

first thing the builder did was remove a tree that was supposed to be preserved. To have the very first thing the builder did blatantly not follow the approved plans was extremely concerning and had me and my neighbors questioning what would happen as the build moved forward. Our concerns were well founded. The builder did not properly fence the lot during demolition, nor was the lot fenced during the basement excavation, leaving a huge dangerous hole unprotected. The lot is still improperly contained with the condition of the required silt fence. Things continue to get worse, as the basement that has been poured is in violation of the required 6' side yard setback on the East side of the property. Although I am not a surveyor, it was not difficult to stand on the marked survey line and use a tape measure to see that the basement wall is only 5' from the property line. I also question the height of the walls that have been poured. We contacted St. Louis County with our concerns which resulted in an additional survey; however, the builder was allowed to choose the surveyor, which is a clear conflict of interest, and we have no confidence that the new survey is correct. I invite anyone or everyone from the BOA and the ARB to meet me at the property to confirm that this building should be shut down until it is in compliance. Why isn't the City of Glendale monitoring this, especially considering the questionable way that this particular building was approved? It is ridiculous that the citizens living on Glenbrook feel tasked to police this building, have found clear violations, and are to date, wholly unsupported by the paid elected officials of Glendale.

Mayor Wilcox stated that there were many people working on this situation, adding that if the current survey does not suffice or if the property is in compliance, the City would bill the residents for another survey. Mr. DeClue stated that St. Louis County ordered the survey, and the City would be meeting with the County to discuss.

Katherine Bozoian, 994 Glenbrook Avenue

Letter read at meeting: It has come to my attention that the builder for 993 Glenbrook Avenue has submitted documentation confirming that the built foundations comply with the approved drawings. This documentation comes from the same surveyor that originally laid out the foundations.

This is a conflict of interest.

I am respectfully requesting that the City of Glendale provide a survey, by a licensed surveyor in the State of Missouri, showing foundation wall heights and foundation locations.

This surveyor should not be the same one that originally laid out the foundations as, again, this would be a conflict of interest.

Furthermore, the documentation submitted by the builder at the request of St. Louis County does not present the information requested by the County. The County requested actual values of the wall locations and yet the builder submitted nothing but plus or minus values.

For example, I would now like to submit to the Mayor and the Board my field measurement of the east foundation wall as it relates to the side property setback requirements. Where the builder has submitted that the foundation is 6' away from the property line (plus or minus), it is found to be 4'-11" away from the property line, that is, 17% over the restriction. 4' 11", where it is supposed to be 6', is not a plus or minus value.

Please review the matter and consider a non-conflict of interest surveyor for the foundations. Last, I would like a copy of all submitted material from the builder as it pertains to the survey and foundations.

Carol Bader, 1001 Glenbrook Avenue

Ms. Bader stated that this house was directly to the west of her home, it impacts her directly, and will seriously change the way she lives. Ms. Bader stated that as it sits and as digging is ongoing, the builder was making quite a mess, adding that she did not appreciate being hurried through this process. Ms. Bader stated that she would not be in this mess if this builder had done things right from the beginning, adding that he could not get anything right ever during the 9 months review process, noting that the plans were different every time. Ms. Bader stated that the new house was too close to her house and the new

house was too high compared to her home. Ms. Bader stated that the City that approved the plans should hold the builder's 'feet to the fire' and added that St. Louis County will do their job but were not happy either. Ms. Bader stated that she hoped the Board would take the time and effort with this property, adding that all the builder wanted to do was turn the property over.

Alderman Lane asked if the construction had ceased at this time. Ms. Bader stated that since the survey had been requested, there has been no construction. Alderman Lane noted that the builder was aware of the concerns adding that the Board will wait for the process to be completed.

Laurie Harper, 1018 Glenbrook Avenue

Ms. Harper thanked the Board for giving her time to speak. Ms. Harper noted that St. Louis County was enforcing Glendale's guidelines whatever was approved by Glendale and added that the builder was taking everyone's time. Ms. Harper stated that there was a 5' easement behind the new garage at 993 Glenbrook and noted that the garage looked too close to the wires. Ms. Harper stated that the egress in the basement looked like it was 2' from Ms. Bader's property adding that there would be a metal cap on it and would be a safety hazard located too close to the property line. Ms. Harper stated that when the ARB was reviewing the guidelines which was open to the public, one of the aspects under discussion was a suggestion that the City take part in the inspection process and possibly pay someone to monitor the construction project for compliance and added that it could be paid for by the applicant of the project. Ms. Harper stated that the City should keep their eye on projects, this one in particular.

Alderman Roettger stated that it was an idea that the Board could talk about. Alderman Roberts asked if anyone had measured the other sides of the house. Ms. Bozoian stated that the most recent survey listed 14.7 plus or minus on one side, 6' listed correctly on the other side, the width of the home is 40', adding that there was a foot missing somewhere.

Ms. Harper stated that if he increased the size of the home, the contractor will be over the current FAR.

Alderman Nauman and Alderman Roper stated that three seemed to be an issue with the basement concrete pour noting that the measurement looked like 9' 6" instead of 8'6". It was noted that the survey stakes were still in place and seemed out of place per the measurements.

TREASURER'S REPORT - AUGUST, 2023

Mr. DeClue stated that the Treasurer's Report was included in the packet and showed that pooled revenues were doing well but showed that local taxes were lagging behind last year.

ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B18-23 AN ORDINANCE ADOPTING AN UPDATED PERSONNEL POLICY MANUAL FOR THE CITY OF GLENDALE

Alderman Roberts motioned to approve the second reading of Bill B18-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue re-stated that the significant updates to the personnel manual had been reviewed with the Board over the past few months and included adoption of a parental leave program, modifications to the discipline and grievance policies to ensure discipline is handled within the

discipline section and all discipline is appealable, cleans up the language governing unpaid leave status, and changes to the drug and alcohol policy to clarify regulations concerning marijuana use in light of the approval of Amendment 3 to the Missouri constitution in 2022. The manual also cleans up language in other areas without altering the benefit involved, such as clarifying the vacation accrual schedule. First responders and public works cannot use marijuana.

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

Mayor Wilcox called for a vote. The second reading was unanimously approved on a voice vote.

Ms. Carr read the Bill by caption only.

Alderman Lane motioned to approve the final reading of Bill B18-23. Alderman Nauman seconded the motion.

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

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Lane, Alderman Roberts, Alderman Roper, Alderman Nauman, Alderman Capshaw Cushing.

Nays: None

Bill No. B18-23 was passed as Ordinance B16-23.

B19-23 AN ORDINANCE APPROVING AN OPERATIONS
MAINTENANCE CAPITAL IMPROVEMENT PROGRAM
REIMBURSEMENT WITH THE METROPOLITAN SAINT LOUIS
SEWER DISTRICT FOR A STORMWATER MASTER PLAN

Alderman Nauman moved approval of the second reading of Bill 19-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that this was the third and final reimbursement we would receive for this project from Glendale's share of the OMCI funds from MSD. The final reimbursement is approximately \$47,000. Mr. DeClue further stated the next project that will be submitted for three-year reimbursement is the stormwater ordinance and BMP/design manual Lochmueller is currently working on. Mr. DeClue stated that the entire project was paid for by MSD.

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

Mayor Wilcox called for a vote. The second reading was unanimously approved on a voice vote.

Ms. Carr read the Bill by caption only.

Alderman Roettger motioned to approve the final reading of Bill B19-23. Alderman Lane seconded the motion.

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

Ms. Carr read the Ordinance by caption only.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Lane, Alderman Roberts, Alderman Roper, Alderman Nauman, Alderman Capshaw Cushing.

Nays: None

Bill B19-23 passed as Ordinance B17-23.

ORDINANCE FOR FIRST AND SECOND READING AND FINAL APPROVAL

B20-23 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A SECOND AMENDMENT TO THE AGREEMENT FOR POLICE, EMERGENCY MEDICAL SERVICES (EMS), AND FIRE DISPATCHING SERVICES, AND AMBULANCE SERVICES BETWEEN THE CITY OF KIRKWOOD AND THE CITY OF GLENDALE

Alderman Lane moved approval of the first reading of Ordinance B20-23. Alderman Roper seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this agreement was the second amendment to the EMS agreement first implemented on January 1, but started in November of 2020. Mr. DeClue stated that this amendment will allow the Glendale Fire Department to control medical training services with SSM Health, which is free of charge, instead of with Mercy Medical Training Services which is used by the Kirkwood Fire Department. Mr. DeClue noted that software would be updated accordingly. It was determined that Glendale FD wanted to return to SSM, which was their plan before setting up an agreement with Kirkwood FD.

Chief Silvernail stated that the departments went back and forth with discussions, and decided that there were no operational differences, the change would be good for morale, and added that the change should have occurred earlier. Chief Silvernail stated that there would be no impact to the Kirkwood FD or their Mercy plan adding that he also liked SSM.

Chief Silvernail stated that SSM and Mercy sanction control protocols and secondarily provide training for the firefighters. Chief Silvernail stated that the Glendale Fire Department as a whole group liked the SSM training adding that Kirkwood used Mercy and liked Mercy's training. Chief Silvernail stated that there would be no difference in mutual aid adding that it did not matter if departments had different controls. Mr. DeClue stated that the software is the most important and will have the same format and database.

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

Mayor Wilcox called for a vote. The first reading was unanimously approved on a voice vote.

Ms. Carr read the Bill by caption only.

Alderman Lane moved approval of the second reading of Bill B20-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that he had nothing to add.

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

Mayor Wilcox called for a vote. The second reading was unanimously approved on a voice vote.

Alderman Nauman motioned to approve the final reading of Bill B20-23. Alderman Lane seconded the motion.

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

Ms. Carr read the Bill by caption only.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Lane, Alderman Roberts, Alderman Roper, Alderman Nauman, Alderman Capshaw Cushing.

Nays: None

Bill No. B20-23 was passed as Ordinance No. B18-23

PUBLIC HEARING – 2023 PROPERTY TAX RATES

Opened at 8:00 pm

Ms. Carr read the Property Tax Rate as follows:

Assessed Valuation and Property Tax Rate Information, 2022-2023

City of Glendale

	2022 Assessed Value	2023 Assessed Value	Change from Previous Year
Residential	\$192,812,940	\$216,428,160	\$23,615,220
Commercial	\$9,692,249	\$10,803,908	\$1,111,659
Personal			
Property	\$27,430,618	\$27,523,734	\$93,116
Total	\$229,935,807	\$254,755,802	\$24,819,995
	2023 Property Tax Rates (Est. Proposed)	Property Tax Revenue	Amount Required By Budget
PENSION			\$529,200
Residential	0.2160	\$467,485	
Commercial	0.1780	\$19,231	
Personal			
Property	0.2400	\$66,057	
GENERAL			\$795,500
Residential	0.3020	\$653,613	
Commercial	0.2910	\$31,439	
Personal			
Property	0.5190	\$142,848	
DEBT SERVICE			\$622,100
Residential	0.2460	\$531,930	
Commercial	0.2460	\$26,547	
Personal			
Property	0.2460	\$67,618	

Section 137.073 of the Missouri Revised Statutes describes the process for setting the tax rate at the level necessary to generate the same amount of tax revenue exclusive of the value of new construction and improvements. The only exception to this is that the rate cannot exceed the greater of the rate in effect in the 1984 tax year or the most recent voter approved rate. For the City of Glendale, the most recent voter approved rate is .60 for general operations and .24 for employee pension. The tax rates proposed for 2023 do not exceed the tax rates most recently approved by the voters per the State Auditor’s office.

Before setting the tax rates, the City is required to hold a public hearing at which citizens may be heard before adopting the tax rates. A public hearing notice for September 18, 2023 was advertised at least seven days prior in conformance with Section 67.110 of the Missouri Revised Statutes.

Mr. DeClue asked if there were any questions or if there was anyone present wishing to speak. There were none.

The Public Hearing closed at 8:15 pm.

B21-23 AN ORDINANCE LEVYING AND FIXING THE TAX RATES IN THE CITY OF GLENDALE, COUNTY OF ST. LOUIS, STATE OF MISSOURI, FOR THE YEAR 2023 ON ALL PROPERTY SUBJECT TO TAXATION IN SAID CITY FOR GENERAL MUNICIPAL PURPOSES, FOR THE CITY'S PENSION FUND, AND FOR THE CITY'S DEBT SERVICE FUND

Alderman Lane moved approval of the first reading of Bill B21-23. Alderman Capshaw Cushing seconded the motion.

Mr. DeClue stated that the report represents an estimate of the upcoming tax rates and noted that the late this evening, St. Louis County discovered an error or errors in the listed rate. Mr. DeClue stated that the errors may affect Glendale's rates and if that occurs, the City will need to amend the Ordinance at a special meeting.

Mayor Wilcox asked for a report.

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

Mayor Wilcox called for a vote. The first reading was unanimously approved on a voice vote.

Ms. Carr read the Bill by caption only.

Alderman Nauman moved approval of the second reading of Bill B21-23. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the error could be tied up in the commercial rates, noting that the numbers read earlier were taken from St. Louis County calculations and appear to be in error.

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

Mayor Wilcox called for a vote. The second reading was unanimously approved on a voice vote.

Ms. Carr read the Bill by caption only.

Alderman Capshaw Cushing motioned to approve the final reading of Bill B21-23. Alderman Lane seconded the motion.

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

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Lane, Alderman Roberts, Alderman Roper, Alderman Nauman, Alderman Capshaw Cushing.

Nays: None

Bill No. B21-23 was passed as Ordinance B19-23.

RESOLUTIONS

R41-23 A RESOLUTION AUTHORIZING THE PURCHASE OF NEW FIRE HOSE FROM FELD FIRE

Alderman Roettger moved approval of the reading of Resolution R41-23. Alderman Roper seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that there was a memo from Firefighter Schilling in the packets defining the details, adding that this purchase was budgeted in the fiscal year budget and is an ongoing replacement requirement by the NFPA. The Fire Department had \$10,000.00 budgeted for hose this year, and requests to purchase from Feld Fire, at a cost of \$6,150.00.

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

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

REPORTS

Mr. DeClue

Mr. DeClue apologize for not being at the meeting tonight and suggested that if anyone needed to speak with him, they could reach him at home. Mr. DeClue reported that he spoke briefly with the St. Louis County about setting up meeting to discuss 993 Glenbrook, and talked about taking field measurements too clarify size and position of the newly poured foundation. Mr. DeClue stated that if the foundation is incorrect, it will need to be repoured. The meeting will take place on site to resolve setback issues, depth of basement and height of foundation. Mr. DeClue stated that all Aldermen were welcome to attend. Mayor Wilcox, Alderman Roper and Alderman Nauman stated that they would attend.

Alderman Roettger

None

Alderman Roper

None

Alderman Lane

Alderman Lane thanked Mr. Jones for the curbing work on Brownell, and Moreland, noting that it will look fantastic.

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

Alderman Nauman asked if there were any updates on striping at Glendale Chrysler. Mr. DeClue reported that Ms. Belding has scheduled the striping which will take place in November, 2023 due to scheduling delays but was trying to get the work done as soon as possible. Alderman Nauman asked Chief Silvernail to send the truck to Glendale Chrysler to be sure that the fire lane was open adding that the company may be parking vehicles within the lane. It was noted that following the move of the Glendale Gardens fence, there will be more room for the fire lane. Chief Silvernail stated that he would send the truck tomorrow.

Jim Hetlage

None

Mayor Wilcox

None

ADJOURNMENT

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

These minutes are approved as submitted this 16th day of October, 2023

Joanne Carr
Deputy City Clerk