

MONDAY OCTOBER 16, 2023 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 TONY ROBERTS

ALDERMAN WHITNEY ROPER

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

MEETING CALLED TO ORDER

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

ROLL CALL

Present: Alderman Roettger, Alderman Nauman, Alderman Capshaw Cushing, Alderman Roper, Alderman Lane, Alderman Roberts

Absent: Alderman Roberts

Also Present: Chief Jeff Beaton, City Attorney Jim Hetlage, City Administrator Ben DeClue, Joanne Carr, Deputy City Clerk, Michael Slaughter, Code Enforcement Officer

APPROVAL OF THE AGENDA

Mayor Wilcox asked if there were any changes to the October 16, 2023 meeting agenda. There were none. Alderman Nauman motioned to approve the agenda. Alderman Roettger seconded the motion which was unanimously.

APPROVAL OF THE MINUTES FROM SEPTEMBER 18, 2023 AND SEPTEMBER 25, 2023 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the September 18, 2023 and September 25, 2023 meeting. Alderman Nauman motioned to approve the minutes from September 18, 2023 and September 25, 2023. Alderman Roper seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

None

TREASURER'S REPORT - SEPTEMBER, 2023

Mr. DeClue reported that the Treasurer's Report was in the packet emailed to the Board adding that the pooled sale taxes remained good but indicated that the local sales taxes lagged during the month of September. Mr. DeClue stated that with the closure and purchase by Glendale Chrysler of Marketplace at the Abbey, some sales taxes were lost. Mr. DeClue reported that Glendale Chrysler was interested in

demolishing the entire building at the location of Marketplace along with the adjoining plaza which held smaller shops. Mr. DeClue noted that Glendale Chrysler would be using the space for added parking and added that he saw no reason not to approve the request. Mr. DeClue stated that there had been damage to interior plumbing due to seasonal issues, noted that the water impact was negligible due to the buildings location downhill from the southern neighbors but added that he would be receiving a report from Glendale Chrysler's engineer.

Alderman Roberts arrived at 7:02 pm

DISCUSSION ITEM: BOARDS AND COMMISSIONS PARTY

Mayor Wilcox reported that traditionally, the Board's and Commission party is held in the auditorium, noting that during construction of the Fire Department and City Hall, the event was held at Algonquin Golf Club which was a good event and hosted well. Mayor Wilcox stated that the City held the event at Westborough Country Club which was equally as good. Mayor Wilcox stated that there was discussion about moving the event every three years with third venue being the City Hall Auditorium, adding that the cost was similar at each venue, but with no added preparation at the Golf Clubs. Mayor Wilcox asked if the Board would like to go back to Algonquin Golf Club this year since the cost is relatively equal to holding the event at City Hall and with no added preparation. The Board agreed to return to Algonquin Golf Club.

REPORTS

CODE ENFORCEMENT PRESENTATION BY CHIEF BEATON AND MIKE SLAUGHTER

Chief Beaton opened the presentation by describing procedures which was presented in a flow chart format beginning with complaint inception, reporting direction to supervisors, investigation, assignment of officers, recording violation, officer follow up and final results. Chief Beaton stated that retired Captain Woepke handled code enforcement through the property maintenance division, and following his retirement, was handled by Officer DeBisschop and other officers on duty at the time of complaint. Chief Beaton stated that with the increase of complaints every officer had their hand in code enforcement. Chief Beaton stated that during the last two years, there have been more cases in the Municipal court than there has been during the last 10 years. Chief Beaton stated that some complaints were age based, many complaints resolved quicker than others, and in each case, the goal was always to gain compliance from the homeowner without going to court.

Chief Beaton stated that the City looked at hiring someone to focus directly on compliance adding that at the beginning of this year he had researched policies, looked at Kirkwood and other municipalities to garnered a format and issued a policy last June. Chief Beaton stated that with the outsourcing of dispatch, the department looked at hiring two records clerks to assist with reporting, noting that one was hired on a part-time bases who was able to do the work of two. Chief Beaton stated that with the second position opened and unfilled, it was decided to hire a Code Enforcement Officer, which occurred in mid-July. Chief Beaton stated that Michael Slaughter was hired and is a retired investigator. Chief Beaton stated that Mr. Slaughter will have access to all the reporting modes. Chief Beaton stated that due to cost, the City will take advance

of reporting software offered by Central Square (Asyst) which is a software company the administration department currently uses. Chief Beaton stated that they offered a module which fits the code enforcement purposes at a reasonable fee. Chief Beaton stated that the software would be installed by October 19th and training would follow for 4 staff members involved in reporting.

Alderman Nauman asked about the recording process, including how complaints were categorized and if categorized, can statistics be quantified.

Chief Beaton stated that codification was unique to Glendale and reporting can be customized.

Alderman Nauman asked if the assignment stayed with the filing officer until closed out. Chief Beaton stated that was the case adding that Mr. Slaughter was primary, and Officer DeBisschop assisted and noted that more complex cases were reviewed by the Chief, City Administrator or St. Louis County. Alderman Lane noted that the Board had seen the policy before.

Chief Beaton stated that the department has received good feedback; Officer Slaughter contacts citizens as a plain clothed officer and used an unmarked vehicle and noted that 28 cases have been opened since Officer Slaughter's hiring. Chief Beaton stated that, if necessary, the City Forester becomes involved and other officers based on scheduling and added that St. Louis County was good to work with as well.

Chief Beaton stated that flyers were being designed as door hangers adding that their goal is to resolve complaints before the need to go to court.

Mayor Wilcox stated that he appreciated Mr. Slaughter's approach to advocate for discussions. Chief Beaton agreed that Mr. Slaughter used all resources and thanked Chief Beaton for the update.

Mr. DeClue

Mr. DeClue stated that he was waiting for a written report on 993 Glenbrook for wall measurement, adding that the finished floor elevation was accurate. Mr. DeClue noted that the St. Louis County inspector measured the wall height which was also correct. Mr. DeClue stated that the neighbors fence encroached onto the 993 Glenbrook property adding that he would send the letter to neighbors and Board once it has been received. Mr. DeClue added that the surveyor who did the report was recommended by the neighbor, and professionally addressed all the concerns.

Alderman Roberts asked about responsibility for the enforcement of the framing for the foundation pour. Mr. DeClue stated that ultimately, St. Louis County was responsible. Alderman Roberts stated that he thought the City was responsible for the footing enforcement adding that many cities have similar complaints about enforcement. Alderman Roberts asked if the city should have an independent surveyor for new home construction adding the Kirkwood now has an employee who enforces footing measurements. It was noted that the cost could be passed to the builders.

Mayor Wilcox stated that if the City found the survey was correct, he noted that it was money well spent.

Alderman Roberts suggested that the fee be added to the ARB application fee.

Alderman Nauman suggested outsourcing with Kirkwood. Mr. DeClue stated that he would investigate.

Mr. DeClue reported that Glendale was soliciting for photos of Halloween decorations with a final vote from residents to pronounce the winner on Halloween. The project is being handled by Ms. Darmody through Social media.

Mr. DeClue stated that Mr. Henke, Kirkwood Parks and Recreation, sent a draft copy of the park's agreement and noted that Mr. Hetlage and he reviewed the document and shared the information with Mr. Henke. Mr. DeClue stated that he was planning a discussion during the first meeting in November.

Mr. DeClue stated that he might be out of town the next three days.

Alderman Roettger

None

Alderman Roper

None

Alderman Lane

Alderman Lane thanked the Public Works crew who worked very hard getting the road work for Brownell ready for the Nova Chip.

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

Alderman Nauman reported that Jazzfest, 2023 experienced good weather, good food, and fantastic music.

Jim Hetlage

None

Mayor Wilcox

Mayor Wilcox reported that on November 9th the Greater St. Louis and the St. Louis Metro Area Chamber of Commerce was holding an Economic Outlook breakfast, which originated with

Kirkwood Chamber of Commerce. Mayor Wilcox noted that there were 22 area chambers sponsored at the event and invited the Board to attend.

Mayor Wilcox reported that there was a house fire in Webster Groves where our Firefighter Captain Chuck Helle helped rescued the homeowner who was stuck on the roof.

EXECUTIVE SESSION

Alderman Lane moved to adjourn to Executive Session. Alderman Capshaw Cushing seconded the motion. There being no further questions or discussion, Mayor Wilcox called for a vote:

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

Nays: None

ADJOURNMENT

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

These minutes are approved as submitted this 6th day of November, 2023

Joanne Carr
Deputy City Clerk