business, she employed the same auditing firm for 25 years noting that they were honest and accurate. Alderman Capshaw Cushing asked if the General Accepted Accounting Principles cover the duration questions adding that it would be built into the rules. Mr. DeClue stated that there were no rules. Mr. Lawrence stated that he was not aware of any rules. Mr. DeClue stated that there are many emails that flow between Mr. Lawrence and the firm adding that the reports were so accurate that there did not need to be a lot of time spent face to face during the process. Mr. Lawrence noted that the City had a City Treasurer who looked at the books on a monthly basis which would be a second set of eyes.

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

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

The second reading passed.

Mr. DeClue read the ordinance by title only.

Alderman Nauman moved approval of the final reading of Ordinance B06-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

There being no further questions or comments, Mayor Wilcox called for a vote.

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

Nays: None

The Ordinance passed.

B07-22            AN ORDINANCE AMENDING SCHEDULE II,  
TABLE II-B OF TITLE III AND SCHEDULE V,  
TABLE V-A OF TITLE III OF THE MUNICIPAL

CODE OF THE CITY OF GLENDALE,  
MISSOURI, REGARDING STOP  
INTERSECTIONS AT THE INTERSECTION OF  
ANDREW AVENUE AND JOANNA AVENUE  
AND YIELD INTERSECTIONS AT THE  
INTERSECTION OF GLENWAY DRIVE AND  
ALEXANDRA AVENUE

Alderman Roettger moved approval of the second reading of Ordinance B07-22. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that a resident's complaint was investigated, and it was determined that a four-way stop was needed at the intersection of Andrew and Joanna adding that there were a few intersections that were found to be in need a yield signs and were designated as yield intersection. Mr. DeClue stated that this Ordinance butts all the intersections in order as there were a few intersections not noted in the books.

Mr. DeClue stated that Chief Beaton, our Traffic Engineer and Mr. Jones, Superintendent of Public Works, met with him concerning the unregulated intersection adding that it was determined that a four way stop needed to be installed. Mr. DeClue stated that second intersection needed a yield sign and both changes needed an Ordinance to amend the code.

Mayor Wilcox asked if there was any questions or comments.

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

The second reading passed.

Mr. DeClue read the ordinance by title only.

Alderman Lane moved approval of the final reading of Ordinance B07-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

There being no further questions or comments, Mayor Wilcox called for a vote.

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

Nays: None

The Ordinance passed.

ORDINANCES FOR FIRST READING, SECOND READING, AND FINAL APPROVAL

B08-22 AN ORDINANCE AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT COOPERATION AGREEMENT WITH SAINT LOUIS COUNTY FOR PROGRAM YEARS 2021, 2022, AND 2023

Alderman Nauman moved approval of the first reading of Ordinance B08-22. Alderman Fanning seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the Ordinance stipulated nothing new noting that it encompassed HUD programs, CDBG program, and ESG program management for the City disbursing money on our behalf. Mr. DeClue stated that the program related to population levels and low-income families and their needs related to home improvement. Mr. DeClue stated that the City of Glendale has been with this program since its inception adding that this Ordinance acts as the Master agreement governing the whole program. Other Ordinances relate to opting in and out this program and agreeing on an annual basis. Mr. DeClue stated that this was based on the fiscal year. Alderman Vitale asked if this program related to Section 8 Housing through the Federal Government. Mr. DeClue stated that this was a separate housing program related to low-income residents needing funds for repair of their homes adding that there were rules related to length of stay and amounts allowed for eligible homeowners. Mr. DeClue stated that the program information was posted on the website adding that the program did not cover road work in Glendale due to our income level as a City.

Mayor Wilcox asked if there were any questions or comments. There were none.

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

The first reading passed.

Mr. DeClue read the ordinance by title only.

Alderman Lane moved approval of the second reading of Ordinance B08-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that some counties that receive CDBG monies for roads have larger sections of low-income families than is found in Glendale adding it was not used in Glendale.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

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

The second reading passed.

Mr. DeClue read the ordinance by title only.

Alderman Lane moved approval of the final reading of Ordinance B07-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

There being no further questions or comments, Mayor Wilcox called for a vote.

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

Nays: None

The Ordinance passed.

## RESOLUTIONS

R06-22 A RESOLUTION DECLARING THE WEEK OF MAY 15–21, 2022, AS NATIONAL POLICE WEEK, AND SUNDAY, MAY 15, 2022, AS PEACE OFFICER’S MEMORIAL DAY

Alderman Lane moved approval of the reading of Resolution R06-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that the Police Department participated in National Police Week every year adding that the week essentially recognized fallen officers and the work of Police Officers through the week. Mr. DeClue noted that Chief Beaton posted notices on social media throughout the community.

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.

R07-22 A RESOLUTION DECLARING THE WEEK OF MAY 15-21, 2022, AS NATIONAL EMERGENCY MEDICAL SERVICES (EMS) WEEK

Alderman Roettger moved approval of the reading of Resolution R07-22. Alderman Fanning seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that not sure why the two weeks overlapped this year but noted that this Resolution was similar to Resolution R06-22 adding that it recognized EMS which in our case, were the officers in the Fire Department. Alderman Vitale asked how the City would be recognizing the departments.

Chief Silvernail stated that the Hospital came by to bring treats and baskets but nothing too extravagant. Alderman Vitale asked if the City would have placards outside to let our neighbors know. Mr. DeClue stated that there would be social media posts and a post on the City marquee. Alderman Vitale stated that Glendale residents would love to continue supporting the first responders adding that it was nice to know there is a designated week. Mr. DeClue reported that the Police Prayer Breakfast which will be held on May 18<sup>th</sup> was tied into this event adding that he hoped everyone received their invitations.

Mayor Wilcox asked if there was any other questions or discussions

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

R08-22 A RESOLUTION OF THE BOARD OF ALDERMEN OF THE  
CITY OF GLENDALE, COUNTY OF ST. LOUIS, STATE OF  
MISSOURI, ACCEPTING THE ABSTRACT OF THE ANNUAL  
CITY ELECTION HELD ON THE 5TH DAY OF APRIL 2022, AS  
RETURNED TO THE CITY BY THE BOARD OF ELECTION  
COMMISSIONERS OF ST. LOUIS COUNTY

Alderman Fanning moved approval of the reading of Resolution R08-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that annual election results were returned with the following results:

City of Glendale Municipal Election Certified Results from the Tuesday, April 5, 2022 Election

Alderman Ward I

Lisa Capshaw Cushing: 349

Alderman Ward II

Aaron C. Nauman: 371

Alderman Ward III

Berry Rounds Lane: 301

ADJOURNMENT SINE DIE

Alderman Capshaw Cushing motioned approval of adjourning Sine Die. Alderman Lane seconded the motion which was unanimously approved.

#### SWEARING IN OF ALDERMEN

Mayor Wilcox read the Oath of Office to the incumbent Aldermen.

#### MEETING CALLED TO ORDER

#### ROLL CALL

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

#### APPOINTMENT OF ACTING PRESIDENT OF THE BOARD OF ALDERMEN

Alderman Fanning motioned the appointment of Alderman Lane as the Acting President of the Board of Aldermen. Alderman Nauman seconded the motion which passed unanimously.

Mr. DeClue stated that there was a tradition in Glendale to appoint an Alderman for a one-year term of the Acting President of the Board of Alderman. Mr. DeClue stated that Alderman Nauman would be next in seniority followed by Alderman Capshaw Cushing, Alderman Vitale, and Alderman Fanning. Mr. DeClue stated that Alderman Roettger would be retiring at this time.

#### ANNUAL APPOINTMENT OF CITY OFFICIALS

- a. City Attorney – Jim Hetlage
- b. Municipal Judge – Chris Graville
- c. Municipal Prosecutor – Brian Malone
- d. City Treasurer – Steve Chamberlin
- e. City Engineer – Scott Smith
- f. City Clerk – Benjamin DeClue

Mr. DeClue stated that the City Code called for the annual appointment of certain City positions except the Municipal Judge who is appointed every two years. Municipal Judge Graville was originally appointed when Municipal Judge Burnet retired. Mr. DeClue stated that the Municipal Court team was great and added that Ms. Kollmeyer, the Court Administrator, raved about the group including Mr. Malone, the Municipal Prosecutor. Mr. DeClue stated that it was important that the court had a good working relationship with Administration and the Police Department. Mr. DeClue stated that Mr. Risley, City Treasurer has retired and Mr. Chamberlin, the new City Treasurer is a tax attorney for the IRS, had sat on the Pension Board and was Glendale resident. Mr. DeClue stated that Mr. Chamberlin had been working with Mr. Risley for a few months and was very comfortable with the process. Mr. DeClue stated that Mr. Smith, an Engineer with Lochmueller, was hired a year and a half ago was good to work with and was an expert in storm water management among other things. Mr. DeClue stated that Mr. Hetlage had been with the City since 2008, following the retirement of Mr. McDaniel who recently moved to Connecticut to be with family.

Mayor Wilcox noted that Judge Graville worked for Oakland and Warson Woods in addition to Glendale. Mr. DeClue stated that Mr. Malone transitioned from the ARB to the City of Festus before becoming the City's prosecuting attorney last year.

Alderman Nauman suggested, following discussions 6 months ago that the Board of Alderman invite the City Officials to speak to the Board about the status of the City from their perspective. Mr. DeClue stated that he would invite the City Officials to speak to the Board at the next few meetings. Alderman Nauman stated that the Board would like to get the know the B & C better.

Alderman Lane motioned approval of the appointments of City Officials. Alderman Capshaw Cushing seconded the motion which was unanimously approved.

### CIP Budget Workshop

Mr. DeClue stated that the CIP was a 5-year rolling planning document which anticipated projects, including building roads, storm water piping, certain technology, and vehicles as well. Mr. DeClue stated that it was essentially a planning document laying out what the City can do with City resources and how the City could budget and if necessary, heavily edit each year's projects determined by department heads then organized by Mr. Lawrence and me. Mr. DeClue stated that the department heads are very good about laying out their capital needs and balancing out each year's request. Alderman Vitale asked about the pole cameras. Mr. DeClue stated that they were already working on the cameras.

Mr. DeClue stated that Chief Beaton was at a conference and would not be available for the workshop but noted that he and the Chief had spoken at length about the Capital Improvements. Mr. DeClue stated that this year, the City was proposing \$2,400,000 in projects including bullet proof vests for Police, radios for Fire, and roads for Public Works.

Administration: Mr. DeClue stated that it was time to recodify Glendale's codes in a comprehensive manner to firm up the zoning codes and bring the City codes into the 22<sup>nd</sup> century. Mr. DeClue stated that a professional needed to come in to harmonize all our rules and integrate all the issues including ARB rules. Mr. DeClue stated that there were many firms that rewrite comprehensive plans adding that Des Peres did the same thing a few years ago. Mr. DeClue stated that it would take a year or a year and a half to complete a full rewrite of the code adding that multiple firms would be required to give a proposal, it would include a strong citizen led project and would include public meetings. Mr. Hetlage stated that it would be a comprehensive project, would include a high-level review by the Plan Commission adding that it would include the work being done by the ARB. Mr. Hetlage stated that the ARPA money allotted by the Federal Government allows cities to invest in comprehensive code changes noting that it would further the legal structure of the City.

Alderman Vitale asked if this would rewrite the ordinances. Mr. Hetlage stated that it would rewrite code adding that the professionals would provide the language for codes that would work within our comprehensive plans.

Alderman Lane noted that the ARB had put in much time to rewrite the ARB codes noting that the cost could have been \$150,000 if a professional group was hired in. Alderman Nauman noted that this would be a recodification of the Glendale codes.

Mr. DeClue reported that Glendale had not undertaken a significant updating of its Zoning Code since the original code was adopted in the 1960s, likely due to the high projected cost associated with this project and the general lack of major commercial or residential development until the past few years. Mr. DeClue stated that staff was frequently challenged by confusing and outdated language in the Code, particularly in commercial districts and some of the various rules pertaining to accessory structures and residential buildings. Mr. DeClue stated that the City has never had a Comprehensive Plan created by a professional planning firm, instead considering its Comprehensive Plan to be a collective assemblage of its zoning code and ARB guidelines. With the ARB nearing completion on its guidelines total re-write and the availability of ARPA funds to pay for the project, the time is right to undertake this important work.

Police: Mr. DeClue stated that the following the generator explosion, the generator has been added to the budget and would be paid for with ARPA funds. Mayor Wilcox asked if Lochmueller Group suggested a contractor. Mr. DeClue stated that an RFP went out, but that Lochmueller Group had recommended a company that we had learned about separately. Mr. DeClue added that Lochmueller Group worked hard to find a solution to the situation.

Mr. DeClue stated that the Police Department needed a new copy machine, would be working on 2 camera sites as noted earlier.

Fire: Chief Silvernail reported that the Fire Department needed new radios adding that Motorola models were the only available radios, would eventually need a new support vehicle scheduled for FY 26 and turn out gear which is an annual requirement both for new fire fighters and replacement for existing firefighters. Chief Silvernail stated that the gear was retired out after 10 years. Chief Silvernail noted that sections of the hose were retired out gradually and replaced in the same manner, managed by Firefighter Schilling. Chief Silvernail stated that the SCBA fittings were scheduled for replacement in FY23.

Public Works: Mr. Jones stated that there was a long list for his department in the CIP including Novachip, for the 700 block of Venneman, Chelsea, 700 block of Glenway, West Oak, and the 700-800 blocks of Brownell. Mr. Jones stated that Brownell, Dwyer, Hillard, Greenview, Glenvista and Hillard would receive re-curbings and Novachip in 2023. Mr. Jones stated that Crack seal and Sealcoat which was a new program to extend the Novachip product, would make it look refreshed and save money going forward and would be used on streets redone earlier. Mr. Jones stated that a new pickup truck would be delivered in 6 months, the 2022 Trim grant would cover the dying trees on Kirkham which succumbed to a fungus affecting the Arborvitae. Mr. Jones noted that the trees would be removed and replaced with other native species for future screening. Mr. Jones stated that Oakway and Park sidewalk repairs were budgeted for 2022 which included ADA ramp repairs and would be a 50%/50% share program what see a return of \$8,500.00 to the city following the \$16,500.00 initial payment. Mr. Jones stated that \$30,000 was budgeted for parking lot repairs at PW noting that the original surface was not constructed properly adding that the lot was a blight on the neighborhood. Mr. Jones stated that

the project would include the front parking lot, and 2 driveways adding that more may be budgeted in future CIPs. Mr. Jones stated that the PW roof needed repairs but would try to extend the expenditure until FY25, and a new dump truck would be coming at the end of the year. Mr. Jones stated that \$850,000 was budgeted for the E. Essex Ave STP which is the shared program with Kirkwood that extends from N. Sappington Rd to Dickson, adding sidewalks to the north side of Essex. Mr. Jones stated that there would be a public meeting held with the residents on May 5<sup>th</sup> and May 12<sup>th</sup> adding that there were plans for utility poles, rights of way areas had been acquired and letters were sent to all the concerned residents. Mr. Jones stated that he would send notes to the BOA. Mr. Jones stated that \$105,000 was budgeted for the N. Sappington Rd. preservation project which included the repair of broken sidewalks, curbs and crosswalks adding that an RFP has gone out which would be followed by a review by MoDot and then postings for the professionals. Mr. Jones stated that the Stormwater Master Plan should be ready in September following reviews and public meetings for residents in May and June which will be a sneak peak of what Lochmueller will present. Mr. Jones stated that the two meetings would be virtual.

Mr. Jones stated that ARPA funds in the amount of \$700,000 would be used to reconstruct Moreland, parts of Essex and the 700 block of Edwin adding that Moreland's pavement was literally melting down the hill.

Alderman Roettger stated that the City had a dedicated tax per capita, storm water money, grant money and ARPA money, which in combination, was used to satisfy the City's budgeted needs. Alderman Roettger noted that at the end of the CIP report there was a matrix which showed details including how money comes in and out.

Mr. DeClue stated that not all ARPA funds would be spent at this time adding that the City had until 2025 to figure out how to use the funds.

## REPORTS

### Mr. DeClue

Mr. DeClue reported that his City Manager's presidency was coming to an end, noting that there was a manager's conference at the Lake of the Ozarks and added that Ms. Arias Magallon would be accompanying him to the three-day event. Mr. DeClue stated that it would be good to be back in person with the organization and looked forward to the learning opportunities.

Mr. DeClue reported that 9 Hill Drive, built in 1809 was owned by the past President of the Historical Society, was recognized as a Landmark Home by St. Louis County. Mr. DeClue stated that the family was selling the home adding that the residents in Glendale want the home protected. Mr. DeClue stated that the City had nothing on the books for historic homes adding that there were no rules governing the status or outcome of the home.

Mr. DeClue stated that he had heard that there were 2 contractors interested in buying the property who wanted to preserve the cabin adding that both wanted to restore the cabin but also build a new home on the property. Mr. DeClue stated that there was interest in using the log home as a pool house or garage. Mr. DeClue stated that there was some flexibility to preserve our landmark homes in town but there was not power to stop demolition.

Alderman Roettger asked if the City could work with the family. Mr. DeClue stated that he was not sure adding that one of the builders wanted to build his own home on the property and mark the log cabin as a landmark home. Mr. DeClue asked if there was interest by the Board to write narrow legislation. Alderman Vitale stated that the City should have the discretion within the confines of the County Landmark Homes. Alderman Capshaw Cushing agreed. Alderman Nauman stated that it would be the right thing to do adding that the formation of ARB and the integrity of the City could suffer if we don't have a Landmark Commission, adding that home often get torn down. It was noted that demolition could be delayed 120 days or there could be creativity with relocation. The entire BOA was in agreement.

Mr. DeClue reported that he was recently married and would be taking a honeymoon at the end of May.

Ms. Carr  
None

Alderman Roettger  
None

Alderman Vitale  
Alderman Vitale congratulated Mr. DeClue on his upcoming wedding.

Alderman Lane  
Alderman Lane congratulated Mr. DeClue and thanked the department heads for reporting on the CIP.

Alderman Capshaw Cushing  
None

Alderman Fanning  
Alderman Fanning congratulated Mr. DeClue

Alderman Nauman  
Alderman Nauman congratulated Mr. DeClue adding that he looked forward to the upcoming report.

Mayor Wilcox  
Mayor Wilcox congratulated Alderman Lane on her appointment as Acting Board President and reported that the next meeting date would be a workshop.

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

These minutes are approved as amended/submitted this 6th day of June, 2022 .

Joanne Carr  
Deputy City Clerk