



**MINUTES
BOARD OF ALDERMEN MEETING
SEPTEMBER 16, 2024 –7:00 p.m.**

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, September 16, 2024. Mayor Wilcox presided and called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Wilcox led the Pledge of Allegiance.

ROLL CALL

Aldermen Present

Aldermen Absent

Alderman Roberts
Alderman Capshaw Cushing
Alderman Lane
Alderman Roettger

Alderman Nauman (arrived at 7:25 p.m.)

Also present were: Frank Johnson, City Administrator; Jim Hetlage, City Attorney; Terry Jones, Public Works Superintendent; Jeff Beaton, Police Chief; Dan Lawrence, Finance Director; and Gabby Macaluso, Deputy City Clerk

APPROVAL OF AGENDA

Moved by Alderman Roettger, seconded by Alderman Lane and unanimously carried, to approve the agenda as submitted.

APPROVAL OF MINUTES

Moved by Alderman Lane, seconded by Alderman Roettger and unanimously carried, to approve the regular meeting minutes of September 3, 2024.

CITIZEN COMMENTS

None

PROCLAMATIONS

Mayor Wilcox postponed the presentation of a proclamation honoring the service of recently retired Deputy City Clerk Joanne Carr due to her absence from the meeting.

TREASURER’S REPORT

Finance Director Dan Lawrence noted the inclusion of the City’s financial statements in the meeting packet and asked for any questions. He stated that an auditor will conduct the annual audit of the City’s financial statements and accounts the last week of September.

RESOLUTIONS

R31-24 – Contract with Jokerst Paving and Contracting

Resolution 31-24 was introduced, a resolution authorizing a contract with Jokerst Paving and Contracting for roadway and sidewalk improvements along East Essex Ave. between North Sappington Road in Glendale and Dickson Street in Kirkwood.

City Administrator Frank Johnson reported that an agreement with the City of Kirkwood to share costs related to the East Essex Ave. project was previously approved by the Board of Aldermen. Staff noted that the Missouri Department of Transportation would have one last mandatory review before the project's commencement, which is expected to occur late October/early November. The exact timeline depends upon MoDOT's review.

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and unanimously carried to approve Resolution 31-24.

**ORDINANCES FOR FIRST
READING, SECOND READING
& FINAL APPROVAL**

Bill 19-24 – Intergovernmental Agreement with the City of Oakland (Assigned Ord. No. 19-24)

Bill 19-24 was introduced, an ordinance approving an intergovernmental agreement with the City of Oakland, Missouri for the providing of code enforcement services and authorizing the execution of said agreement on behalf of the City of Glendale, Missouri.

Moved by Alderman Roettger and seconded by Alderman Capshaw Cushing and unanimously carried to approve the first reading of Bill 19-24 by title only.

City Administrator Frank Johnson reported that the City of Oakland approached the City of Glendale about contracting with Glendale for the provision of code enforcement services. After reviewing the request, staff determined that there was enough capacity to provide the service on a per-request basis. The City of Oakland will be invoiced for the number of hours of code enforcement services provided.

Moved by Alderman Lane, seconded by Alderman Roettger to approve the second reading of Bill 19-24 by title only.

Moved by Alderman Lane, seconded by Alderman Capshaw Cushing to approve the third and final reading of Bill 19-24 by title only.

The vote thereon was as follows:

Alderman Nauman	Absent
Alderman Roberts	"Aye"
Alderman Capshaw Cushing	"Aye"
Alderman Lane	"Aye"
Alderman Roettger	"Aye"

Bill 19-24 passed with 4 Aye, 0 Nay, 1 Absent

Public Hearing – 2025 Property Tax Rates

Mayor Wilcox opened the public hearing regarding the City’s 2025 Property Tax Rates at 7:14 p.m. Finance Director Dan Lawrence explained that rates are very similar to last year’s rates because it’s not a reassessment year. Revenues are slightly higher than budgeted in the general, pension and debt service funds. There was no public comment, and the public hearing was closed at 7:18 p.m.

Bill 20-24 – Property Tax Rates (Assigned Ord. No. 20-24)

Bill 20-24 was introduced, an ordinance levying and fixing the tax rates in the City of Glendale for the year 2024 on all property subject to taxation in said city for general municipal services, the city’s pension fund and the city’s debt service fund.

Moved by Alderman Roettger and seconded by Alderman Lane and unanimously carried to approve the first reading of Bill 20-24 by title only.

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and unanimously carried to approve the second reading of Bill 20-24 by title only.

Moved by Alderman Roettger and seconded by Alderman Lane to approve the third and final reading of Bill 20-24 by title only.

The vote thereon was as follows

Alderman Nauman	Absent
Alderman Roberts	“Aye”
Alderman Capshaw Cushing	“Aye”
Alderman Lane	“Aye”
Alderman Roettger	“Aye”

Bill 20-24 passed with 4 Aye, 0 Nay, 1 Absent

ORDINANCES FOR FIRST READING

Public Hearing – Zoning Amendments

Mayor Wilcox opened the public hearing regarding zoning amendments to sections 400.010 and 400.350 of the Glendale Municipal Code at 7:21. City Administrator Frank Johnson explained that the amendments would allow for coffee shops to be a permitted use in the C-1 zoning district and that the amendments were unanimously recommended by the Glendale Plan Commission. There was no public comment, and the public hearing was closed at 7:24 p.m.

Bill 21-24 – Municipal Code Zoning Amendments (Assigned Ord. No. 21-24)

Bill 21-24 was introduced, an ordinance amending section 400.010 and 400.350 of the Glendale municipal code pertaining to permitted uses in the C-1 zoning district in the City of Glendale.

Moved by Alderman Roettger, seconded by Alderman Capshaw Cushing and unanimously carried, to approve the first reading of Bill 21-24 by title only.

CITY ADMIN. REPORT

Mr. Johnson commended Captain Catlett on his work completing the questionnaire required as part of the City of Glendale's approval of the St. Louis Regional Hazard Mitigation Plan.

He notified the Board of Aldermen that the St. Louis Area Insurance Trust's broker, Daniel and Henry, is monitoring the discourse between Mercy Healthcare and Anthem, the City's health insurer.

Mr. Johnson notified that the Architectural Review Board (ARB) has met to review the revised ARB guidelines and there's consensus for a final version for Board of Aldermen approval.

ALDERMEN COMMENTS

Alderman Lane asked staff to check on large dumpsters placed on Brownell for permits and safe placement for traffic.

Alderman Roberts expressed concerns related to street parking violations creating issues for vehicle passage. He requested that city communications remind the community about parking ordinances on social media.

Alderman Nauman, who arrived at 7:25 p.m., expressed concerns regarding construction site debris on Bismark. He requested that code enforcement look into the matter further. He shared that some residents have reached out to him regarding coyotes in yards.

Alderman Nauman also expressed concerns regarding the privately owned stormwater channel that runs behind Warwick Ln. including the use of pesticides, excessive weed growth, accessibility issues for maintenance, safety concerns and trash accumulation. He would like the City to investigate ways to mitigate these issues.

City Administrator Frank Johnson reported that MSD inspected the channel and that they indicated that steps to enhance accessibility would be costly and challenging to implement. He asked for guidance from the Board of Aldermen to determine next steps. City Attorney Jim Hetlage noted that cities must use caution to avoid using public funds for private purpose. Mayor Wilcox asked that the City Administrator and City Attorney work together to explore the situation and available options for maintenance.

Mayor Wilcox welcomed new Deputy City Clerk, Gabby Macaluso, to the City of Glendale. He also announced that Jazz Fest is scheduled for Friday, September 20, 2024.

**EXECUTIVE SESSION
(CLOSED)**

Moved by Alderman Nauman, seconded by Alderman Capshaw Cushing to adjourn to Executive Session in accordance with Section 610-021. 1, legal advice; 3, employee information; and 13, applicant employment information.

The vote thereon was as follows:

Alderman Nauman	“Aye”
Alderman Roberts	“Aye”
Alderman Capshaw Cushing	“Aye”
Alderman Lane	“Aye”
Alderman Roettger	“Aye”

ADJOURN

The Board of Aldermen adjourned to Executive Session at 8:04 p.m.