

MONDAY, SEPTEMBER 19, 2022 7:00 P.M.
BOARD OF ALDERMEN
MINUTES

MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN SARAH VITALE

CITY ATTORNEY, BRIAN MALONE
ACTING CITY ADMINISTRATOR, CHIEF JEFF BEATON
FINANCE DIRECTOR, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 PM by President Lane.

ROLL CALL

Present: Alderman Roettger, President Alderman Lane, Alderman Nauman,
Alderman Capshaw Cushing,

Absent: Alderman Vitale

Present: Mr. Dan Lawrence, Finance Director, Chief Jim Silvernail, Firefighter Keith Schilling

APPROVAL OF TENTATIVE AGENDA

President Lane asked if there were any changes or corrections to the Agenda for the September 19, 2022 meeting. Alderman Roettger moved approval of the agenda for the meeting. Alderman Capshaw Cushing seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM AUGUST 15, 2022 MEETING

President Lane asked if there were any changes or corrections to the Board minutes from September 6, 2022 meeting. Alderman Roettger moved approval of the minutes. Alderman Nauman seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

None

TREASURER'S REPORT- AUGUST 2022

Mr. Lawrence reported operating fund report showed a loss \$91,899 and a \$36,999 loss last year for the same time period. Mr. Lawrence noted that the loss would be reversed in September adding that the current month loss reflected a 3 bi-weekly payroll period. Mr. Lawrence stated that Sales tax were strong from this month adding that the big three revenue sources were Sales Tax, Property Tax and Utility Taxes.

SWEARING IN OF SERGEANT MATT MASON

President Lane read the oath of which Sergeant Matt Mason swore to uphold the position of Sergeant.

ORDINANCES FOR SECOND AND FINAL APPROVAL

B13-22 AN ORDINANCE LEVYING AND FIXING THE TAX RATE IN THE CITY OF GLENDALE, COUNTY OF ST. LOUIS, STATE OF MISSOURI, FOR THE YEAR 2022 ON ALL PROPERTY SUBJECT TO TAXATION IN SAID CITY FOR GENERAL MUNICIPAL PURPOSES, FOR THE PURPOSE OF ACCUMULATING A FUND TO PAY THE CITY'S PENSION FUND, AND FOR THE PURPOSE OF ACCUMULATING A FUND TO PAY THE CITY'S DEBT SERVICE FUND FOR PUBLIC SAFETY FACILITIES

PUBLIC HEARING: 2022 PROPERTY TAX RATES

The hearing was opened at 7:05 pm.

Mr. Lawrence reported that the General Fund tax rates for Residential Real Estate Tax would be \$.3190, the Commercial Real Estate tax would be \$.3050, and the Personal Property tax would be \$.5190. Mr. Lawrence reported that the Pension Fund tax would be \$.2290 for Residential Real Estate, \$.1870 for Commercial Real Estate, and \$.2400 for Personal Property tax. Mr. Lawrence also reported that the Debt Services Fund was calculated at \$.2740 for Residential Real Estate, Commercial Real Estate, and Personal Property.

Alderman Nauman moved approval of the second reading of Ordinance B13-22. Alderman Capshaw Cushing seconded the motion.

President Lane asked for a report.

Mr. Lawrence reported that it was the same as reported earlier.

President Lane asked if there was any questions or comments. There were none.

President Lane called for a voice vote which was unanimously approved.

The second reading passed.

President Lane asked Acting City Administrator Chief Beaton to read the ordinance by caption only.

Alderman Roettger moved approval of the final reading of Ordinance B13-22. Alderman Nauman seconded the motion.

President Lane asked if there were any questions or comments. There were none.

President Lane asked for a vote on the final reading of Ordinance B13-22

Ayes: Alderman Roettger, Alderman Nauman, Alderman Capshaw Cushing,
President Lane

Nays: None

Not Present: Alderman Vitale

The Ordinance Passes

RESOLUTIONS

R33-22 A RESOLUTION AUTHORIZING THE PURCHASE OF A NEWFIRE HOSE FROM FELD FIRE

Alderman Roettger moved approval of the reading of Resolution R33-22. Alderman Nauman seconded the motion.

President Lane asked for a report.

Chief Silvernail reported that the purchase of the new fire hose was budgeted under the CIP and approved in the capital budget. Chief Silvernail stated that the schedule for replacement was budgeted under a 10-year plan and was organized by Lieutenant Schilling. Chief Silvernail stated that the RFP produced 4 bids with the lowest bid at \$6,600.00 below the \$10,000.00 estimated budget.

President Lane asked if there was any other questions or discussions.

A question was raised about Option A and Option B found, regarding different brands and costs.

Lieutenant Schilling stated that one company offered two different brands which equated to 4 bidding companies offering 5 different bids.

President Lane called for a voice vote which was unanimously approved.

The Resolution passed.

DISCUSSION: PROPOSED NEW ARB GUIDELINES

Alderman Roettger stated that the plan was laid out well adding that the document was a good breathing document which he will continue to evaluate. Alderman Roettger stated that the neighborhood pieces were good, the reference to the materials was okay and added that the citizens issues related to the Floor Area Ratio which should be discussed again at length with the ARB. Alderman Roettger stated that the ARB did good work on the guidelines.

Alderman Nauman stated that he liked that the ARB added incentives including building in an ‘energy credit’ but added that he did not want to give away credits towards the FAR too easily. Alderman Nauman noted that people who will build quality architecture may easily qualify for the credits to reach the maximum FAR and suggested that the FAR drop from 27.5 to 22.5 and build from that point. Alderman Nauman noted that if a builder needed to buy 5% credit following guidelines, there could be better preservation of existing housing stock adding that it was expensive and difficult to find traditional homes in Glendale. Alderman Nauman stated that with the new guidelines, developers may pass on infill housing or intentionally adopt small homes to stay within the FAR.

Alderman Nauman stated that Mr. Weitekamp’s conversation about tree protection versus cutting all trees down made sense in the guidelines. Alderman Nauman noted that zoning was tricky adding that harmonizing the zoning code and the guidelines was important. Alderman Nauman also stated that the stormwater abatement was nailed in the guidelines.

Alderman Roettger stated that Dwyer was a posterchild for drainage troubles noting that this was one of the reasons to keep smaller homes on small lots and focus on preservation.

Alderman Nauman stated that he, Terry Jones, Superintendent of Public Works, and MSD met and discussed water issues and pointed out that MSD had the overland flowage in subdivision managed by 50% with the stormwater systems for all lot sizes and assumed that greenspace would manage the remaining 50%. Alderman Nauman stated that he wanted to focus on the FAR, water drainage and trees, particularly for small lots adding that there should be a pervious surface schedule which can be discussed.

The Board would send their focus items via email to Ms. Carr for review by the ARB.

REPORTS

Chief Beaton

Chief Beaton stated that Glendale Night Out/Ice Cream Social would take place Friday evening, September 23, from 6 to 8:00 pm at the N. Glendale Elementary School playground. Chief Beaton stated that the Fire Truck, the Kirkwood Ambulance, and the Police vehicles would be on display for the evening but added that the K-9 unit and Motorcycle Officer would be out of town and unavailable for the event. Chief Beaton stated that there would be entertainment, food, and ice cream adding that the event was historically well attended and was hoping for beautiful weather. Chief Beaton reported that the Jazzfest was coming in two weeks, on October 7th adding that the Warson Woods Fall Festival was scheduled for the same evening. Chief Beaton advised that the Fire Department would be attending the Warson Woods event and asked that the Board consider a different weekend in October for the Jazzfest in the future. Chief Beaton noted that Warson Woods did not hold their festival last year due to COVID, adding that the City was not aware it was scheduled for the same night this year.

Chief Beaton reported that the Kirkwood Police Emergency notification was keyed into CodeRED with public safety and the utilities adding that Des Peres and Warson Woods was using the system. Chief Beaton stated that Glendale would soon see a presentation on how it works adding that he would report back with numbers for implementation. Chief Beaton stated

that all the cities were dispatched from the same city adding that it would be useful to be the same throughout. Chief Beaton stated that the Flock safety camera would be set up on a city street soon and the County roadway.

Alderman Nauman asked if the Board could participate in the CodeRED presentation. Chief Beaton stated the city could do a more in-depth presentation should we chose this route adding that the Board could be invited to log in to the online presentation. Alderman Nauman asked if Kirkwood could show the Board. Chief Beaton stated that Kirkwood only used the system for utilities and was just now venturing into public safety adding that he was not sure if they could give Glendale a good demo at this point in their program. Chief Beaton stated that he would set something up for the Board adding that the program was multifaceted, including phone, text and email messages adding that its success would be based on resident signups and with good education, most should get on board.

Alderman Roettger

Alderman Roettger reported that he was happy with the compromise between the Kirkwood School district and with the parents regarding the playground at North Glendale adding that the residents were happy with the results. Chief Beaton stated that they had defaulted to the school but noted that it was good to talk it through with the school and parents to arrive at a good compromise. Chief Beaton stated that he would follow up with Mr. DeClue on the wording for the compromise. Chief Beaton stated that the compromise would allow non-adventure club members to play on the grounds until 4:15 pm at which time, the adventure club would begin usage of the playground. Chief Beaton stated that the staff would clear the grounds which would be open again at 5:15 pm until sundown and added that the staff would be the only adults to clear the play area of non-adventure club children. Alderman Roettger stated that parents would self-police the area to keep the privilege of use. Chief Beaton stated that some parent disagreed with some parts of the plan adding that they were agreeable overall and had been looking for a compromise adding that they were all good parents and did not foresee a problem. Chief Beaton stated that their department did not want to become the ‘playground police’ and added that signage would be posted by the school with the time changes to make it clear to everyone. Chief Beaton stated that he would meet with Mr. DeClue and the school district regarding the publication of the new guidelines.

Alderman Vitale

None

Alderman Lane

Alderman Lane commented about the home at 11 Cambridge Ct. noting that the construction fence was up but added that it would be a better situation once the builder removed all the water from the foundation. Alderman Lane also thanked the police officer who noticed the code violations at the home. Chief Beaton stated that the police had received complaints from residents which prompted their visit to the site.

Alderman Capshaw Cushing

None

Alderman Nauman

Alderman Nauman asked the administration to share the newsletter publication date with the BOA so that the Board could contribute articles or ideas for the Newsletter.

Mayor Wilcox

None

ADJOURNMENT

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

These minutes are approved as submitted this 3rd day of October, 2022.

Joanne Carr
Deputy City Clerk