

occurred, namely questions were raised as to the survey of the lot and the building plans not being adhered to, resulting in a stop work order being posted on the Build by the City and the County.

All that being said, I now am here to say that I attended the December 6 2023 City's Board of Adjustment meeting. ITEM #6 on the agenda was an appeal against our City's part in the Stop Work Order. I witnessed the questions asked and the evidence given by a member of this City's ARB of private meetings held and phone calls were held between him, the builder, and who else we don't know and to discuss who knows what regarding his building plans which received final approval by this ARB. Such private meetings and phone calls as these I believe were and are out with our City's Rules and laws, and if they are not, this kind of access and influence should be addressed by this Board immediately.

No member of an elected or appointed Board member or any staff member in our City's administration should act in this manner. Especially on new builds and home additions.

I respectfully ask that this matter be addressed by you, our Board of Aldermen and that the member or members of the Board in question be removed. Also, that any member in our City's employment now and in the future be restricted from meetings or phone calls such as these. Without this assurance, I personally have no confidence that our City's ordinances can or will be enforced and, most important to me and other citizens of Glendale, that our property is protected. Influence like this cannot be accepted. Thank you for allowing me to express my thoughts this evening. I thank you for your service and wish us all a blessed and peace filled 2024.

Wendy Haffner, 1009 Glenbrook Avenue

Ms. Haffner addressed the Board stated that she had three points to mention as follows;

1. Ms. Haffner asked about the status of the new guidelines for the ARB.
Mayor Wilcox stated that he did not know the current status but noted that the Board passed the new FAR which is .30 for all residential zones and property sizes in Glendale and would become effective January 1, 2024.
2. Ms. Haffner asked about the current plan for monitoring new buildings going forward, adding that 993 Glenbrook is problematic.
It was noted that St. Louis County permitting department monitors building projects.
3. Ms. Haffner commented on Meeting minutes noting that there should be different procedures for review by the public so that there is not a long-time lag between meetings and approval of minutes. Ms. Haffner suggested that draft minutes be posted and labeled as such. Ms. Haffner also stated that all minutes including the ARB and the Board of Adjustment should be posted on the website.
Mayor Wilcox stated that it was a good question and agreed that the minutes should be posted on the website, but only once they have been approved.

It was noted that the minutes would be posted the next day.

TREASURER'S REPORT – NOVEMBER 2023

Mr. Stewart stated that he received comments from Mr. Lawrence, Finance Director, which were included in the Executive summary adding that the City was in good shape with 1 million plus in reserves from a year ago.

ORDINANCES

B01-24 AN ORDINANCE EXERCISING CERTAIN LIMITED AUTHORITY RELATING TO OPERATION OF VIDEO SERVICE PROVIDERS AND PROVIDING SUPPLEMENTARY REGULATION OF THE PLACEMENT OF FACILITIES OF VIDEO SERVICE PROVIDERS AND OTHER UTILITIES MAINTAINING FACILITIES WITHIN THE CITY OF GLENDALE, MISSOURI

Alderman Capshaw Cushing moved approval of the first reading of Bill B01-24. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. Hetlage reported that this ordinance related to state legislation, noting that the video/cable/internet group had a strong lobby, and added that one part of the State legislation would set out to cut the gross receipt tax which the City can regulate. Mr. Hetlage stated that the tax percentage would be initiated as a step-down percentage at ½ percent until 2027 or 5 years. Mr. Hetlage stated that this ordinance amends the code to track the change. Mayor Wilcox asked if the tax dollars would decrease. Mr. Hetlage stated that it would adding that the code would be in line with the State law and noted that it was recommended that the ordinance be approved.

It was noted that there needed to be discussion about a possible grocery tax if that bill moves forward at the State level.

Mayor Wilcox asked if there were any questions or comments. None were heard.

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

Mr. Stewart read the Ordinance by title only.

Mayor Wilcox tabled the ordinance for the next meeting.

B02-24 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, AUTHORIZING THE CITY OF GLENDALE TO PARTICIPATE IN THE MISSOURI FIREFIGHTERS' CRITICAL ILLNESS TRUST AND POOL, AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE SUCH DOCUMENTS AS MAY BE NECESSARY FOR THE CITY OF GLENDALE'S PARTICIPATION THEREIN.

Alderman Lane moved approval of the first reading of Bill B02-24. Alderman Nauman seconded the motion.

Mayor Wilcox asked for a report.

Mr. Stewart stated that Chief Silvernail would address the issue.

Chief Silvernail stated that it was common knowledge that a percentage of Firefighters/First Responders succumb to cancer, adding that Firefighters are always in danger. Chief Silvernail stated that the State Capital bill for the critical illness trust and pool passed and added that the fund was needed. Chief Silvernail stated that if the City participates in the pool, a firefighter diagnosed with cancer could be made financially whole. Mr. Stewart stated that there were three tiers within the pool and recommended that the City participate in the basic tier. Chief Silvernail stated that the plan would be the same as Kirkwood's plan, adding that it was the right thing to do for our fire fighters. Chief Silvernail stated that the plan sets guidelines for preventive care associated with cancer adding that there were approximately 17 different cancers that were considered job related. Chief Silvernail stated that a fire fighter needed to be employed by the City for 5 years of which there were currently 11 fire fighters and added that the per person premium was \$55.00, with a total of \$605.00. Alderman Lane asked about premium increases. Chief Silvernail stated that the premium increased \$5.00 from last year.

Chief Silvernail noted that once participation is one month in, the firefighters would receive benefits until age 70 adding that this would be considered gap coverage; accident coverage, not disability coverage.

Mayor Wilcox asked if there were any questions or comments. None were heard.

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

Mr. Stewart read the Ordinance by title only.

Mayor Wilcox tabled the ordinance for the next meeting.

B03-24 AN ORDINANCE AMENDING SECTION 355.020 OF
THE GLENDALE MUNICIPAL CODE PERTAINING TO
RESTRICTIONS ON STREET PARKING SO AS TO NOT
OBSTRUCT TRAFFIC

Alderman Lane moved approval of the first reading of Bill B03-24. Alderman Roper seconded the motion.

Mayor Wilcox asked for a report.

Mr. Stewart stated that this ordinance would give the Police Department another way to enforce the updated parking restrictions and to ensure that roads are passable for the City's fire truck and snowplows.

Mr. Stewart added that the largest vehicle at its widest point is 10' 4", noting that the city code needed to work in conjunction with this new situation.

Chief Beaton stated that there was a plan to work with Ms. Darmody to develop a campaign for social media for educational purposes.

Alderman Roberts asked how this ordinance would be enforced. Chief Beaton stated that initially the residents would be alerted through a social media campaign and hoped for compliance through education. Chief Beaton stated that, if necessary, a compliance officer would speak to residents following a knock on the door if a car needs to be moved adding that in the worst-case situation, a ticket would be issued.

Chief Beaton stated that Venneman Avenue was one of the narrow streets which will be affected by the new ordinance with the thought to limit the street to one-sided parking adding that the arbitrary nature of picking a street over another could be an issue.

Alderman Nauman stated that the street needed to be 30' wide for two-sided parking and discussed options with Chief Beaton. Chief Beaton noted that any street with a width of 23' or more can have two-sided parking. Mr. Stewart noted that plan would be to ask residents to stagger parking on streets with two-sided parking, adding that there would be an option to change the numbers and change two-sided parking. Alderman Nauman noted that this change could narrow the street by 2'. Mayor Wilcox stated that a commonsense number could be found. Mr. Stewart stated that there was discussion with the Public Works Department, Police Department and Fire Department Alderman Capshaw Cushing noted that some streets accommodate one-sided parking easier than others.

Chief Beaton stated that the driving force was for safety purposes, adding that the firetrucks were not 10' wide when the original ordinance was passed and noted that this ordinance would not be a fix all but was a step in the right direction.

Alderman Nauman stated that he was not opposed to the ordinance but added that dealing with residents who have parked illegally will cause an issue.

Mayor Wilcox stated that the Board can come back to discuss all the streets on a long-term strategy. Alderman Nauman agreed, noting that a look at modern street widths and safety was a good idea.

Mayor Wilcox asked if there were any additional questions or comments. None were heard.

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

Mr. Stewart read the Ordinance by title only.

Mayor Wilcox tabled the ordinance for the next meeting.

B04-24 AN ORDINANCE AMENDING SECTION 105.540 OF THE GLENDALE MUNICIPAL CODE PERTAINING TO THE COMPOSITION AND TERMS OF OFFICE OF THE PLAN COMMISSION AND AMENDING SECTION 535.020 OF THE GLENDALE MUNICIPAL CODE REGARDING THE COMPOSITION AND TERMS OF OFFICE OF THE ARCHITECTURAL REVIEW BOARD

Alderman Lane moved approval of the first reading of Bill B04-24. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. Stewart stated that essentially the ARB also served on the Plan Commission, with a 4-year term and a 3-year term respectively. Mr. Stewart stated that this Ordinance would change the term limit to the same limit and with regard to the membership of the Plan Commission, would change the membership number to 7 from 6 per the State law. Mr. Stewart stated that additional members would be appointed at a future meeting adding that it was possible for the Mayor and an Alderman to sit on the Plan Commission in addition to resident members.

Mayor Wilcox asked if there were any questions or comments. None were heard.

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

Mr. Stewart read the Ordinance by title only.

Mayor Wilcox tabled the ordinance for the next meeting.

DISCUSSION: COMPREHENSIVE PLAN & ZONING CODE UPDATE

Mayor Wilcox stated that in March of 2023, the board hired the company to do a comprehensive plan and zoning code update adding that he did not understand the need for all the work.

Alderman Roettger stated that the previous City Administrator thought the City needed a comprehensive plan and a code update. Alderman Lane stated that it became apparent during the ARB guideline meetings that things recommended required zoning code changes and added that all ordinances needed to be reviewed. It was thought that the City needed assistance with the review and re-writing of the codes.

Mr. Hetlage stated that updating the zoning code would be a good idea and added that the company uses a template for all cities. Mr. Hetlage stated that a search should be done to find the original City plan adding that every 4th class city needed a plan at its inception and noted that although this is titled 'planning and zoning, they are two different things; zoning are rules to set planning. Mr. Hetlage stated that this initiative was not talking about

changing the zoning of commercial to residential or vice versa, adding that the template used was generally for a new city.

REPORTS

Mr. Stewart

Mr. Stewart stated that the hiring process for the new City Administrator would continue on Thursday, January 4th and Monday, January 8th.

Mr. Stewart reported that he had heard from Ms. Jenni Belding, regarding the plaza Glendale Chrysler recently purchased, noting that the building was down, they were waiting for rock, and would remove graffiti on retaining wall. Mr. Stewart stated that Glendale Chrysler would come before the Plan Commission regarding lights on the parking lot, and then would be heard by the Board of Aldermen.

Alderman Roettger

None

Alderman Roper

None

Alderman Lane

Alderman Lane wished everyone a Happy New Year, and a wonderful 2024.

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

None

Jim Hetlage

None

Mayor Wilcox

None

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

Not Present:

ADJOURNMENT

Alderman Roettger 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 January 2024

Joanne Carr
Deputy City Clerk