

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

MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN TONY ROBERTS

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. Johson 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 that 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. Johnsons 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



Internal Memorandum

Office of the City Administrator

**To: Honorable Mayor Mike Wilcox
Members of the Board of Aldermen**

**From: Frank Johnson, City Administrator
Steve Chamberlin, City Treasurer & Dan Lawrence, Finance Officer**

Subject: July Treasurer's Report

Date: August 15, 2024

Cash and Investment Balances:

The City's cash position remains stable through the end of July with a cash and investment balance as of July 31, 2024, of \$5,288,370. Of this figure, \$4,683,892 is available for operations of the city. A month ago, the figure was \$4,931,278 with a comparable number on July 31, 2023 of \$4,093,736.

The decrease in funds available for operations during July is normal. This is due to seasonally low collection figures for property taxes (\$2,470). July 2024 also included large payments to SLAIT (\$99,261) for semi-annual work comp insurance, McConnell & Associates (\$71,626) for sealcoating of streets and City of Kirkwood (\$58,969) for quarterly dispatching and fire chief services. July 2024 also included 3 biweekly payrolls as employees are paid every other Wednesday. Each biweekly payroll is approximately \$100,000.

The City's cash and investment position increases in December and January and generally declines from February through November as a normal occurrence until property tax collections start back up again in December.

General Fund Revenues and Expenditures:

Total revenues and expenses for July 2024 were \$377,212 and \$597,838 for a deficit of \$220,626. A year ago, the figures were \$350,780 and \$456,514 for a deficit of \$105,734. Almost all of this difference is because 3 biweekly payrolls fell into July 2024 while last year this occurred in August. The one true increase was work comp expense as the semi-annual bill for July 2024 was \$99,261 compared to \$73,727 for 2023. The two recent large work comp cases have affected rates after several years of only minor work comp claims.

REVENUES

General Fund	July-24		Year to Date	
	2024	2023	2024	2023
Sales Tax	96,153	86,796	96,153	86,796
Gross Receipts-Electric	33,278	31,730	33,278	31,730
Gross Receipts-Telephone	7,338	8,229	7,338	8,229
Gross Receipts-Gas	10,387	9,468	10,387	9,468
Gross Receipts-Water	21,651	25,483	21,651	25,483
Court Revenues	4,081	(1,140)	4,081	(1,140)

EXPENDITURES

General Fund	July-24		Year to Date	
	2024	2023	2024	2023
Administration	69,500	46,832	69,500	46,832
Court	10,342	6,693	10,342	6,693
Police Department	212,746	168,558	212,746	168,558
Fire Department	230,421	176,325	230,421	176,325
Public Works	74,829	58,106	74,829	58,106

Notes:

- Revenues for July 2024 were OK and included \$96,153 in Sales Tax from the County Pool compared to \$86,796 for July 2023.
- The year-to-date expense figures will be more comparable at the end of August once the payroll situation described above reverses itself.

Pension Fund Revenues and Expenditures:

The City's contribution to the Fire and Police Pension Fund is funded by property tax, which for FY 2025 is budgeted to generate \$539,900. This is substantially greater than FY 2020 and earlier year figures of approximately \$135,000 as the passage of Prop E during the June 2020 election will greatly increase the property tax revenues available to the Pension Plan. All full-time employees have been enrolled in the MO Lagers plan as of January 1, 2021. The employee (4% of salary) and City contributions (various rate depending on department) are paid monthly to MO Lagers. For July, the employee withholding was \$10,661 with a City contribution of \$32,940. On April 1, 2021, MO Lagers took over the legacy portion of the Glendale retirement plan for retirees as well. The underfunded balance in the legacy portion of the plan is paid through semi-annual payments of \$118,728 beginning May 1, 2021. Also beginning January of 2021, transfers to the General Fund from the Pension Fund are recorded for the Police and Fire portion of the City Lagers expense.

The Pension Fund's assets held at PNC of \$5,540,348 was transferred to MO LAGERS on March 9, 2021.

Park and Stormwater Revenues and Expenditures:

The ½ cent Park and Stormwater sales tax (collected on a point-of-sale basis) typically generates approximately \$160,000 a year. Of this amount, \$96,000 is budgeted to pay for the annual maintenance expense for Glendale’s portion of the Aquatic Center for 2022 and 2025 as well as additional costs for an expanded parks and recreational agreement with the City of Kirkwood. Also budgeted for FY 2025 is the annual transfer of \$60,000 to the Capital Improvement Fund for the stormwater portion of street projects in the CIP Fund.

Capital Improvement Fund Revenues and Expenditures:

The Capital Improvement Fund has four sources of funding – a ½ cent sales (collection based on population) as well as a portion of the Fire Safety sales tax, transfers from the Park and Stormwater Fund, occasional sales of surplus equipment, and grant revenue from STP street projects. For the month of July, sales tax revenue was \$44,253 compared to \$40,839 for the prior year. There were two significant Capital Improvements during July and they are listed below.

- Stormwater Ordinance engineering-\$5,732.
- Curb improvements-\$3,138.

\$1,000 to \$5,000 Purchases:

There were 8 items that fell into this category during July 2024, and they are listed below.

- City of Kirkwood-\$3,517 FD apparatus maintenance and repair.
- Gene Del Printing-\$1,787 Printing of newsletters.
- Great River Wash-\$1,329 Annual car wash fees for Police Dept.
- Target Solutions-\$1,775 Fire Dept. training software.
- Happy Tree-\$4,400 Removal of tree at 22 Parkland.
- Kyle’s Landscape Service-\$1,130 Removal of multiple tree stumps at various locations.
- Traffic Control-\$1,367 Purchase of multiple street signs.
- Simpson Materials-\$1,015 Curb mix for streets.

If you have any questions regarding this report, please let me know. Thank you.

Cash and Investments	Balance		
	31-Jul-24	30-Jun-24	Change
General Fund	4,683,892.00	4,931,278.00	(247,386.00)

General Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	377,212.53	350,779.56	377,212.53	350,779.56
Expenses	597,838.25	456,513.89	597,838.25	456,513.89
Surplus(Deficit)	(220,625.72)	(105,734.33)	(220,625.72)	(105,734.33)

Sewer Lateral Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	9,421.21	9,433.29	9,421.21	9,433.29
Expenses	5,125.00	4,420.00	5,125.00	4,420.00
Surplus(Deficit)	4,296.21	5,013.29	4,296.21	5,013.29

Sanitation Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	56,094.54	54,986.04	56,094.54	54,986.04
Expenses	56,411.22	52,311.87	56,411.22	52,311.87
Surplus(Deficit)	(316.68)	2,674.17	(316.68)	2,674.17

Pension Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	989.07	518.20	989.07	518.20
Expenses	50,156.06	37,626.39	50,156.06	37,626.39
Surplus(Deficit)	(49,166.99)	(37,108.19)	(49,166.99)	(37,108.19)

Prop P Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	33,633.50	30,659.11	33,633.50	30,659.11
Expenses	34,166.66	32,500.00	34,166.66	32,500.00
Surplus(Deficit)	(533.16)	(1,840.89)	(533.16)	(1,840.89)

Parks and Stormwater Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	13,051.07	13,496.21	13,051.07	13,496.21
Expenses	0.00	35,841.96	0.00	35,841.96
Surplus(Deficit)	13,051.07	(22,345.75)	13,051.07	(22,345.75)

ARP Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	760.05	2,570.55	760.05	2,570.55
Expenses	0.00	0.00	0.00	0.00
Surplus(Deficit)	760.05	2,570.55	760.05	2,570.55

Capital Improvement Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	44,253.29	45,838.51	44,253.29	45,838.51
Expenses	14,594.84	102,597.46	14,594.84	102,597.46
Surplus(Deficit)	29,658.45	(56,758.95)	29,658.45	(56,758.95)

Debt Services Fund	July-24		Year to Date	
	2024	2023	2024	2023
Revenues	1,120.93	620.98	1,120.93	620.98
Expenses	0.00	0.00	0.00	0.00
Surplus(Deficit)	1,120.93	620.98	1,120.93	620.98



Internal Memorandum

TO: Frank Johnson, City Administrator
FROM: Terry Jones, Public Works Superintendent
DATE: August 14, 2024
RE: OMCI Reimbursement Agreement

Frank,

Attached to this memo is an Agreement between the City of Glendale and the Metropolitan St. Louis Sewer District (MSD) that, once approved by the Boards of both the city and MSD, will allow the city to request funds from the Operations, Maintenance, Construction, and Improvement (OMCI) program to serve as reimbursements of costs incurred, up to \$92,575.00, by the city for the development of Stormwater Ordinance updates and a Stormwater Infill Guide.

Prior to the city issuing Task Order 15 to Lochmueller Group (the Order authorizing Lochmueller to develop the Ordinance and Infill Guide), MSD had reviewed the Task Order and agreed that the work outlined would be eligible for OMCI reimbursements.

The total cost of Task Order 15 is \$189,400. The city is eligible to request \$73,552 annually from the OMCI program. The amount listed on the attached Agreement (\$92,575) represents the 2023 OMCI fund balance added to the 2024 funds.

When authorizing Task Order 15, the city planned to submit OMCI reimbursement requests over a 3-year period via 3 Agreements with MSD. This Agreement is the first of 3.

The future of the OMCI program is uncertain as MSD is currently exploring the need to keep the program in place. If the OMCI program does not continue, the city can still request funding to pay for the additional years using the MSD Prop S funding stream estimated at \$75,000 annually.

I recommend the Mayor and Board of Aldermen approve the attached OMCI Stormwater Reimbursement Program Agreement allowing city staff to submit reimbursement requests for costs incurred during the development of the Stormwater Ordinance Updates and development of the Infill Guide.

AN ORDINANCE APPROVING AN OPERATIONS MAINTENANCE CAPITAL IMPROVEMENT PROGRAM REIMBURSEMENT WITH THE METROPOLITAN SAINT LOUIS SEWER DISTRICT FOR UPDATES TO THE STORMWATER MASTER PLAN

WHEREAS, in 2019, by and through an outreach campaign, MSD solicited input from the municipalities and Saint Louis County on reactivation of the existing Operations Maintenance Capital Improvement taxing sub-districts;

WHEREAS, based on feedback, MSD has authorized the collection of revenue in the Deer Creek OMCI sub-district; and

WHEREAS, MSD has agreed to allocate up to 50% of the Deer Creek OMCI sub-district revenue collected within the City of Glendale (“City”) to the City, for reimbursement of costs incurred on eligible stormwater projects within the OMCI boundary; and

WHEREAS, the City has previously created a Stormwater Mater Plan for the City of Glendale and now desires to update that plan;

WHEREAS, the City has requested that MSD participate in the cost of the project, and MSD has evaluated the City’s application and has determined the project scope to be eligible for reimbursement under the OMCI reimbursement program; and

WHEREAS, the Board of Aldermen of the City of Glendale, Missouri, has determined that it is in the best interest of the City of Glendale that the City enter into the Agreement in substantially the form attached hereto as” Exhibit A.”

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

The Board of Aldermen of the City of Glendale hereby approves the OMCI Stormwater Reimbursement Program Agreement between the City of Glendale and the Metropolitan St. Louis Sewer District in substantially the form attached hereto as “Exhibit A,” specifically pertaining to the reimbursement of costs for updates to the Stormwater Master Plan for the City of Glendale.

SECTION TWO:

The City shall, and the Mayor and other appropriate officers, agents, and employees of the City are hereby authorized to sign the Agreement in substantially the form attached hereto as “Exhibit A” and to take such further actions and execute and deliver such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION THREE:

In the event any word, words, phrase, phrases, sentence, sentences, paragraph, paragraphs, section, sections contained and appearing in this ordinance, shall be held or declared invalid, unlawful or unconstitutional for any cause or reason, then it is hereby declared that the remaining such portions and provisions of this ordinance shall be and remain unaffected thereby and shall remain in full force and effect.

SECTION FOUR:

This Ordinance shall be in full force and effect from and after its passage and approval.

Read two times and finally passed by the Board of Aldermen of the City of Glendale, Missouri, this 19th day of August, 2024.

Michael A. Wilcox
Mayor, City of Glendale

ATTEST:

Frank Johnson
City Administrator/City Clerk

Exhibit A

OMCI STORMWATER REIMBURSEMENT PROGRAM AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2024, by and between The Metropolitan St. Louis Sewer District (MSD) and the **City of Glendale** (CITY), regarding the project **Stormwater Ordinance Update and Stormwater Infill (24R1-003-Glendale)**.

WHEREAS, in 2019 by and through an outreach campaign, MSD solicited input from the municipalities and St. Louis County on reactivation of existing Operations Maintenance Capital Improvement (OMCI) taxing sub-districts;

WHEREAS, based on feedback, MSD has authorized the collection of revenue in the **Deer Creek** OMCI sub-district;

WHEREAS, MSD has agreed to allocate up to 50% of the **Deer Creek** OMCI sub-district revenue collected within the CITY to the CITY, for reimbursement of costs incurred on eligible stormwater projects in the OMCI boundary;

WHEREAS, CITY desires to address qualifying stormwater issues, and has requested that MSD participate in the cost of the project;

WHEREAS, MSD has evaluated the CITY's application and has determined the project scope to be eligible for reimbursement under the OMCI reimbursement program;

WHEREAS, MSD is authorized to enter into this Agreement pursuant to Ordinance No. _____, as adopted by the MSD Board of Trustees on _____; and

WHEREAS, CITY has been authorized by its governing body, and the official(s) who has applied his/her signature to this REIMBURSEMENT PROGRAM AGREEMENT has been duly authorized to execute it for and on behalf of said entity, and otherwise to act as the representative of CITY in connection with this REIMBURSEMENT PROGRAM AGREEMENT.

NOW THEREFORE, in consideration of certain mutual benefits inuring to the parties hereto, and to the public, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

1. MSD will provide financial assistance to CITY as reimbursement for CITY's direct costs for the study and/or engineering services for **24R1-Glendale-003** in the amount not to exceed of **\$92,575**.
2. CITY will invoice MSD, providing details of costs incurred and supported with invoices/receipts and proof of payment verifying CITY's costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

GRANTEE
CITY OF **GLENDALE**

GRANTOR
THE METROPOLITAN ST. LOUIS
SEWER DISTRICT

BY:

BY:

Name: _____

Bret Berthold
Executive Director

Title: _____

ATTEST:

ATTEST:

Timothy R. Snoke
Secretary-Treasurer

APPROVED AS TO FORM:

Todd Aschbacher
General Counsel

AN ORDINANCE AMENDING SECTIONS 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, MISSOURI

WHEREAS, Chapter 400 of the Glendale Municipal Code of Ordinances imposes certain rules and regulations related to the permitted uses of buildings and premises in the various zone districts within the City of Glendale, Missouri (the “City”); and

WHEREAS, in order to promote business within the City, the Board of Aldermen has determined that certain amendments to Sections 400.010 and 400.350 of the Municipal Code are appropriate all for the benefit of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

Section 400.010 of the Glendale Municipal Code shall be amended by adding a new definition for “coffee shop” as follows:

Section 400.010 – Definitions.

COFFEE SHOP

An establishment where coffee and related products, including, without limitation, tea and baked goods, are sold in various forms to persons sitting at tables or counters or by carry out. Outdoor seating for patrons shall be conditioned on obtaining a special permit.

SECTION TWO:

Section 400.350 of the Glendale City Code addressing regulation of permitted uses in the C-1 Local Commercial District is hereby amended by deletion in its entirety and adoption of a new Section 340.115 to read as follows:

Section 400.350 – Use Regulations Generally.

A. No building or premises in a “C-1” District shall be used and no building shall be erected or altered unless otherwise provided in this Chapter, except for one (1) or more of the following uses:

1. Bakery whose products are sold at retail on the premises.
2. Bank.
3. Barbershop.
4. Beauty parlor.
5. Florist shop.
6. Business or professional office or clinic.
7. Photographers or artists studio.

8. Shoe repair shop.
9. Store for the conduct of selling products in a retail business within a store building except for the following which are prohibited:
 - a. Liquor stores.
 - b. Places conducted for the purpose of the sale of intoxicating liquors and beverages by the drink.
 - c. Auto sales agencies.
 - d. Gasoline and oil sales agencies and filling stations.
 - e. Restaurants and drive-in restaurants, or any drive-in establishment selling food or drink products.
10. Tailor shop.
11. Ice cream parlor/malt shop.
12. Delicatessen.
13. Coffee Shop.

B. No use of any building shall be changed to any other permitted use in this zone unless all requirements as to parking area for such proposed use are complied with to the extent parking space is available.

C. If any ice cream parlor, delicatessen, or coffee shop desires to conduct an outdoor dining area, it must first make written application for and receive a special use permit from the Board of Aldermen. Such written application shall contain a scale plan of the area intended for outdoor dining, drawings of the appearance if any enclosure is to be provided, the number of tables to be located therein, the square feet of such area, the number of patrons to be served, and the hours of operation requested. The floor area of such outdoor space shall be considered floor area and shall be included in the calculation of parking area. Any application for a special use permit shall be accompanied by a fee of fifty dollars (\$50.00) and shall first be assigned, by the Board of Aldermen, to the Plan Commission for its consideration. The Plan Commission shall make a report within thirty (30) days. The Board of Aldermen shall then hold a public hearing on such permit, first giving a fifteen (15) day notice of such hearing in a paper of general circulation in the City of Glendale.

Before such permit shall be granted, the Board of Aldermen must first determine that such use will not:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood, including the use and enjoyment of adjoining residential uses.
4. Adversely affect the general welfare of the community.
5. Overtax public utilities.

SECTION THREE:

This Ordinance shall be in full force and effect from and after its passage and approval.

This Ordinance, after being read two times, is passed and approved this ___ day of September, 2024.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Clerk



Internal Memorandum

TO: Frank Johnson, City Administrator
FROM: Terry Jones, Public Works Superintendent
DATE: August 12, 2024
RE: Recommendation for the Continuation of OMCI Funding

SUMMARY

- The passage of Prop S creates a new program for municipalities to fund local stormwater projects through a portion of the property tax increase. The amount for Glendale is estimated at \$75,000 per year (\$0.075 per \$100 of assessed value, which is approximately \$57 per year for a property with an appraised value of \$400,000).
- For cities, such as Glendale, that were part of an existing OMCI watershed program, MSD will “turn off” the associated property tax, unless 70 percent or more of cities within the watershed express support for continuing it.
- If the cities elect to keep the OMCI tax, it will be levied at ¼ the current rate and would generate an additional estimated \$36,766 per year (additional \$0.016 per \$100 of assessed valuation, approximately \$12 per year for every \$400,000 of appraised value).

STAFF RECOMMENDATION

With over \$22 million worth of needed improvements identified in the Stormwater Master Plan, Glendale needs to take advantage of all available funding sources. Staff recommends the Mayor and Board of Aldermen vote to approve the continuance of MSD’s OMCI program in the Deer Creek watershed.

BACKGROUND

With the passage of Prop S this past April, MSD is asking municipalities in each of the watersheds that currently collect Operation, Maintenance, Construction and Improvement (OMCI) funding if MSD should continue the OMCI program.

Under the program, MSD currently charges residential and non-residential properties in the Deer Creek watershed \$0.064 per \$100 of assessed value. MSD collects the funds and then allows municipalities within the watershed to annually apply for ½ of the collected funds. MSD bankrolls the other ½ and uses it for stormwater needs within the municipality. Glendale is included in the Deer Creek watershed, giving Glendale the ability to apply for up to \$73,552 annually for stormwater related needs.

To date, Glendale has used the OMCI program to fund the construction of the Queen Anne/Warwick Lane open stormwater channel and the development of the city’s Stormwater Master Plan. OMCI funds are currently being used to develop Stormwater Ordinance revisions and Infill Development Guidelines.

The passage of Prop S now allows MSD to collect stormwater funding within all watersheds across their service area. This changes the fee structure and slightly changes the amount of funds available to Glendale annually.

Beginning in January of 2025, MSD will be charging each residential property owner \$0.075 per \$100 of assessed value, and non-residential properties will pay \$1.05 per 1,000 square feet of impervious surface for stormwater related needs. Residential property owners will see an increase on their annual property tax, while commercial properties will pay monthly. Glendale can apply for up to 30 percent of the collected funds annually, totaling \$75,000, or allow the amount to rollover to the next year to save up for larger projects.

If 70 percent of the municipalities in any given watershed vote to keep the OMCI program in place, then MSD would do so at a 50 percent rate, which would be in addition to the Prop S increase. If a 70 percent vote is not reached by the municipalities within the Deer Creek OMCI district, then MSD will discontinue the program.

If the OMCI program continues, each residential and non-residential property will be taxed at an additional \$0.016 per \$100 of assessed valuation (this equates to approximately \$12 per year for a property with an appraised value of \$400,000). MSD would no longer keep half of the collected funds and would make 100 percent of the funds available for municipal projects.

If the OMCI program in the Deer Creek watershed were to be maintained, Glendale would be eligible to apply for an additional \$36,776 in addition to the \$75,000 from the Prop S funding, totaling \$111,776 annually.

The graphic below may better help explain:

Program	Residential Tax Rate	Commercial Tax Rate	Funding Available Annually
Existing OMCI	\$0.064 per \$100 of assessed value	\$0.064 per \$100 of assessed value	Up to \$73,552
Prop S	\$0.075 per \$100 of assessed value	\$1.05 per 1,000 square feet of impervious surface	Up to \$75,000
Reduce OMCI + Prop S	\$0.091 per \$100 of assessed value	\$1.05 per 1,000 square feet of impervious surface + \$0.016 per \$100 of assessed value	Up to \$111,776



Internal Memorandum

Office of the City Administrator

TO: Honorable Mayor Mike Wilcox
and the Glendale Board of Aldermen

FROM: Frank Johnson, City Administrator

DATE: August 16, 2024

ADMINISTRATION

Revised ARB Guidelines

- I will be meeting ARB chair Jeff Fernhoff and members Reed Voorhees and John Falk on Wednesday, Aug. 14, to review the latest version of the guidelines. Following this discussion, we will have an ordinance adopting the new guidelines at the Sept. 3 Board of Aldermen meeting.

Budget Presentation

- Admin staff is currently working with departments heads to finalize the content for the FY 2025 Budget presentation, which is due to the Government Finance Officers Association by the end of September for their award program. This enhanced version of the budget includes additional detail on city operations as well as updated goals and strategies for the City's four strategic priorities.

Deputy Clerk Job Search

- Admin staff conducted eight phone interviews with potential candidates on Aug. 9 and Aug. 12 and then invited four candidates for informal tours of the City on Aug. 15-16.
- Next, we will have the finalists from those four candidates in for in-person interviews next week.

Legislative Affairs Committee

- Manchester Mayor Mike Clement has invited me to serve on the Municipal League of Metro St. Louis' Legislative Affairs Committee for the upcoming legislative session. The first of the committee's three meetings will be Thursday, Aug. 22.

Tons of Trucks

- A huge thank you to all the staff who worked to make our first Tons of Trucks event a big success, particularly to Alex Darmody who suggested the idea and coordinated with the Kirkwood School District to make it happen. We saw hundreds of attendees come through, and it was a great opportunity for residents and others to get to know their local government better. We heard lots of positive feedback from those who attended.

50/50 Tree Program

- The permit application for the 50/50 tree planting program is now live on the City website. We have allocated \$6,000 for in the FY2025 budget for the program, so please help us spread the word to friends and neighbors who are considering adding some additional shade to their front yards.

POLICE DEPARTMENT

No items to report.

FIRE DEPARTMENT

See the attached report for a bi-weekly summary of the department runs.

PUBLIC WORKS DEPARTMENT

Superintendent Terry Jones will be at the meeting Monday night to answer any questions about current or future projects.

Dwyer/Hillard Reconstruction Project

- On August 5, PW crews prepared yards along the north and south sides of Dwyer Ave. between 900 to 912 to accept sod. PW crews then installed the new sod on August 6.
- On August 7, crews prepared yards along the north and south sides of Dwyer Ave. between 928 and 940 to accept sod. PW crews then install the new sod on August 8.
- On August 5 and 6, Spencer crews excavated the roadway edge and set concrete forms along the north and south sides of Hillard Rd. between Idlewild Place and Elmwood Dr. New concrete curbing was poured in this section on August 7.
- On August 9, PW crews began the process of re-grading the yards along Hillard Rd. between Idlewild Place and Elmwood Ave. Weather permitting, sod is scheduled to be installed in this area on August 13.
- On August 8 and 9, Spencer crews excavated the roadway edge and set concrete forms along the north and south sides of Dwyer Ave. between 912 and 940.
- Multiple irrigation contractors were contacted and scheduled for each home along Dwyer Ave. and Hillard Rd. where the new curbing has been installed and irrigation exists.
- On August 8, driveway access was reinstated at each home along Dwyer Ave. where new curbing has been installed.
- On August 12-13, Spencer crews excavated the street edge, set forms, and poured new concrete curbing along the north and south sides of Dwyer Ave. between 914 and 926. The concrete driveways in this section were restored August 14.
- On August 14-15, Spencer crews excavated the street edge, set forms, and poured new concrete curbing along the north and south sides of Dwyer Ave. between 942 and 954.
- On August 15-16, Spencer crews excavated the street edge and set forms along the north and south sides of Hillard Rd between 26 and 18. New curbing will be poured in this section August 19.

- On August 12, PW crews backfilled the newly poured curbing with topsoil and prepared the adjacent yard sections to accept new sod along Hillard Rd. between Idlewild Place and Elmwood Ave. PW crews then installed the sod on August 13.
- On August 15-16, PW crews backfilled the newly installed concrete curbing with topsoil along the north and south sides of Dwyer Ave. between 914 and 926 and prepared the area to accept new sod. The sod is scheduled to be installed August 20.
- On August 16, PW crews began backfilling the newly installed concrete curbing with topsoil along the north and south sides of Dwyer Ave. between 942 and 954. PW crews expect this area to be ready to accept new sod by the end of August 19 with sod installation August 21.

E. Essex Ave STP Project

- On August 8, Lochmueller Group submitted the construction bid to MoDOT for their review and approval. MoDOT is expected to provide approval or comments on or about August 15. If approved, the cities of Glendale and Kirkwood will develop an Intergovernmental Agreement and present the Agreement and Construction Contract to each city Board for a vote to approve at an upcoming public meeting.
- During the week of August 12, Missouri American Water worked to relocate the water main along the north side of E. Essex Ave. just west of Hill Dr.
- On August 15, Ameren crews began planning efforts to relocate several utility poles along the north side of E. Essex Ave. between Hill Rd. and Venneman Ave.

Forestry

- On August 9, a contract was awarded to Reliable Tree Care for the grinding of stumps at 107 Edwin Ave and 871 Alexandra Ave.
- On August 6, the city received a bid from Happy Tree Service to remove a dead city tree at 1352 Green Tree Lane. Due to the high cost of this tree removal, more bids are currently being sought.

N. Sappington Rd STP Project

- On August 8, PW mailed letters to each home and business owner along N. Sappington Rd. between Manchester Rd. and Lockwood Blvd. inviting them to attend a public engagement meeting regarding the N. Sappington Rd. STP project.
- Because of the large number of homes and businesses, the city and Lochmueller will host two meetings: Tuesday, August 20, 5-7 p.m., and Thursday, August 22, 5-7 p.m.

Road Salt

- On August 7, an order for 225 tons of road salt was placed through the City of Chesterfield Salt Co-op. Twenty-five tons of this order was placed on the city of Warson Woods' behalf and Glendale will bill Warson Woods for their portion of the order.
- On August 7, the City began seeking sealed bids for a non-binding supplemental salt supply contract. A bid opening is scheduled for 10 a.m., Monday, August 26. A recommendation memo will then be developed and placed on an upcoming BOA meeting agenda for approval.

Sewer Lateral Repair Program

- On August 7, Tope Plumbing was awarded a contract for the repair of the sewer lateral line at 910 Dwyer Ave.
- On August 6, a video inspection of the sewer lateral line at 219 Park Ave showed signs of applicable damage. Bids were sought for the repair and obtained on August 8. The bids have been presented to the homeowner who is currently considering moving forward with the repair.
- On August 12, J.E. Redington Plumbing performed scheduled repairs to the sewer lateral line at 311 Park Ave.
- On August 13, Tope Plumbing performed scheduled repairs to the sewer lateral line at 910 Dwyer Ave.

Special Events

- On August 5, PW crews attended a planning meeting at City Hall pertaining to the Tons of Trucks event scheduled to take place Saturday, August 10. PW will attend the event and assist with event setup and closure.
- On August 8, PW attended a planning meeting at City Hall pertaining to the annual Jazzfest event scheduled to take place Friday, September 20.

Venneman Ave Resurfacing

- On August 15, N.B. West crews milled down the asphalt surface along Venneman Ave. between Brownell Ave. and E. Essex Ave. Once milled, West crews then installed a leveling course of asphalt to even out the base surface. West crews will return on August 19 to pave the street.
- On August 15, the water main, which was installed in 1937, broke on the west side of Venneman Ave. just north of Luckystone Ave. American Water crews report that they will make repairs to the water main on August 16 or 17. West crews will have to pave around the break area, which will be restored by American Water later.

REMINDERS/UPCOMING EVENTS

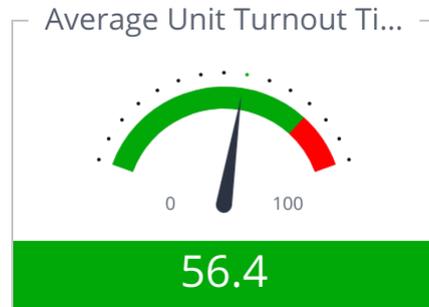
Board of Aldermen Meeting	Monday, August 19, 7 p.m.
N. Sappington Public Meetings	Tuesday, August 22, and Thursday, August 24, 5-7 p.m.
Board of Aldermen Meeting	Tuesday, September 3, 7 p.m.
Architectural Review Board Meeting	Wednesday, September 11, 7 p.m.
Jazzfest	Friday, September 20

Bi Weekly Run Report

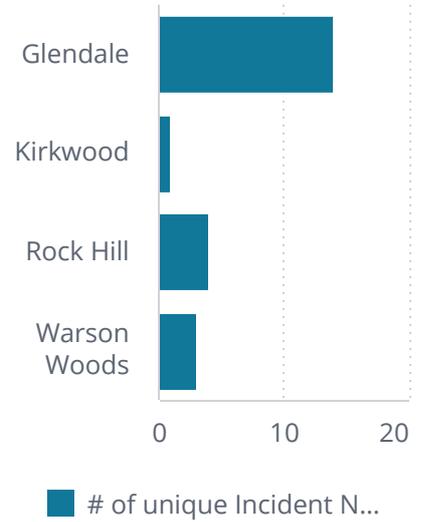
Total Calls

Calls Ran
22

NFPA standard 80 seconds



Calls Per Area



Call Volume by Type

- 100 - Fire
- 300 - Rescue & EMS
- 400 - Hazardous Condition
- 500 - Service Call
- 600 - Good Intent Call
- 700 - False Alarm

