



MINUTES
BOARD OF ALDERMEN MEETING
OCTOBER 21, 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 21, 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

<u>Aldermen Present</u>	<u>Aldermen Absent</u>
Alderman Nauman	
Alderman Roberts	
Alderman Capshaw Cushing	
Alderman Lane	
Alderman Kayser	
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; Jim Silvernail, Fire Chief.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Alderman Roettger, seconded by Alderman Capshaw Cushing and unanimously carried, to approve the regular meeting minutes of October 7, 2024.

CITIZEN COMMENTS

None

TREASURER’S REPORT

Finance Director Dan Lawrence reported that the current budget deficit is \$179,650.00 due to a 3 percent increase in salaries and a 5 percent increase in health insurance costs. Mr. Lawrence also reported that sales tax revenues are roughly \$14,000.00 higher at this time compared to October 2023. He noted that the funds available for expenditures like payroll total \$4,380,000.00, which is roughly \$380,000.00 higher than funds available in September 2023.

Alderman Roettger confirmed that these increased personnel expenditures were anticipated and budgeted for in the FY25 budget.

DISCUSSION

City Administrator Frank Johnson reminded the Board that at the October 7 Board of Aldermen Meeting, Public Works Superintendent Terry Jones presented three different options for the proposed 2026-2030

Proposed Street, Sidewalk, and Stormwater Improvements Bond. Mr. Johnson noted that these options are based on the Streets Master Plan along with a previously completed Stormwater Master Plan and include different price points and project configurations.

Upon the request of the Board of Aldermen, Mr. Jones outlined the three bond options.

Option 1:

- Includes all street, sidewalk, and stormwater improvement work outlined in the Streets Master Plan.
- Projects Summary
 - Reconstruction of 33 streets, 14 of which would receive new sidewalks (including Chelsea Ave. and Alexandra Ave.)
 - 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 the same street and stormwater improvement projects as included in option 1
 - Reconstruction of 33 streets, 14 of which would receive new sidewalks
- Excludes costs to construct new sidewalks along streets that could potentially receive federal aid in the future.
 - East Essex Ave. from Sappington Rd. to Devon.
 - Algonquin Estates from Devon to Berry Rd.
 - Vennemen Ave. from East Essex Ave. to Chelsea Ave. (assumes that we can reclassify the street from a local road to a collector street so that it's eligible for federal aid).
- Includes repair/replacement work to existing sidewalks and construction of new sidewalks along Chelsea Ave. and Alexandra Ave.
 - Mr. Jones noted that he's not sure how sidewalk projects on these streets would be received since the residents have not been surveyed yet.
- 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

Alderman Nauman expressed concerns regarding the extended completion timeline of projects that would be excluded from the bond because they could potentially receive federal aid in the future. He advised against having large gaps of time between the completion of street improvements and the completion accompanying sidewalk projects.

Mr. Jones clarified that rolled concrete curbs are built into the bond costs for reconstructed streets.

Mayor Wilcox asked the Board of Aldermen if they had any questions or guidance for staff.

Alderman Roettger clarified that the goal was to have the bond issue on the April 2025 ballot. He mentioned that street, sidewalk, and stormwater improvements are the main issues that residents always mention.

Alderman Nauman is leaning toward Option 1 because the price difference per year between Option 1 and Option 2 is approximately \$40 to taxpayers. He stated that the advantage of Option 1 is not having to wait for federal aid and therefore, shorter construction timelines.

Mr. Jones recommended that he rework Option 2 to include the cost of sidewalks along Venneman Ave.

Alderman Nauman agreed that an alternative option that combines elements of Options 1 and 2 be provided to include sidewalks on Venneman Ave. as well as reduces construction timelines. Mr. Jones noted that making this change would likely have a total cost of \$18 million.

Mr. Johnson noted that projects would need to be sequenced such that 85 percent of the total bond amount will be spent within the first three years. He explained that Stifel advised that if they are selected as the bond

broker they would recommend two separate bond issues to help address the 85 percent requirement.

The Board requested that an additional option be provided that includes every project included in Option 2, plus the cost of sidewalks along Venneman Ave.

Mr. Johnson noted that the next steps would be to retain Stifel as the City's bond broker since the City has used them for previous bonds. He advised that the Board of Aldermen approve an ordinance authorizing the City to place the bond measure on the April Ballot by January 28 to ensure that it's submitted to the Board of Elections in time for ballot inclusion. He proposed the following meeting timeline:

- **November 4:** Make a final determination on the bond option
- **November 18:** Approve resolution to contract with Stifel for bond brokerage services
- **December 2:** Adopt the ballot language

Mr. Johnson explained that because the assessment year has not yet been determined by St. Louis County for their senior property tax freeze program, there may be some cost fluctuations related to the bond.

Alderman Roettger noted the City must determine the percentage of property owned by people eligible for the property tax freeze so that the impact on the City's total assessed valuation and the impact on individual property owners can be determined. Mr. Johnson stated that Stifel can help with this process, but not until the City contracts with them for services.

Alderman Nauman recommended that the City provide an online calculator tool to the community so they can calculate their tax impact.

CITY ADMIN. REPORT

Mr. Johnson reported that Communications Coordinator/Office Assistant Alex Darmody submitted her notice in pursuit of a full-time position with a different municipality. He also noted that a utility bill increase letter was sent to residents the previous week (October 13-20).

Mr. Johnson asked Fire Chief Silvernail to present an update on the fire department's ISO rating. Chief Silvernail noted that every five years, fire departments are evaluated for their insurance service organization rating. He stated that the ISO rating may or may not be used by insurance companies to determine the premiums. Fire departments are rated on a scale of 1-100 based on their policies, equipment and staffing levels, response practices and times, etc. Based on this score, departments receive a grading of 1 through 10 with 10 indicating no or very little fire protection and 1 being the highest level of fire protection.

In 2019, the Glendale Fire Department (GFD) received a rating of 87 on a 100-point scale and a grade of 2. In the most recent assessment in October 2024, the GFD originally received a rating of 75 with a grade of 3. Chief Silvernail contacted ISO to refute the scoring since no changes to the GFD equipment, response time, staffing or practices had occurred. He was told that the ISO changed their definition of a structure fire, which then changed how departments would need to respond to this type of fire. ISO said that the field representative who conducted the department's assessment had misinterpreted the new definition.

Additionally, there was a timing issue in applying a new definition to an agency so soon after adoption. Changes were not communicated to agencies with enough time for them to adjust their practices. For these reasons, the GFD's prior rating of 87 and grade of 2 was reinstated.

Chief Silvernail stated that he will continue working with the other regional fire chiefs and the ISO to ensure that new ISO standards are communicated clearly and applied fairly to the region's fire departments and districts moving forward.

ALDERMEN COMMENTS

Mr. Roettger asked if the police department has received an increase in construction complaints. Police Chief Beaton said not overall, but usually complaints are related to construction noise on weekends. In these cases, police officers notify the contractor of the permitted hours and provide notice to stop work if in violation of said hours unless conducting an emergency repair.

Alderman Roberts thanked Mr. Jones for his presentation and his communication regarding the Dwyer Ave. construction project.

ADJOURN

Alderman Roettger made a motion to adjourn the meeting. Alderman Capshaw Cushing seconded the motion which was unanimously approved.

The Board of Aldermen adjourned at 7:45 p.m.