



MINUTES
BOARD OF ALDERMEN MEETING
OCTOBER 7, 2024 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, October 7, 2024. Mayor Wilcox presided and called the meeting to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

Mayor Wilcox led the Pledge of Allegiance.

ROLL CALL

<u>Aldermen Present</u>	<u>Aldermen Absent</u>
Alderman Roberts	Alderman Nauman
Alderman Capshaw Cushing	
Alderman Kayser (sworn in at meeting)	
Alderman Lane	
Alderman Roettger	

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Alderman Roettger, seconded by Alderman Lane and unanimously carried, to approve the regular meeting minutes of September 16, 2024.

APPOINTMENTS

Mayor Wilcox announced that the candidate nominated to fill the vacant Ward II Alderman position is Don Kayser.

Mr. Kayser stated that he has lived in Glendale for over 40 years and previously served as a Glendale Police Officer from 1974 to 1979. Mr. Kayser explained that his interest in the open alderman position is to contribute to the community and provide leadership for Glendale going forward.

Alderman Lane made a motion to appoint Mr. Kayser as the interim Alderman in Ward II to replace the vacated seat. Alderman Capshaw Cushing seconded the motion which was unanimously approved.

Mr. Kayser took the oath of office read by Mayor Wilcox.

Mayor Wilcox nominated Alderman Nauman to serve as the aldermanic representative on the City of Glendale’s Tree Board to replace former

alderman, Whitney Roper. Mayor Wilcox noted that Alderman Nauman served as the first aldermanic representative when the Tree Board was created and had offered to resume that role.

Aderman Lane made a motion to appoint Alderman Nauman as the aldermanic representative and member on the Tree Board to replace the vacated seat. Alderman Roettger seconded the motion which was unanimously approved.

CITIZEN COMMENTS

None

PRESENTATIONS

City Administrator Frank Johnson explained Public Works Superintendent Terry Jones prepared a presentation for the Board of Alderman with cost options and configurations regarding the 2026-2030 Proposed Street, Sidewalk, and Stormwater Improvements Bond.

Mr. Johnson noted that this presentation follows the completion of the Streets Master Plan by the Lochmueller Group in September. The plan calls for \$20.9 million in street, sidewalk and stormwater improvements over five years.

Public Works Superintendent Terry Jones explained the proposed bond is based on the Streets Master Plan along with a previously completed Stormwater Master Plan and includes improvements to streets, sidewalks, and stormwater infrastructure. The bond would include:

- Reconstruction of 33 streets.
- Mill and overlay six streets.
- Two large-scale, and three small-scale stormwater improvement projects.
- Construction or reconstruction of sidewalks along 14-16 streets.
- Repair of sidewalks along four streets.
- Reconstruction of eight ADA sidewalk ramps.

Mr. Jones explained that road reconstruction means that the roads will be milled down and repaved. The work is similar in nature to the Dwyer project. He noted that the price options vary based on the number and extent of sidewalk projects included. He also noted that this would include a five-year construction window of 2026-2030, and estimates include surveying, engineering services, right-of-way acquisition, and construction costs.

Mr. Jones outlined three project options with varying costs.

Option 1:

- Includes all street, sidewalk, and stormwater improvement work outlined in the Streets Master Plan.
- Includes costs to construct new sidewalks along streets that could potentially receive federal aid.
- Total Cost: \$20,954,000
- Estimated cost per household:
 - \$0.40 per \$1,000 of assessed valuation
 - Approximately \$304/year for a \$400,000 home
 - Approximately \$25/month, per household

Option 2:

- Includes all street and stormwater improvement projects.
- Includes repair/replacement work to existing sidewalks and construction of new sidewalks along Chelsea Ave. and Alexandra Ave.
- Excludes costs to construct new sidewalks along streets that could potentially receive federal aid.
- Total Cost: \$16,909,000
- Estimated cost per household:
 - \$0.34 per \$1,000 of assessed valuation
 - Approximately \$258/year for a \$400,000 home
 - Approximately \$21/month, per household

Option 3:

- Includes all street and stormwater improvement projects.
- Includes repair/replacement work to existing sidewalks.
- Excludes costs to construct new sidewalks along streets that could potentially receive federal aid and excludes construction of new sidewalks along Chelsea Ave. and Alexandra Ave.
- Total Cost: \$14,985,000
- Estimated cost per household:
 - \$0.30 per \$1,000 of assessed valuation
 - Approximately \$228/year for a \$400,000 home
 - Approximately \$19/month, per household

Mr. Jones noted that there are street and sidewalk projects scheduled to occur within the bond timeframe that would be funded via the City's Capital Improvement Program, not the bond. This work includes:

- Asphalt curbing replacement and NovaChip street overlay in 2025 along Luckystone Ave., Juanita Ave., Josephine Ave.,

Hanamoor Ct., Winnetka Lane, 700 and 800 blocks of Fuhrmann Terrace, and 400 block of Hill Dr.

- Reconstruction of E. Essex Ave. (STP program). 2025 & 2026.
- N. Sappington Rd. Preservation Project (STP program). 2027
- Application for federal aid through the STP program – E. Essex Ave. Phase 2, 2025
- Application for functional reclassification – Venneman Ave., 2026
- Continuation of crackseal/sealcoat program.

Mr. Jones stated that over the next five years, the proposal includes improving two-thirds of all the streets within the City through reconstruction, maintenance, or federal-aid projects.

Mr. Jones asked the Board of Alderman for any questions.

Mayor Wilcox asked where the East Essex Ave. phase 2 project fits into this plan. Mr. Jones said that this project is classified under federal aid. The City intends to re-apply for federal funding for this project through East-West Gateway Council of Governments in spring 2025.

The Board of Aldermen confirmed with Mr. Jones that the sidewalks on Chelsea Ave. and Alexandra Ave. are the only sidewalk projects that would not be eligible for federal grants. The Board members discussed that the current lack of sidewalks on Chelsea and Alexandra Avenues are unsafe for children walking to and from North Glendale Elementary School. Mr. Jones noted that the City doesn't know how well received building sidewalks would be with residents on impacted streets.

Mr. Jones and Mr. Johnson expressed that they needed direction from the Board of Aldermen regarding which option they want the City to pursue. Mr. Johnson noted that next steps would include the City formally engaging with a bond company and counsel to prepare the bond for market and draft the bond language and paperwork. Once this is complete, the Board of Aldermen will be presented with the ordinance to put the bond on the April 2025 ballot.

Mayor Wilcox asked if there was enough time to get the bond submitted for inclusion on the April ballot and Mr. Johnson replied that there was.

Mr. Johnson and Mr. Jones noted that the staff recommendation would be option two or three so that projects that could be funded through federal aid would not contribute to the total cost of the bond.

Alderman Roettger asked when the current City Hall bonds would be paid off. Finance Director Dan Lawrence answered in 10 more years.

Mr. Johnson explained that the bonds could be issued in phases. Phase one could be issued in 2025 and phase two issued a few years later. The Board members discussed the need for materials and meetings to educate the public about the bond and potential resident impact of the bond issue.

The Board members asked for more time to review the options and decided that they would provide direction to staff at the October 21 meeting. Alderman Roberts confirmed with Mr. Johnson that the public engagement process that had occurred as part of the Comprehensive Plan update expressed the need for street improvements.

RESOLUTIONS

R32-24 – Purchase of Radio Units for Fire Department Vehicles

Resolution 32-24 was introduced, a resolution authorizing the purchase of all-band mobile replacement radio units with accessories from Motorola Solutions for Fire Department vehicles.

Mr. Johnson reported that this purchase is to replace radio units in two pumper trucks and a support pickup truck. Staff noted that the radios are specifically selected for their compatibility with St. Louis County’s emergency response system. Additionally, the City’s is receiving a 40 percent discount and will be reimbursed for 50 percent of the cost through a grant.

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and unanimously carried to approve Resolution 32-24.

R33-24 – Purchase of Replacement Thermal Image Camera

Resolution 33-24 was introduced, a resolution authorizing the purchase of a replacement thermal image camera and accessories from MacQueen Equipment for the Glendale Fire Department

Mr. Johnson reported that the City received three bids for the camera replacement, all of which were under the amount budgeted. Staff noted that the current unit is no longer being supported by manufacturers and the camera is used in search and rescue efforts.

Moved by Alderman Roettger and seconded by Alderman Lane and unanimously carried to approve Resolution 33-24.

ORDINANCES FOR SECOND READING & FINAL APPROVAL

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

Bill 21-24 was introduced, an ordinance amending sections 400.010 and 400.350 of the Glendale Municipal Code pertaining to uses in the C-1 zoning district.

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

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

The vote thereon was as follows:

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

Bill 21-24 passed with 5 Aye, 0 Nay, 1 Absent

DISCUSSION—Jazzfest Recap

Mr. Johnson commended staff for their work in organizing and hosting the Glendale Jazz Fest. He noted that sponsorships totaled \$6,000 and expenses totaled \$21,000. The largest expenditures were the bands, employee overtime, and fencing/barricades. He noted that staff and Mayor Wilcox will meet regularly to plan the City’s special events by delegating tasks and better managing vendors. He mentioned the possibility of adding another event in the spring.

CITY ADMIN. REPORT

Mr. Johnson stated H3 is expected to submit to the City the draft of the Comprehensive Plan next week. He said that once it is received, they will organize meetings with the steering committee and business group roundtable to review the draft document and provide feedback. After these meetings, the City will host workshops for the staff and Board of Aldermen to discuss the plan, additional public presentations, and implementation.

Mr. Johnson noted that he is hopeful that ordinances adopting the ARB guidelines and the corresponding revisions to the zoning code will go before the Board of Alderman for consideration at the November 4 meeting.

Mr. Johnson noted that he has received activity numbers from the City of Kirkwood’s Department of Parks and Recreation related to the number of Glendale Residents using the Kirkwood recreation facilities. He said that the data provided by Kirkwood’s parks and recreation software can be cumbersome to interpret, but Kirkwood was able to tell him that there were 271 season passes issued and 353 resident ID cards issued. These cards are good for three years, so annual rates are difficult to extrapolate.

The City has not heard back from Webster Groves regarding a request for usage data of their facilities.

Mr. Johnson noted the new meeting minutes format.

Deputy City Clerk Gabby Macaluso announced the holiday events planned throughout December.

- **Tree Lighting**
December 6 from 6:00-8:30 p.m. at City Hall.
- **Employee Appreciation/Holiday Party**
December 13, Time TBD
- **Boards and Commissions Celebration of Service**
December 17 at 7:00 p.m. at the Algonquin Country Club.

ALDERMEN COMMENTS

Alderman Roettger welcomed Alderman Kayser aboard and thanked him for being part of the process.

Alderman Lane said she liked the new meeting minutes format and welcomed Alderman Kayser aboard. She also thanked Mr. Jones for the very thorough report.

Alderman Capshaw Cushing received a complaint about political yard signs. She asked for political signs education to go out on social media. She also thanked Mr. Jones for his presentation.

Alderman Roberts welcomed Alderman Kayser to the Board of Alderman and also liked the new minutes format.

Mayor Wilcox welcomed Alderman Kayser to the Board of Alderman.

EXECUTIVE SESSION (CLOSED)

Moved by Alderman Lane, 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	Absent
Alderman Roberts	“Aye”
Alderman Capshaw Cushing	“Aye”
Alderman Kayser	“Aye”
Alderman Lane	“Aye”
Alderman Roettger	“Aye”

ADJOURN

The Board of Aldermen adjourned to Executive Session at 8:12 p.m.