

MONDAY, AUGUST 5, 2024 7:00 P.M.
BOARD OF ALDERMEN
MINUTES

MAYOR MIKE WILCOX
ALDERMAN PAUL ROETTGER
ALDERMAN LISA CAPSHAW CUSHING
ALDERMAN TONY ROBERTS
ALDERMAN AARON NAUMAN
ALDERMAN BERRY LANE

CITY ATTORNEY, JIM HETLAGE
CITY ADMINISTRATOR, FRANK JOHNSON
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 Capshaw Cushing, Alderman Lane, Alderman Nauman, Alderman Roettger, Alderman Roberts

Present: Frank Johnson, City Administrator; Mr. Hetlage, City Attorney; Terry Jones, Superintendent of Public Works; Joanne Carr, Deputy City Clerk, Chief Jim Silvernail

APPROVAL OF TENTATIVE AGENDA

Mayor Wilcox asked if there were any changes or corrections to the Agenda for the August 5, 2024, meeting. Alderman Nauman moved approval of the agenda for the meeting. Alderman Lane seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM JULY 15, 2024, MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the July 15, 2024, meeting. Alderman Nauman moved approval of the minutes. Alderman Roettger seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Jim McKowen, 27 Algonquin Wood Place

Mr. McKowen stated that on July 19th there was a water main break on Berry Road noting that his home along with three other homes were impacted. Mr. McKowen stated that one family's furnace was completely destroyed due to the flooding of their basement and noted that his own carpet and drywall was damaged by the water main flooding into his basement. Mr. McKowen reported that a letter was received from Missouri American Water which stated that the company was not liable for the damage caused by the flooding due to the water main break.

Mr. McKowen stated that the company previously paid for all damages caused by the 2022 break adding that neighbors lost cars and suffered major interior losses due to the flooding. Mr. McKowen stated that the company claimed that there were no watermain breaks in 2020 but noted that there were two near Glenvista since 2001. Mr. McKowen stated that he checked with the state about rules for publicly traded utilities and noted that with changes to the law, the state's ability to regulate the utilities has been reduced. Mr. McKowen stated that the flooding damage will diminish the value of their home values and asked why four homeowners are experiencing personal losses due to a public utility's watermain break adding the homeowners are being forced to pay for things that should be spread among all customers.

Glen Pearl, 30 Algonquin Wood Place

Mr. Pearl stated that he has lived in Glendale at his home for 50 years, noting that there have been two water main breaks that affected him during that time adding that there was a history of water main breaks in the area regardless of the water company's statements otherwise. Mr. Pearl stated that in December of 2022, he was paid for damages by the water company noting that the water company is now claiming that the company does not make payments for damages caused by their water main breaks. Mr. Pearl stated that his insurance company was covering the cost of the loss to his cars and other damages to his home. Mr. Johnson stated that following outreach by the Public Works Department, a water company's contact person's information will be forwarded to all families involved.

RESOLUTIONS

R26-24 A RESOLUTION AUTHORIZING A CONTRACT WITH BROADWAY TRUCK CENTERS AND KNAPHEIDE FOR THE PURCHASE OF A NEW 550 SERIES DUMP TRUCK

Alderman Nauman moved approval of the reading of Resolution R26-24. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. Johnson reported that Public Works would be purchasing the new truck at a cost of \$105,000 which is less than the CIP budgeted amount of \$110,000.

Mayor Wilcox asked if there were any other questions or discussions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

R27-24 A RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT #1 TO THE ENGINEERING SERVICES CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES WITH LOCHMUELLER GROUP PERTAINING TO THE NORTH SAPPINGTON ROAD SURFACE TRANSPORTATION PROGRAM PROJECT

Alderman Nauman moved approval of the reading of Resolution R27-24. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. Johnson reported that this resolution authorized a second supplemental agreement with Lochmueller Group for additional design work required by MoDOT environmental agreement for properties with homes over 50 years old. Mr. Johnson stated that the City was working with the Federal Government and East-West Gateway for the 80 percent Federal reimbursement for the N. Sappington Road project adding that the cost would be and additional \$53,000.00 which is covered under the budget.

Alderman Roettger noted that this agreement would fall under the overall 80/20 split. Mr. Johnson agreed that it would adding that the total cost was approved by East-West Gateway and had been originally approved in the budget.

Mayor Wilcox asked if there were any other questions or discussions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

R28-24 A RESOLUTION OF THE CITY OF GLENDALE, MISSOURI, AUTHORIZING A CONTRACT WITH ALLIED SERVICES, LLC FOR RECYCLING SERVICES, AND COLLECTION AND DISPOSAL OF GARBAGE, REFUSE AND YARD WASTE FROM ALL RESIDENTIAL PROPERTIES LOCATED IN THE CITY FOR A PERIOD OF FIVE (5) YEARS COMMENCING JANUARY 1, 2025

Alderman Nauman moved approval of the reading of Resolution R28-24. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. Johnson stated that the City had been negotiating with Republic Services for the last couple of months, noting that there would be a substantial increase partly due to the longevity of the last contract which ran seven years, the annual increases capped at 3 percent during that time and generally, the change in the working environment and volumes of collection, particularly yard waste. Mr. Johnson stated that he was recommending this contract noting that it was the best option compared to changing carriers. Mr. Johnson stated that Joe Dunlap, General Manager of Republic Services is in the audience for questions along with Susan Piazza, our local representative.

Ms. Piazza stated that Mr. Johnson gave a great summary noting that the previous contract was very good noting that at this point, following unforeseen things in the industry including COVID and increased costs to keep employees, the past index did not keep up with what the company had been dealing with. Ms. Piazza appreciated the time spent by Mr. Johnson and Mr. Hetlage in formulating a 5-year contract with 5.5% increase every year regardless of can size. Ms. Piazza

noted that the savings for split cost for can size was not significant and may have been less cost effective based on the administrative side of managing shifts. Ms. Piazza stated that the real cost shift is in getting the trucks into the city adding that cart swaps will remain apart of the contract. Mr. Johnsons stated that the contract will go into effect January 1, 2025. Mayor Wilcox stated that a plan needed to be put in place to advise the residents before the increase was rolled out, including emails, newsprint, etc.

Mayor Wilcox asked if there were any other questions or discussions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

DISCUSSION – REVISED ARB GUIDELINES

Mr. Johnson reported that he included the updated ARB guidelines in the packet with all the updated changes adding that this was the edited version of the June 12th approved edition. Mr. Johnson stated that Mr. Hetlage, Alderman Lane and Alderman Nauman offered feedback adding that the attached guidelines were a unified vision of the document.

Alderman Roettger noted that the Impervious surface requirements were not addressed earlier in older versions of the guidelines. Mr. Johnson stated that the impervious surface guidelines would codify what the ARB was requesting of applicants during regular ARB meetings as conditions but will be requirements for all applicants submitting applications which do not require ARB review. Mr. Johnson added that the Lochmueller Group could review the requirements and prior to final zoning approval, can be revisited if necessary.

Alderman Roberts asked about the origins of the 55 percent surface requirement. Mr. Johnson stated that the percentage was determined by a member of the ARB who is a licensed civil engineer adding that different board members exercised their expertise for different parts of the guidelines. More specifically, Mr. Johnson stated that Mr. John Falk was asked for reasonable requirements which are fairly consistent with earlier conditions required by the ARB for any submission. Alderman Nauman stated that the numbers have not changed through all the renditions of the updated guidelines. Alderman Roettger asked if it was a general practice for builders to have containment included on site plans. Mr. Johnson stated that was the case adding that builders often include retention basins, underground piping and popup emitters on design plans when necessary. Mr. Johnson stated that with these guidelines, drainage must be 100 percent mitigated adding that the ARB wanted the code to give teeth to the requirements.

Mr. Jeff Fernhoff, Chairman of the ARB, stated that Mr. Falk set up the requirements to retain as much water on newly developed property going forward adding that Mr. Johnson's point was important noting that the ARB needed rules to be codified so builders/developers would follow through with the requirements. Chairman Fernhoff also noted that with codification, the City was saying the guidelines needed to be followed. Chairman Fernhoff stated that he read the edited guidelines, once to see how it flowed and again to review the guidelines with a builder's eye noting that they worked well adding that with the development of H3, adding the guidelines to the building code will make the guidelines stronger. Chairman Fernhoff stated that if there were any wrinkles, he would suggest a group of three ARB members could iron them out before

submittal. Mr. Johnson stated that it would be helpful to have preliminary meetings as part of the process adding that the builders would not need to comply immediately with conditions but redesign with an eye towards requirements for regular review.

Alderman Nauman thanked Chairman Fernhoff for the years of work, thanked Alderman Lane and retired Mayor and Alderman Schuster along with other Board members for working through the guidelines. Chairman Fernhoff thanked all the Board members adding that the ARB could not do their work without the guidance of the Board of Aldermen. Chairman Fernhoff thanked Mr. Johnson for editing down the guidelines to a workable document and thanked Mr. Hetlage for his help on rewrites adding that the guidelines looked good. Alderman Lane thanked the ARB for all their time and expertise in writing the guidelines and thanked Mr. Johnson for his editing work and finishing touches.

Mayor Wilcox questioned how drainage requirements would be handled or addressed when future homeowners may make changes to retention tanks, etc. Mr. Hetlage stated that the stormwater master plan would require property owners to maintain systems going forward.

It was noted that if there were any additional modifications, Mr. Voorhees, Chairman Fernhoff, Mr. Falk and Mr. Johnson would review the guidelines one last time prior to final approval by the Board. Alderman Roberts stated that he found portions of the guidelines unacceptable. Alderman Roberts stated that there was a difference being a good neighbor and being neighborly by trying to fit in with homes from 1950 adding that he did not think the guidelines should limit the roof or eave height of homes. Mr. Johnson stated that the guidelines encouraged builders to keep eave heights to no more than 25 feet, but it was not mandatory. Mr. Hetlage stated that the height of a building was already codified and noted that the eave height was not in the code which was an issue the ARB always focused on when necessary.

Mr. Johnson

Mr. Johnson reported that the staff was beginning the process of upgrading Municipal software to a cloud-based system, that would incorporate code enforcement software which needed to be broader than currently available. Mr. Johnson stated that the plan was to have each property in Glendale set up as a digital file which will include all permits and notes related to the property in one place. Mr. Johnson stated there were customizable software programs for cities but noted that it would be expensive. Mr. Johnson stated that the older platform the City has used since 2006 and is owned by Central Square which purchased software managed by a company called Asyst. Mr. Johnson noted that many cities were going through a similar process if issuing RFP's adding that cost could be anywhere from \$50,000 to \$100,000 to activate the software and switch to a complete online system. Mr. Johnson stated that it would be a big undertaking but a great interface for all information generated in the city adding that the research was in early stages. Mr. Johnson stated that all the departments agree that it is a needed change and noted that help was not needed from the Board at this time but that once a short list was assembled with proposals, staff would ask the Board for its review and recommendations.

Alderman Nauman stated that he agreed that cloud storage would be better than physical storage currently in place adding that legal rules will also be discussed while moving forward. Mr.

Johnson added that the current software works well for accounting needs but would need to be added in the future.

Ms. Carr

Ms. Carr reported that the Jazzfest planning was nearly complete and looked forward to the September 20th event.

Alderman Roettger

Alderman Roettger reported that he appreciated everyone's hard work who was involved in defining the new guidelines, adding that although there are changes and there will be issues, the document remains a living, breathing document.

Alderman Lane

Alderman Lane thanked everyone involved with the ARB Guideline.

Alderman Capshaw Cushing

Alderman Capshaw Cushing thanked the ARB for all their work on the guidelines, noted that she liked the 84-page document but added that the shorter version will be better overall.

Alderman Roberts

Alderman Roberts thanked the ARB for all their work on the guidelines and thanked Mr. Jones for all his work on the Dwyer project adding that it was running very smoothly.

Alderman Nauman

Alderman Nauman thanked Ms. Carr for her service and especially with JazzFest.

Mayor Wilcox

Mayor Wilcox reported that a new event 'Tons of Trucks' would be held on Saturday, August 10th partnering with the Kirkwood Early Childhood Center PTO, at the Early Childhood Center campus, starting at 10 am until 1 pm. Mayor Wilcox noted that there would shuttle service from N. Glendale Elementary School adding that the event received \$300.00 in sponsorship money.

Mayor Wilcox reported that Alderman Roper has turned in her resignation and following notice of the vacancy, the City has received a number of emails from interested parties. Mayor Wilcox stated that the notice will be open until August 16th noting that his goal was to fill the vacancy by the September meeting.

ADJOURNMENT

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

These minutes are approved/amended as submitted this 19th day of August, 2024.

Joanne Carr
Deputy City Clerk