



**NOTICE OF PUBLIC MEETING
NOVEMBER 4, 2024 – 7:00 P.M.
BOARD OF ALDERMEN MEETING
TENTATIVE AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF OCTOBER 21, 2024 MINUTES
- V. CITIZEN COMMENTS
- VI. PRESENTATIONS
 - a. FY2023-24 Audit – Keith Slusser
- VII. RESOLUTIONS
 - R34-24 A RESOLUTION CALLING FOR THE ELECTION OF OFFICERS TO SERVE THE CITY OF GLENDALE, MISSOURI, AS MAYOR AND ALDERMEN FROM EACH OF THE CITY'S THREE WARDS; SETTING FORTH THEIR TERMS OF OFFICE; DECLARING THE FILING DATES AND TIMES FOR SUCH MUNICIPAL OFFICES, AND ESTABLISHING THE ELECTION DATES AND POLLING HOURS FOR THE ELECTION DAY
 - R35-24 A RESOLUTION AUTHORIZING A CONTRACT WITH CJ SELIGA & CO. FOR PURCHASE AND INSTALLATION OF A NEW HVAC UNIT FOR THE PUBLIC WORKS BUILDING LOCATED AT 721 BISMARCK AVE.
- VIII. PUBLIC HEARING – ZONING CODE AMENDMENTS
- IX. ORDINANCES FOR FIRST READING
 - B22-24 AN ORDINANCE AMENDING SECTIONS 400.010, 400.140 AND 400.190 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF GLENDALE, MISSOURI, REGARDING CHANGES IN DEFINITIONS IN THE ZONING CODE RELATED TO THE CITY'S REVISED ARCHITECTURAL REVIEW GUIDELINES AND AMENDMENTS TO THE R-1 AND R-2 AREA REGULATIONS
 - B23-24 AN ORDINANCE AMENDING SECTION 535.150 OF THE GLENDALE MUNICIPAL CODE PERTAINING TO ARCHITECTURAL REVIEW GUIDELINES
 - B24-24 AN ORDINANCE AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT FOR FIREFIGHTER

TRAINING WITH THE WEST COUNTY EMS AND FIRE
PROTECTION DISTRICT

X. DISCUSSION

- a. Streets, Sidewalks and Stormwater Bond Options

XI. REPORTS

XII. ADJOURNMENT

Frank Johnson
City Administrator

Posted 5:00 P.M. November 1, 2024



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

Aldermen Present

Alderman Nauman
Alderman Roberts
Alderman Capshaw Cushing
Alderman Lane
Alderman Kayser
Alderman Roettger

Aldermen Absent

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.

A RESOLUTION CALLING FOR THE ELECTION OF OFFICERS TO SERVE THE CITY OF GLENDALE, MISSOURI, AS MAYOR AND ALDERMEN FROM EACH OF THE CITY'S THREE WARDS; SETTING FORTH THEIR TERMS OF OFFICE; DECLARING THE FILING DATES AND TIMES FOR SUCH MUNICIPAL OFFICES, AND ESTABLISHING THE ELECTION DATES AND POLLING HOURS FOR THE ELECTION DAY

WHEREAS, Chapter 79 of the Revised Missouri Statutes provides for elections to be held on the first Tuesday of April in each year for the election of officers of fourth-class cities; and

WHEREAS, Chapter 115 of the Glendale City Code provides for the conduct of City elections.

NOW, THEREFORE, Be It Resolved by the Board of Aldermen of the City of Glendale, Missouri, as follows:

SECTION ONE:

The annual election of officials for the City of Glendale shall be held on Tuesday, April 8, 2025, in the polling places as shall be designated and assigned by the Board of Election Commissioners of St. Louis County. Said polls shall be opened at the hour of 6:00 a.m. and remain open until 7:00 p.m. on that date. This election shall be conducted under Missouri law and under the direction of the Board of Election Commissioners of St. Louis County.

SECTION TWO:

The following officers of the City of Glendale, Missouri are to be elected for a term of two (2) years or until his or her successor shall have been elected or appointed:

- Mayor
- Alderman, Ward I
- Alderman, Ward II
- Alderman, Ward III

SECTION THREE:

Qualified residents desiring to be elected to any office in the City shall file the appropriate petition, declaration of candidacy and candidacy acknowledgment on forms provided by the City for that purpose with the office of the City Clerk after 8:00 a.m. on Tuesday, December 10, 2024, until Tuesday, December 31, 2024, at 5:00 p.m.

This Resolution passed and approved this 4th day of November, 2024.

Mike Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk



Internal Memorandum

TO: Frank Johnson, City Administrator
FROM: Terry Jones, Public Works Superintendent TJ
DATE: October 29, 2024
RE: Purchase Recommendation – Public Works HVAC

Frank,

The rooftop HVAC unit at the main Public Works building is scheduled for replacement. This unit has long outlived its life expectancy and has recently required costly repairs. Additionally, the unit is outmoded, and repair parts are no longer available.

Bids have recently been collected for the purchase and installation of a new 2-ton HVAC unit matching in size and function of the existing.

Three bids were collected. Each bid included hauling and disposal of the older unit and installation inspections by St. Louis County.

A short bid summary:

Rhymes Heating and Cooling: \$10,976.00

- Warranty-10-year heat exchanger, 5-year compressor, 1-year parts, 1-year labor

Kirkwood Heating and Air Conditioning: \$10,192.00

- Warranty- 5-year heat exchanger and compressor, 1-year parts, 1-year labor

CJ Seliga & Co.: \$9,416.14

- Warranty- 5-year heat exchanger and compressor, 1-year parts, 1-year labor

The 2024-25 CIP includes \$10,000 in line item 90-060-44040, "Capital Exp. Buildings & Land".

Based on the cost, warranty, and budget details above, I recommend the Mayor and Board of Aldermen vote to approve a Contract with CJ Seliga & Co. to install the new HVAC.

Please let me know if you have any questions or require additional documentation.

Proposal

Page No.

of

Pages

C J SELIGA & CO.

6211 Gravois Ave.
SAINT LOUIS, MO 63116
(314) 481-7333 Fax (314) 352-9177

PROPOSAL SUBMITTED TO City of Glendale		PHONE Terry 314-965-3600	DATE 10-11-24
STREET 424 North Sappington Road		JOB NAME Packaged Rooftop Unit	
CITY, STATE and ZIP CODE Glendale, MO 63122		JOB LOCATION Roof	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Furnish and install one replacement 2 ton packaged rooftop unit
American Standard model 4YCC4024E1060A 208/230 volt, 3 phase with gas heat.

Proposal includes crane, equipment, labor, materials, transitioning curb
adapter, permit and inspection.

Standard one year labor warranty and standard equipment warranties for
parts, compressor, coils and heat exchanger.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
Nine thousand four hundred sixteen and fourteen cents dollars (\$ **\$9,416.14**).

Payment to be made as follows:

Option to add an economizer to unit for increased efficiency for an additional \$1,695.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within **30** days.

Acceptance of Proposal — The above prices, specifications
and conditions are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Proposal
Kirkwood Heating & Air Conditioning
P.O. Box 220405
Kirkwood, MO 63122-9998
(314) 968-3453 FAX (314) 968-3412

Proposal Submitted To	Phone	Date
<u>Glendale Public Works</u>	<u>314-575-3282</u>	<u>10/15/2024</u>

721 Bismark Ave	tjones@glendalemo.org
-----------------	-----------------------

Glendale, MO 63122

We hereby submit specifications and estimates for:

Install Carrier model CE48VL-K240603 2-ton 13.4 SEER2 rooftop unit with Carrier model CU1-5000-4021 curb adapter. Includes complete installation and hauling away all trash and old rooftop unit.

\$10,192

Warranty: 5 year compressor, 1 year parts, 1 year labor

Payment is to be made upon the completion of the job.

Authorized Signature Chris Schroeder

Note: This proposal may be withdrawn if not accepted within 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurances. Our workers are fully covered by Workman's Compensation Insurance

Acceptable of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above.

Date of Acceptance _____ Signature _____

Signature _____



Heating & Cooling

10958 Lin Valle Drive • St. Louis, MO 63123
314-638-8181 • 636-391-1200

Proposal

Date	Proposal #
10/28/2024	2121

Bill To
Glendale Public Works 721 Bismark Ave. Glendale, MO. 63122

Name & Jobsite
Glendale Public Works 721 Bismark Ave. Glendale, MO. 63122

Project Name	Phone #
721 Bismark Ave.	314-968-8157

Description	Total
<p>Rhymes Heating and Cooling will supply and install (1) - YORK, Standard Efficient - 2 Ton, Gas Heat, Electric Cool - 208/230 Volt - Single Phase Roof Top Unit with Adaptor Curb & Manual Outside Air Damper Model # PCG4A240502X4Warranties Include: 10 Years on Heat Exchanger, 5 Years on Compressor, 1 Year Parts and 1 Year Labor.</p> <p>Total Sale Price</p> <p>Price Includes: Crane Rental, Gas Piping, Electrical Wiring, Low Voltage Wiring, Digital Thermostat, Adaptor Curb, Manual Outside Air Damper, Tear out and Haul away old Equipment, Labor and Permit.</p>	10,976.00

<p>It's been a pleasure working with you! Please visit us at www.rhymesheating.com</p>	<p>Total \$10,976.00</p>
---	---------------------------------

Signature _____

A RESOLUTION AUTHORIZING A CONTRACT WITH CJ SELIGA & CO.
FOR PURCHASE AND INSTALLATION OF A NEW HVAC UNIT FOR THE
PUBLIC WORKS BUILDING LOCATED AT 721 BISMARK AVE.

WHEREAS, the City of Glendale annual operating budget for Fiscal Year 2025 provides an appropriation of \$10,000 for the replacement of a rooftop HVAC unit at the main public works building; and

WHEREAS, the existing rooftop HVAC unit has outlived its life expectancy and has recently required costly repairs; and

WHEREAS, bids for a two-ton, rooftop HVAC unit matching in size and function of the existing HVAC unit were solicited; and

WHEREAS, bids including the hauling and disposal of the old unit and the purchase, installation, inspection and warranty of the new unit were collected including:

<u>Contractor</u>	<u>Project Cost</u>
Rhymes Heating and Cooling <i>(Warranties: 10-yr. heat exchanger, 5-year compressor, 1-yr. parts, 1-yr. labor)</i>	\$10,976.00
Kirkwood Heating and Air Conditioning <i>(Warranties: 5-yr. heat exchanger and compressor, 1-yr. parts, 1-yr. labor)</i>	\$10,192.00
CJ Seliga and Company <i>(Warranties: 5-yr. heat exchanger and compressor, 1-yr. parts, 1-yr. labor)</i>	\$9,416.14

WHEREAS, CJ Seliga and Company has provided the lowest responsive bid, which was then reviewed for accuracy by Glendale Public Works Department staff; and

NOW, THEREFORE, Be It Resolved by the Board of Aldermen of the City of Glendale, Missouri, as follows:

SECTION ONE: The City Administrator is hereby authorized to purchase a two-ton, rooftop HVAC Unit from CJ Seliga and Company at a total cost of \$9,416.14. Said payment for the new materials shall be drawn against Budget Account 90060-44040.

SECTION TWO: This resolution shall become effective upon its passage.

This Resolution Passed and Approved this 4th Day of November 2024.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk

AN ORDINANCE AMENDING SECTIONS 400.010, 400.140 AND 400.190 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF GLENDALE, MISSOURI, REGARDING CHANGES IN DEFINITIONS IN THE ZONING CODE RELATED TO THE CITY'S REVISED ARCHITECTURAL REVIEW GUIDELINES AND AMENDMENTS TO THE R-1 AND R-2 AREA REGULATIONS

WHEREAS, the Architectural Review Board has established Guidelines which have been reviewed and approved by the Board of Aldermen of the City of Glendale, Missouri; and

WHEREAS, the Architectural Review Board, the Board of Aldermen and City staff have worked together to established revised Architectural Review Guidelines to be used by the Architectural Review Board for its review and approval of proposed new construction and substantive additions to buildings within the City, and, as part of the preparation of the revised Guidelines, the Architectural Review Board recommends amendment of certain defined terms and amendment to certain requirements in the City's Zoning Code to ensure consistency; and

WHEREAS, the proposed amended definitions in the revised Architectural Review Guidelines include words, terms and phrases that are included in the definitions found in Section 400.010 of the zoning provisions of the Municipal Code, and the City deems it appropriate to amend such definitions in the City's zoning code as well as in the Architectural Review Guidelines to ensure uniformity; and

WHEREAS, the proposed amended definitions and proposed amendments to the area regulations in the R-1 and R-2 zoning districts stated below were reviewed and recommended for approval by the City's Planning Commission at its meeting on October 9, 2024, a public hearing for the proposed amendment to Sections 400.010, 400.140, and 400.190 was properly noticed and conducted at the Board of Aldermen meeting on October 21, 2024, and the Board of Alderman has determined that the proposed amendments to Sections 400.010, 400.140 and 400.190 of the Municipal Code are in the best interest 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 certain new definitions as follows:

Section 400.010 Definitions.

BALCONY: A platform enclosed by a parapet or a railing projecting from a wall or a building.

COVERAGE, LOT: The percentage of lot area covered by all buildings, structures on the lot (footprint) divided by the lot area. Buildings include any structure or part of a structure covered by a roof including, but not limited to, residences, unenclosed porches, garages, gazebos, sheds, breezeways, carports, etc. An area not to exceed 300 square feet of an unenclosed front porch shall be deducted from the lot area coverage. The area of lot coverage is calculated from the constructed footprint at grade of all buildings.

EAVE HEIGHT / ROOF PLATE HEIGHT: The height of the eave of the roof or the roof plate

measured from the Grade Plane / Average Grade Elevation for the structure.

FLOOR AREA, ADJUSTED GROSS: The total described by the sum of the horizontal plane of the floors of a building at each floor measured to the exterior walls of a building or structure and adjusted as follows:

- a. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at two hundred percent (200%).
- b. Basements as defined herein, including garages located below the first floor of a single-family home shall not be counted.
- c. Unenclosed porches, terraces and steps shall not be counted.
- d. Detached garages shall not be counted, but any conditioned space above a detached garage shall be counted.
- e. The floor area of all other attached garages shall be counted at fifty percent (50%).
- f. The conditioned portion of a half-story shall be counted. For purposes of computing floor area for a half story, any portion of the floor area measuring less than five (5) feet from the finished floor to the finished ceiling (such as spaces enclosed in a roof attic) shall not be included in the computation of floor area.

STRUCTURAL ALTERATIONS: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

SECTION TWO. Section 400.010 of the Glendale Municipal Code shall further be amended by amending the following definitions:

Section 400.010 Definitions.

BASEMENT: A story partly underground but having at least one half (1/2) of its height below the average level of the adjoining ground. A basement shall be counted as a story for the purposes of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet.

BUILDING, HEIGHT OF: The vertical distance measured from the Average Grade Elevation of the proposed finished grade (the Grade Plane) to the highest ridgeline height for pitched roofs, the highest coping height for flat roofs, or the highest deck line for mansard roofs, as defined and illustrated in Chapter 5 of the Architectural Review Guidelines. This measurement shall include flat, mansard, gable, hip and gambrel roofs, and all other architectural features of the building. The ordinary elevation of chimneys and flues may extend above the allowed building height, as regulated by the Building Code.

FLOOR AREA: The horizontal area of a floor of a building measured from the exterior face of exterior walls of building, without deduction for hallways, closets, thickness of walls, columns, or other features.

FLOOR AREA RATIO (F.A.R): The total Gross Floor Area of the building determined by adding the Adjusted Gross Floor Area for each of the stories including second floor areas open to

the floor below and 50% of the attached garage, divided by the total lot area. Floor area for the first and full second floor shall be measured from the exterior of the building. See Chapter 5 of the Architectural Review Guidelines for more detailed description of F.A.R. calculation and proofs of measure requirements.

GRADE PLANE / AVERAGE GRADE ELEVATION: The Grade Plane / Average Grade Elevation (AGE) is calculated by recording the grade elevation at points 6' away from the building using the building corners and the midpoints of the side yard facades for reference, adding such elevations together and dividing by six $((A1+A2+A3+A4+A5+A6) \div 6 = \text{Grade Plane / Average Grade Elevation})$.

STORY, HALF: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than five (5) feet above the top floor level, and in which space not more than two-thirds ($\frac{2}{3}$) of the floor area is finished off for use. The portion of a "half-story" containing any conditioned space shall be counted in the calculation of adjusted gross floor area.

SECTION THREE. Section 400.140 of the Glendale Municipal Code shall be repealed in its entirety and a new Section 400.140 establishing area regulations for the R-1 Zoning District shall be adopted to read as follows (new language underlined):

Section 400.140 Area Regulations.

A. Front Yard.

1. Except as provided in Section 400.070 there shall be a front yard having a depth of not less than thirty-five (35) feet.
2. Where a lot has double frontage, the required front yard shall be provided on both streets.
3. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of such corner lot; except, that the width shall be not less than ninety-five (95) feet and the buildable width shall not be less than fifty (50) feet.
4. When the owner of a lot of record located at the intersection of two (2) streets requests to construct a main building, or construct an addition to an existing main building on a lot of record, the building line for such main building or addition shall be established on the side street from the side property line by calculating twenty-five percent (25%) of the front lot line width; but in no case shall this building line be less than twelve (12) feet from the side property line. The front building line for an interior lot of record shall be established as the average of the front building lines of the two (2) main buildings on either side of the lot of record under consideration; however, if building lines are delineated on the side street of a subdivision plat of record, such lines shall be the prevailing and required building lines.

B. Side Yard.

1. Except as provided in Section 400.070, there shall be a side yard on each side of a building having a width of not less than ten (10) feet.
2. The side yard on each side of a building on a lot of record which is less than one hundred (100) feet in width, shall have a side yard of ten percent (10%) of the width of the lot at the building line, but shall not be less than six (6) feet.

C. Rear Yard. Except as provided in Section 400.070, there shall be a rear yard having a depth of not less than thirty (30) feet.

D. Intensity Of Use Of Lot. Every lot shall have an area of not less than ten thousand (10,000) square feet and a minimum width of eighty (80) feet; except, that if a lot of record has less area than herein required, that lot may be used only for a single-family dwelling.

E. Floor Area Ratio. On all lots zoned R-1, the floor area of residential dwellings shall not exceed a floor area ratio (F.A.R.), as defined in Section 400.010 of the Zoning Regulations, of 0.30, except when an applicant can demonstrate that the subject property presents unique circumstances and the applicant has taken extraordinary design measures to ensure neighborhood compatibility.

F. Impervious Area. No more than 55 percent of the total lot may be covered by impervious material. No more than 45 percent of the required Front Yard Setback may be covered by impervious material.

SECTION FOUR. Section 400.190 of the Glendale Municipal Code shall be repealed in its entirety and a new Section 400.190 establishing area regulations for the R-2 Zoning District shall be adopted to read as follows (new language underlined):

Section 400.190 Area Regulations.

A. Front Yard.

1. Except as provided in Section 400.070, there shall be a front yard having a depth of not less than thirty (30) feet.

2. Where a lot has a double frontage, the required front yard shall be provided on both streets; except, that such provision shall not apply to frontages on Venneman Avenue running east and west between Sappington Road on the east and Venneman Avenue on the west, which shall be considered rear yard.

3. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot, except, that the width of such lot shall not be less than eighty (80) feet and that the buildable width of such lot shall not be reduced to less than forty (40) feet.

4. When the owner of a lot of record located at the intersection of two (2) streets requests to construct a main building, or construct an addition to an existing main building on a lot of record, the building line for such main building or addition shall be established on the side street from the side property line by calculating twenty-five percent (25%) of the front lot line width; but in no case shall this building line be less than twelve (12) feet from the side property line. The front building line for an interior lot of record shall be established as the average of the front building lines of the two (2) main buildings on either side of the lot of record under consideration; however, if building lines are delineated on the side street of a subdivision plat of record, such lines shall be the prevailing and required building lines.

B. Side Yard.

1. Except as provided in the following paragraph and in Section 400.070, there shall be a side yard on each side of a building having a width of not less than seven (7) feet.

2. The side yard on each side of a building on a lot of record having a width of sixty-five (65) feet

or less, shall have a width of not less than six (6) feet.

C. Rear Yard. Except as provided in Section 400.070, there shall be a rear yard having a depth of not less than thirty (30) feet.

D. Intensity Of Use Of Lot. Every lot shall have an area of not less than seven thousand five hundred (7,500) square feet, and a minimum width at the building line of sixty-five (65) feet; except, that if any lot of record which has less area than herein required that lot may be used for a permitted use.

E. Floor Area Ratio. On all lots zoned R-2, the floor area of residential dwellings shall not exceed a floor area ratio (F.A.R.), as defined in Section 400.010 of the Zoning Regulations, of 0.30, except when an applicant can demonstrate that the subject property presents unique circumstances and the applicant has taken extraordinary design measures to ensure neighborhood compatibility.

F. Impervious Area. No more than 55 percent of the total lot may be covered by impervious material. No more than 45 percent of the required Front Yard Setback may be covered by impervious material.

SECTION FIVE. It is hereby declared to be the intention of the Board of Aldermen that the sections, paragraphs, sentences, clauses, phrases and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words of this ordinance since the same would have been enacted by the Board of Aldermen without incorporation in the ordinance of any such unconstitutional or invalid portion of this ordinance.

SECTION SIX. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and finally passed by the Board of Aldermen of the City of Glendale, Missouri, this __ day of November, 2024.

Michael A. Wilcox
Mayor, City of Glendale

ATTEST:

Frank Johnson
City Administrator/City Clerk



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

PUBLIC NOTICE

The Board of Aldermen of the City of Glendale will hold a public hearing on Monday, November 4, 2024, at 7:00 p.m. at the City of Glendale Auditorium located at 424 N. Sappington Road in Glendale, MO 63122 to consider an ordinance amending Sections 400.010, 400.140 and 400.190 regarding definitions and R-1 and R-2 area regulations.

The full text of the proposed amendment is available at City Hall. Citizens are invited to submit written comments or appear in person at the Public meeting. If you require special accommodations (e.g., hearing impaired, etc.) to attend the public hearing, please contact City Hall at 314-965-3600 by Wednesday, October 30, 2024, so that accommodations can be arranged.

AN ORDINANCE AMENDING SECTION 535.150 OF THE GLENDALE
MUNICIPAL CODE PERTAINING TO ARCHITECTURAL REVIEW
GUIDELINES

WHEREAS, Chapter 535 of the Glendale Municipal Code of Ordinances establishes the Architectural Review Board of the City of Glendale, Missouri (the “City”), and establishes regulations and guidelines for the Architectural Review Board; and

WHEREAS, in order to ensure that new construction is of high quality design and materials and generally compatible with the style and design of surrounding structures and in order to ensure that the Architectural Review Board has the tools necessary to perform its duties, the Architectural Review Board, the Board of Aldermen and City staff have worked together to establish revised Architectural Review Guidelines dated October 21, 2024, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Board of Aldermen deems it in the best interest of the City to adopt revised Architectural Review Guidelines in substantially the form attached hereto as Exhibit A and to incorporate such revised guidelines into the Municipal Code by amendment of Section 535.150.

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 adopt the Architectural Review Guidelines dated October 21, 2024, in substantially the form attached hereto as the Architectural Review Guidelines of the City of Glendale, Missouri.

SECTION TWO:

Section 535.150 of the Glendale Municipal Code shall be repealed in its entirety and a new Section 535.150 adopting the 2024 Architectural Review Guidelines of the City shall be adopted to read as follows:

Section 535.150 Architectural Review Guidelines.

Architectural Review Guidelines established by the Board of Aldermen, as amended November 18, 2024, are incorporated herein by reference as if set out in full. Said guidelines shall be on file in the City offices. These are recommendations for consideration by the Architectural Review Board and are subject to interpretation and application by the Architectural Review Board in its consideration of future applications for new construction permits that are presented to it.

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 November, 2024.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Clerk



City of Glendale Fire Department

424 North Sappington Road
Glendale, Missouri 63122
Phone 314-965-7097 Fax 314-965-0157

To: Frank Johnson, City Administrator

From: Matt Hawkins, Captain/Training Officer

Date: October 29, 2024

RE: West County EMS & Fire Training Agreement

Glendale Firefighters are some the most professional and knowledgeable men and women in the region. We have well-trained individuals in fire and medical skills. Many of our firefighters also bring knowledge from other backgrounds including mechanical and construction experience.

ISO has a minimum standard for training hours. They want firefighters to receive a **minimum** of 228 hours annually. Most of our personnel exceed these numbers. ISO breaks these hours down as follows:

Driver Training:	12 hours
Officer Training:(Captains/Lieutenants)	12 hours
Hazardous Materials	6 hours
Facility Training	18 hours
Miscellaneous Firefighter Training	192 hours

A large portion of the hours are obtained in-house, either by me or another member of the crew. The reason that we need a contract such as West County, they have a training facility that lets us acquire Facility hours. A facility is defined as 3 or more story training tower, burn building, on at least 2 acres of land. The facility also helps us obtain miscellaneous training. Miscellaneous hours include live fire training. Live fire training requires a designated number of instructors and a tower designed for burning. We also get some of our driver training hours through a closed parking lot driving course through traffic cones at West County.

Currently, there are no other real options available for external training. Most of the larger fire districts have their own training facilities and are large enough to employ personnel that are dedicated almost entirely to training. West County provides these services also to other fire departments and districts such as Affton, Ladue, Frontenac, Rock Hill, Creve Coeur, Lemay, Olivette and Des Peres.

The cost to Glendale is as follows:

2025	\$7,380 (\$615 per uniformed fire services personnel)
2026	\$7,680 (\$640 per)
2027	\$8,040 (\$670 per)

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT FOR FIREFIGHTER TRAINING WITH THE WEST COUNTY EMS AND FIRE PROTECTION DISTRICT

WHEREAS, the provisions of Sections 70.210 through 70.320 RSMo empowers municipalities and other political subdivisions to contract and cooperate with each other for a common service; and

WHEREAS, the provisions of Sections 321.220, 321.223 and 321.600 RSMo authorize Missouri fire protection districts to enter into contracts with municipalities for the operation of a common service relating to the control and prevention of fires; and

WHEREAS, personnel training is required of municipal employees within the fire department of the City of Glendale, Missouri (the “City”), to provide the level of service, education and specialized training necessary to provide quality and profession service; and

WHEREAS, West County EMS and Fire Protection District (the “Fire District”) has facilities, training officers and programs available to efficiently and effectively administer specialized training to the uniformed personnel within the City’s fire department; and

WHEREAS, the City of Glendale previously entered into an agreement with the Fire District for specialized education and training on June 17, 2019, and renewed the agreement on January 18, 2022; and

WHEREAS, the City has determined that it is in the best interest of the City for the benefit of the health, welfare and safety of the residents of the City to enter into an intergovernmental agreement with the Fire District where by the Fire District provides necessary training to the City’s uniformed fire personnel; and

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

SECTION ONE:

The Board of Aldermen of the City hereby approves the West County EMS and Fire Protection District Training Agreement between the City and the Fire District in substantially the form attached hereto as Exhibit A (the “Intergovernmental Agreement”). The terms of the Intergovernmental Agreement shall be substantially similar to, and no less favorable to the City, than the terms reflected within the attached Intergovernmental Agreement.

SECTION TWO:

The Mayor and other appropriate officers, agents and employees of the City are hereby authorized to execute the Intergovernmental Agreement, in substantially the form attached hereto as Exhibit A, incorporated herein by reference, 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.

This Ordinance has been read two times and adopted this __ day of November, 2024.

ATTEST:

Michael A. Wilcox
Mayor

Frank Johnson
City Administrator/City Clerk

Exhibit A

West County EMS and Fire Protection District Training Agreement

AGREEMENT made this ____ day of _____, 2024 by and between WEST COUNTY EMS AND FIRE PROTECTION DISTRICT, a fire protection district and political subdivision organized and existing under the laws of the State of Missouri, hereinafter referred to as “Fire District” and the City of Glendale, Missouri, a fourth-class city organized and existing under the laws of the State of Missouri, hereinafter referred to as “City”.

WITNESSETH:

WHEREAS, the provision of Section 70.210 through 70.320 RSMo. empower municipalities and other political subdivisions to contract and cooperate with each other for a common service; and

WHEREAS, the provisions of Chapter 79 RSMo. authorize the City to maintain a fire department and Section 67.300 RSMo. authorizes the City to provide ambulance service; and

WHEREAS, the provisions of Sections 321.220, 321.223 and 321.600 RSMo. authorize Missouri fire protection districts to enter into contracts with municipalities for the operation of a common service relating to the control and prevention of fires; and

WHEREAS, personnel training is required of municipal employees to provide the level of service, education and specialized training necessary to provide quality and profession service; and

WHEREAS, the Fire District has facilities, training officers and programs available to administer specialized training to the City.

NOW THEREFORE, in consideration of the mutual covenants, promises and conditions hereafter provided, IT IS AGREED by and between the parties hereto as follows:

Section 1. Contract for Service. The City hereby contracts with the Fire District, upon the terms and conditions hereinafter set forth, for the Fire District to provide live fire training and evaluations in the West County fire training facility in accordance with NFPA 1403.

Section 2. Fire District Services Provided

- a) Fire District will provide mutually agreed upon access to the City's fire department for use of the live fire training facility located at 13790 Manchester Road, Manchester, Missouri 63011.
- b) Fire District will schedule and provide 18 hours per calendar year of fire training at the fire training facility for each of the City's three shifts of firefighters. The cumulative training provided to the City's fire department shall be a minimum of 54 hours as provided to the City's three (3) shifts.
- c) Fire District will provide training in accordance with criteria of the National Fire Protection Association (NFPA) 1403.
- d) Fire District will provide training utilizing the appropriate and approved Fire Ground Safety Initiative (FGSI) SOG's/POM.
- e) Fire District will provide the City's liaison with daily attendance records of those participating municipal employees.
- f) The Fire District will continually review training material and techniques and conduct semi-annual evaluation of the training program and curriculum.

Section 3. The City's Responsibilities

- a) Assign at least one liaison officer to administer and oversee the administration and participation of this agreement.
- b) All personnel and municipal employees assigned to the training program shall actively participate in the training evolutions and evaluations.
- c) The City shall maintain records and schedules to ensure City participants of the training program receive the appropriate hours of training as determined by the City.
- d) The City will maintain their own personnel training records.
- e) The City liaison shall attend the semi-annual meeting associated with the agreement and an annual curriculum review.

Section 4. General terms and fees.

The fee for training services as provided in this agreement are as follows:

2025 - Six Hundred Fifteen Dollars (\$615.00)

2026 – Six Hundred Forty Dollars (\$640.00)

2027 – Six Hundred Seventy Dollars (\$670.00)

per uniformed fire service personnel, per year. Administrative uniformed personnel are considered a participant in the program and shall not be included in the fee. The Fire District will invoice the City in March of each year. Payments are due within thirty (30) days.

The City shall maintain all regular employee insurance on all participants in the training program, including, but not limited to workers compensation coverage. The Fire District shall maintain general liability coverage in such amounts no less than one million (\$1,000,000) dollars for personal injury and ten thousand (\$10,000) dollars for medical expense. Insurance coverage shall be applicable to the Fire District as a discharge of its professional duties.

The service agreement shall cover the period of January 1, 2025, through December 31, 2027. This agreement may be terminated without cause by either party at the end of any calendar year during the term of this agreement upon providing 45 days advance written notice to the other party. Upon such termination, the Fire District shall not have any obligation to provide training during subsequent years and the City shall have no further payment obligations hereunder.

The Fire District will not be responsible for the City's personnel training records.

This Agreement constitutes the entire agreement and understanding of the City and the Fire District with respect to the subject matter of this Agreement, and supersedes all offers, negotiations, and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Agreement must be in writing and executed by the City and the Fire District.

This Agreement shall be construed in accordance with the laws of the State of Missouri.

If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by the each of the parties, it being understood that all parties need not sign the same counterpart.

Nothing herein shall be deemed to waive the City's sovereign immunity.

This Agreement shall be deemed to create no third-party beneficiary rights.

Nothing contained in this Agreement shall be construed as creating or establishing a joint venture or partnership between City and the Fire District.

Agreed and approved by the West County EMS & Fire Protection District this ____ day
of _____, 2024.

Joe Beckemeyer, Secretary
Board of Directors

Agreed and approved by the City of Glendale this ____ day of _____,
2027.

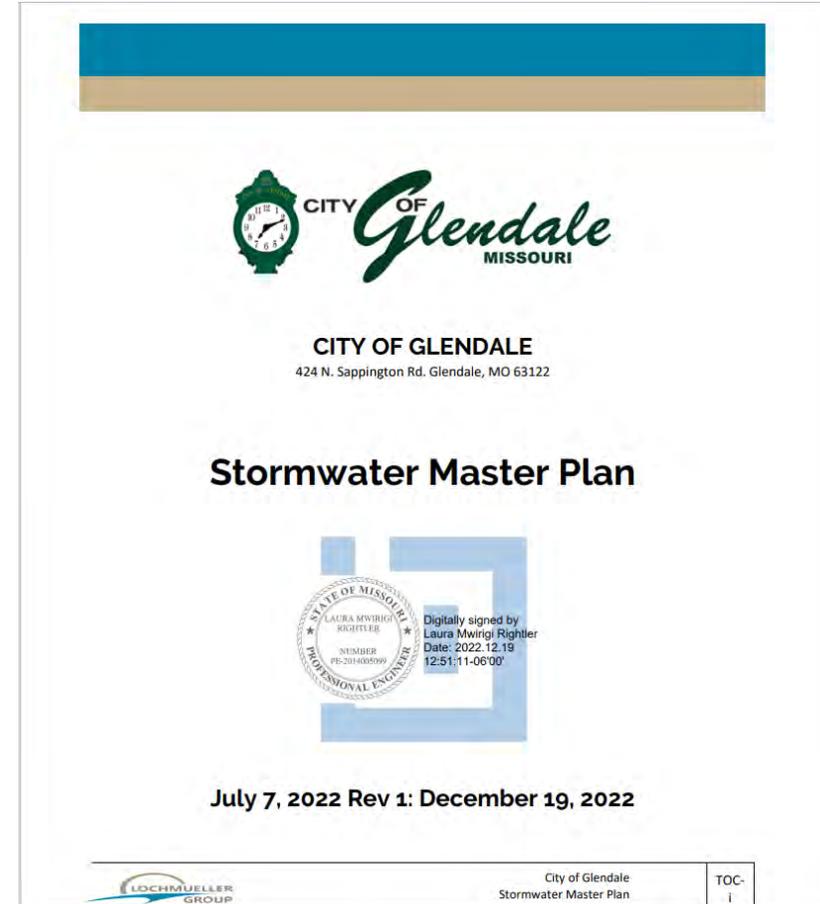
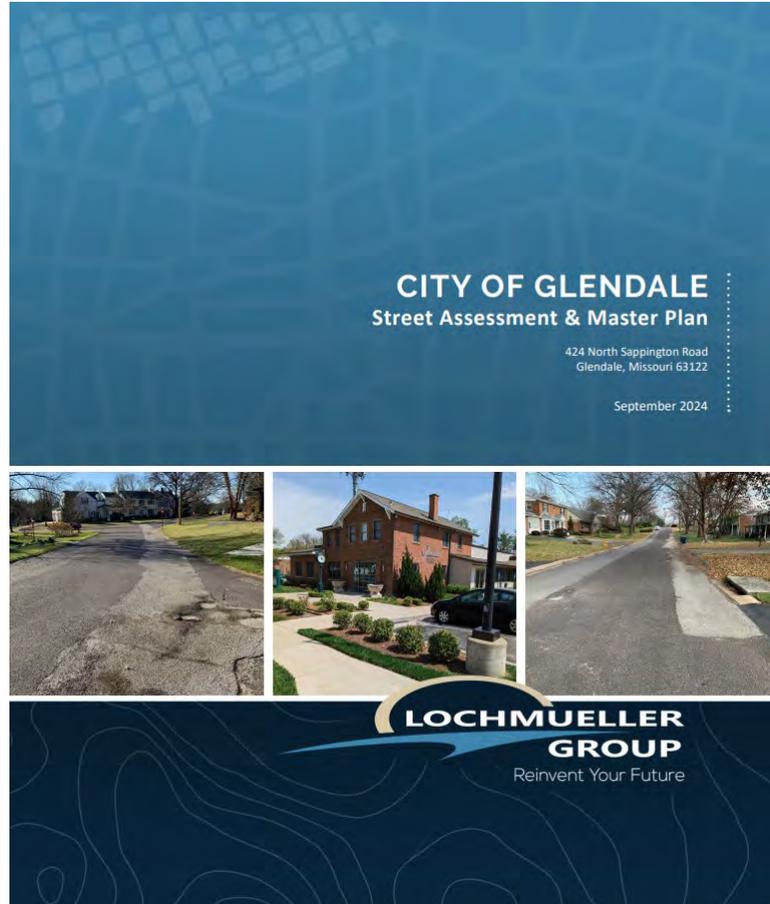
Signed

Printed Name & Title

2025 – 2030 Streets and Stormwater Bond

Costs and Included Work
Requested Option

The proposed Bond was developed using the Streets and Stormwater Master Plans.



The proposed Bond includes the following work:

- Reconstruction of 33 streets.
- Mill and overlay 6 streets.
- 2 large-scale, and 3 small-scale stormwater improvement projects
- Repair or Reconstruction of sidewalks along 10 streets.
- Construction of new sidewalks along 3 streets.
- Reconstruction of 8 ADA sidewalk ramps.

Costs for the work were developed by Lochmueller Civil Engineers.

- The costs were extrapolated over a 5-year timeframe beginning in 2026.
- Costs presented include survey, engineered design, ROW acquisitions, and other incidentals.

STREET IMPROVEMENTS

Street Improvements

2 Categories:

Reconstructions

- Asphalt curbing replaced with concrete curbing.
- 2-inch pavement milling and asphalt overlay with concrete curb
- 3-inch pavement milling and asphalt overlay with concrete curb
- 2 and/or 3-inch pavement milling, asphalt overlay, full-depth repairs, and concrete curb

Maintenance

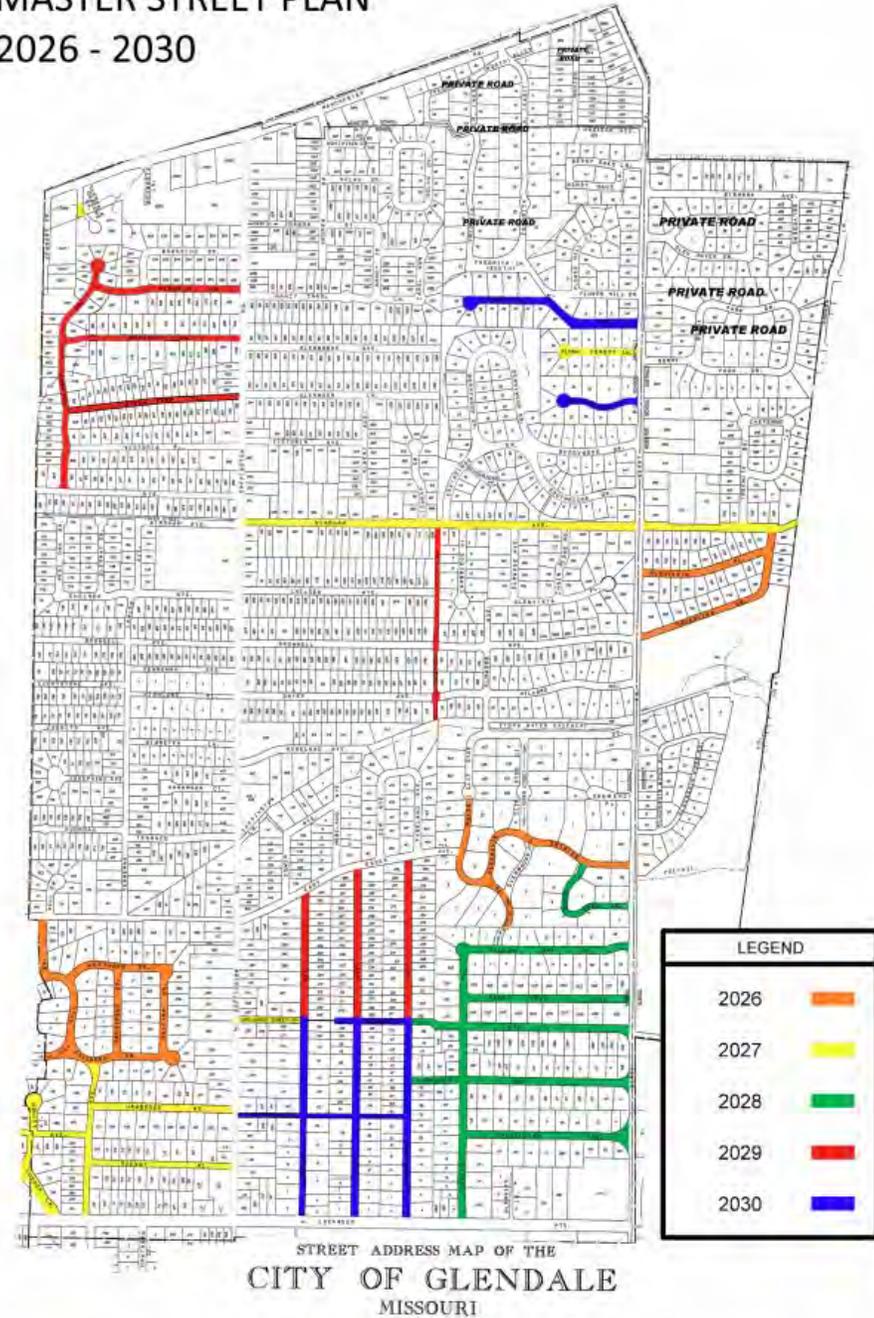
- Microsealing
- Crackseal with microseal
- Crackseal, microseal, and pavement markings
- 2-inch mill and asphalt overlay
- Concrete slab replacements

*depth of asphalt replacement determined by Paser score and condition of pavement at time of improvement.

5-Year Street Improvement Plan

Estimated Cost:
\$12,978,766

MASTER STREET PLAN
2026 - 2030



Street Improvement Projects

Year 1 - 2026

Reconstruction:

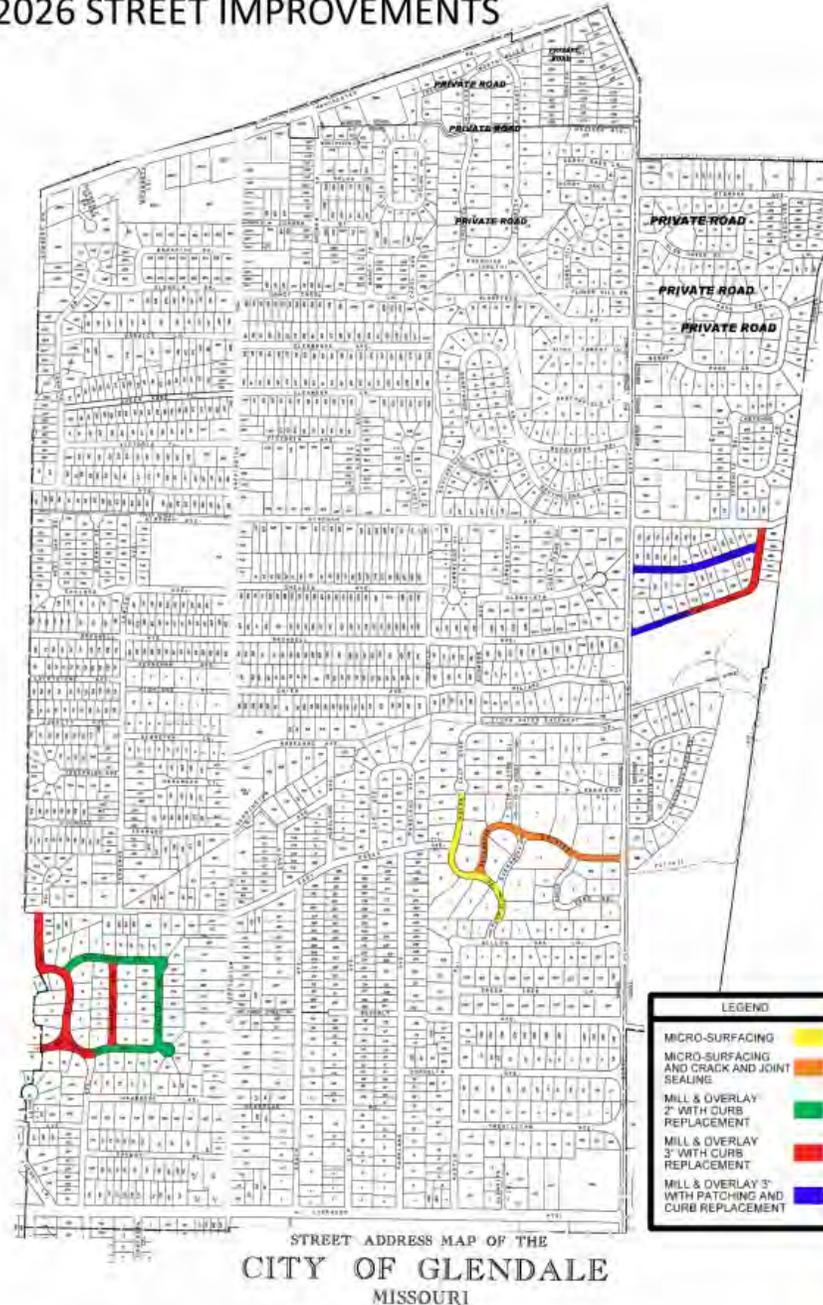
- Hill Dr
- Northarm Dr
- Southarm Dr
- Armstrong Dr
- Halcyon Dr
- Greenview Dr
- Glenvista Pl.

Pavement Maintenance:

- Devon Rd & Algonquin Est.

Estimated Cost: \$2,610,843

2026 STREET IMPROVEMENTS



Street Improvement Projects

Year 2 - 2027

Reconstruction:

- Luther Lane
- Hawbrook Rd
- Oakway Pl
- Park Ave
- Beverly Dr (N. Sappington to dead end)

Pavement Maintenance:

- Kirkham Ave
- Glendale Gardens Dr
- Flynn Forrest Ln

Estimated Cost: \$1,873,052

2027 STREET IMPROVEMENTS



Street Improvement Projects

Year 3 - 2028

Reconstruction:

- Willow Oak Lane
- Green Tree Lane
- Beverly Ave (Berry to Parkland)
- Cornelia Ave
- Trevillian Ave
- Austin Place
- Kings Pond Rd

Estimated Cost: \$3,393,840

2028 STREET IMPROVEMENTS



Street Improvement Projects

Year 4 - 2029

Reconstruction:

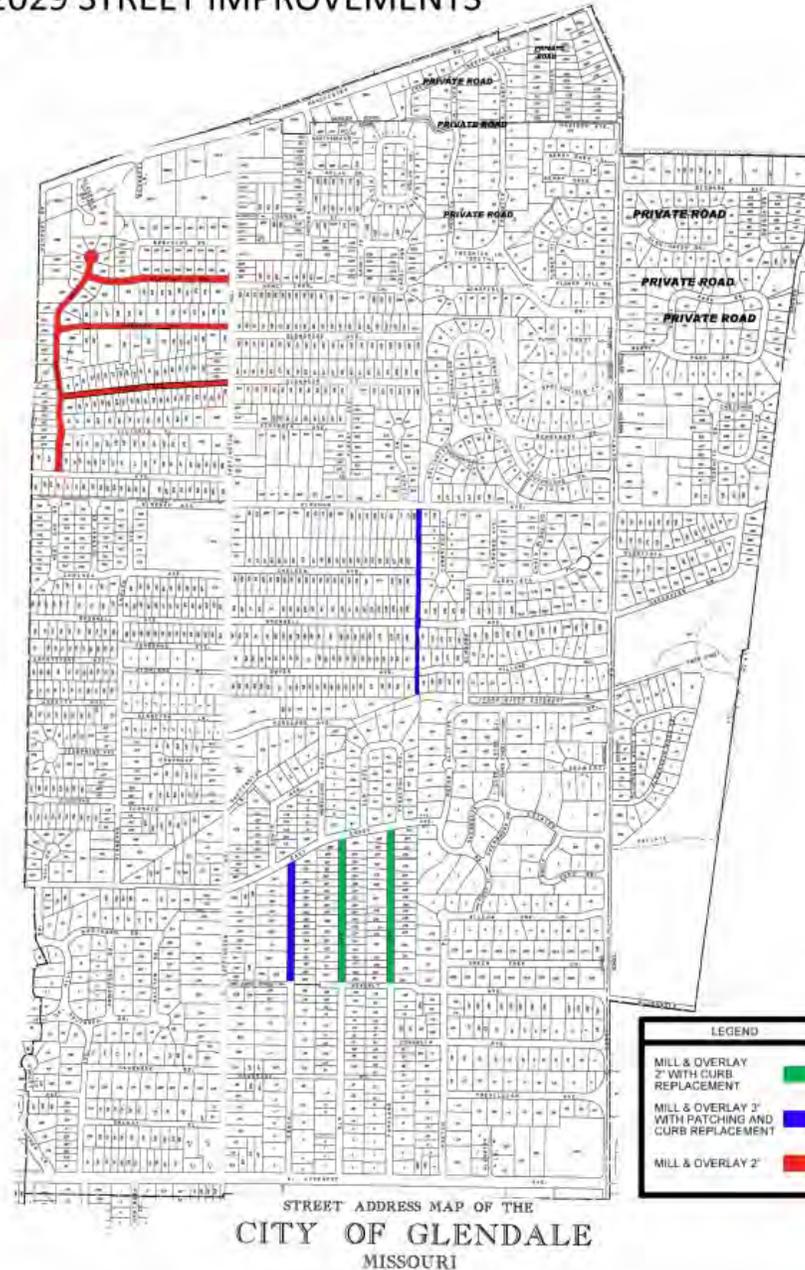
- Idlewild Ln (Kirkham to Chelsea)
- Edwin Ave (Essex to Beverly)
- Elm Ave (Essex to Beverly)
- Parkland Ave (Essex to Beverly)

Pavement Maintenance:

- Glen Elm Dr
- Warwick Ln
- Queen Anne Pl
- Glenway Dr (Alexandra to End)

Estimated Cost: \$2,458,351

2029 STREET IMPROVEMENTS



Street Improvement Projects

Year 5 – 2030

Reconstruction:

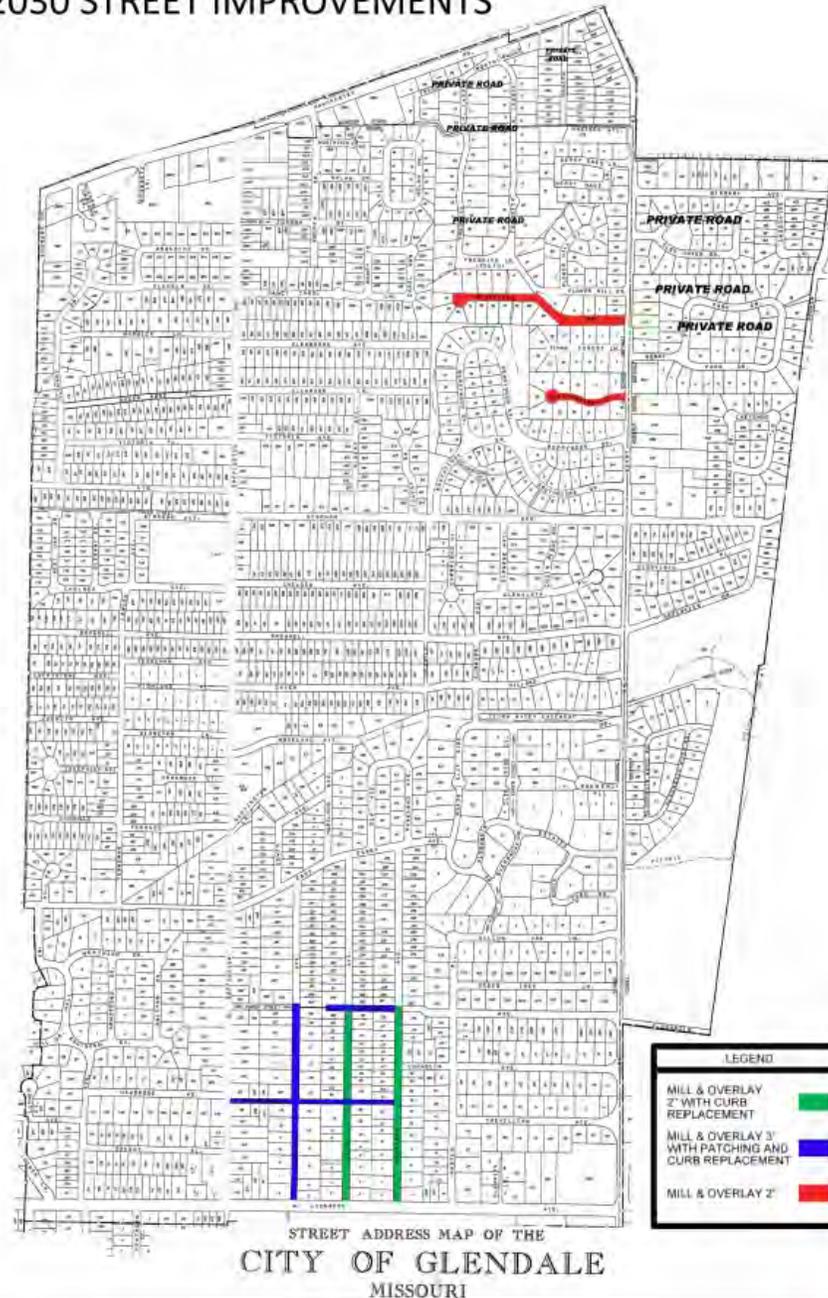
- Beverly Ave (Parkland to Edwin)
- Hawbrook Rd (Sappington to Parkland)
- Edwin Ave (Beverly to Lockwood)
- Elm Ave (Beverly to Lockwood)
- Parkland Ave (Beverly to Lockwood)

Pavement Maintenance:

- Wingfield Rd
- Springfield Ct

Estimated Cost: \$2,642,680

2030 STREET IMPROVEMENTS



SIDEWALK AND RAMP IMPROVEMENTS

Sidewalk Improvements

3 Categories:

Reconstruction

- Removal and replacement of all existing sidewalks along the street section
- Would include construction of ADA compliant ramps

Repair/Maintenance

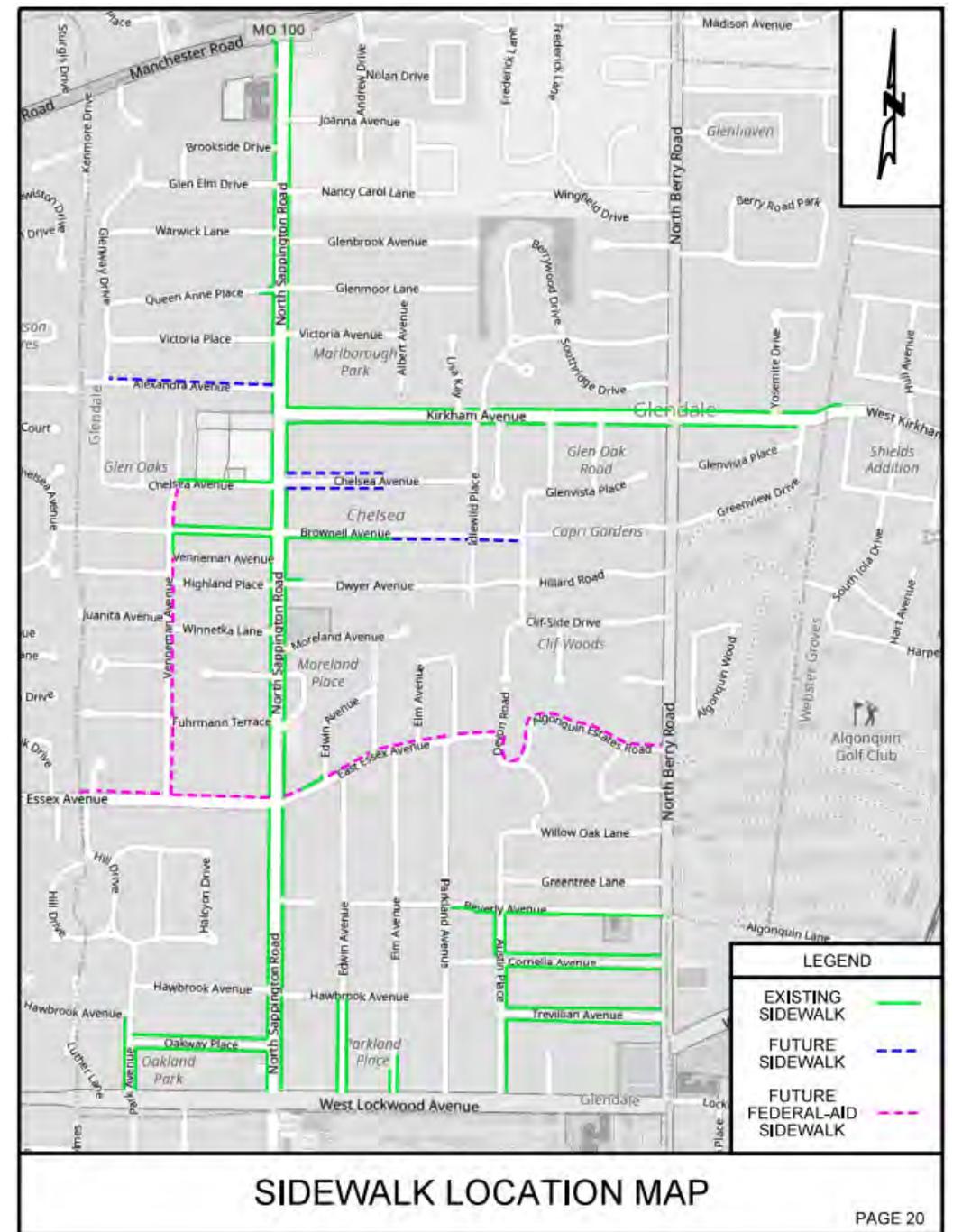
- As-needed replacement or repair of stressed sidewalk slabs
- Replacement of sidewalk ramps to comply with current ADA standards

New Construction

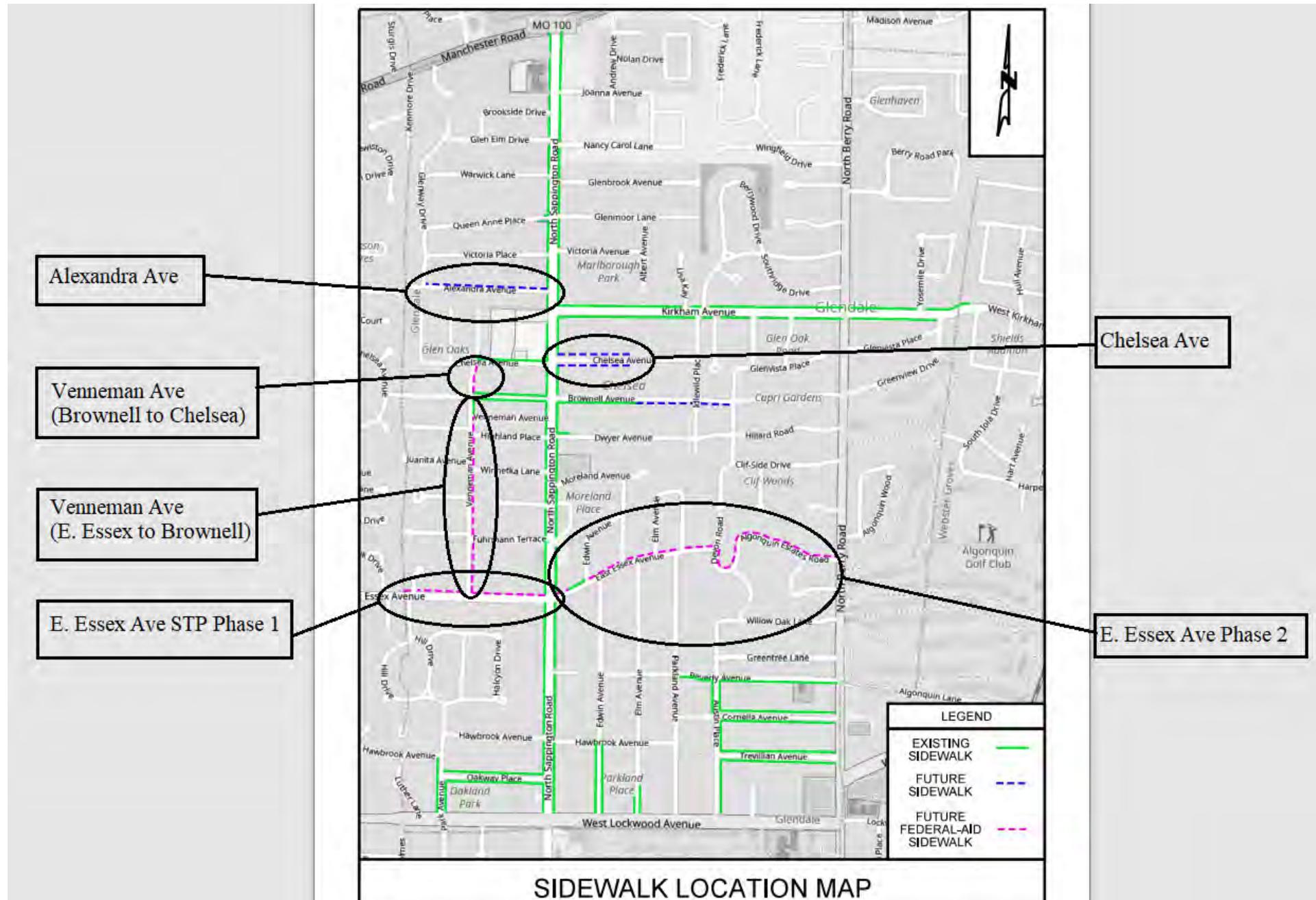
- Construction of sidewalks in new locations
- Can be funded by bond or can be funded by future STP projects
- Can be omitted from the plan

Sidewalk Locations and Proposed Work

- The map to the right shows the locations of all existing sidewalks
- The map also shows the locations of potential new sidewalk construction
- Costs for new construction can be derived from 2 sources – included in bond or rely on future STP projects
- Bond size is dependent on optional sidewalk configuration
- Estimated Cost: \$7,005,000 - \$1,036,000

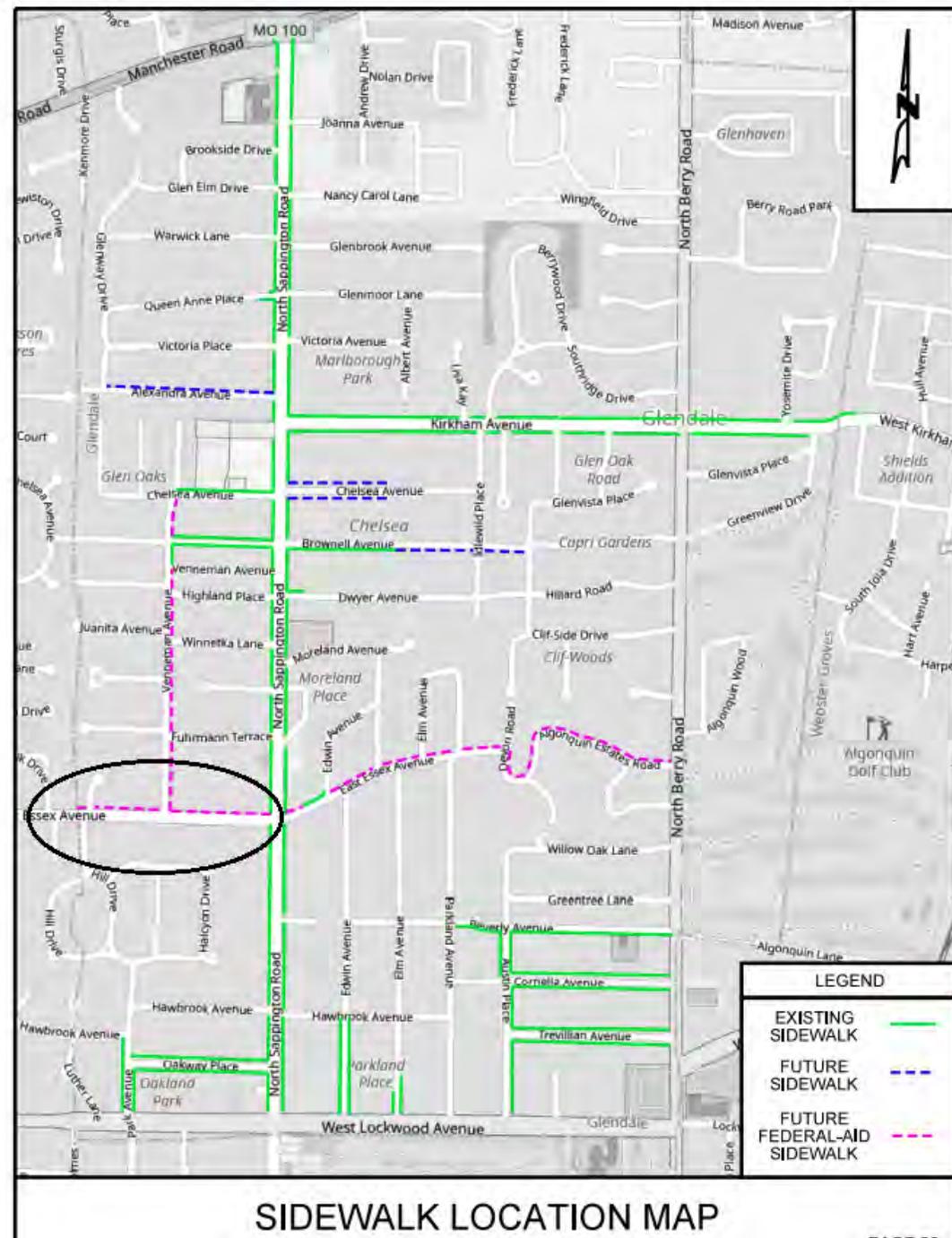


Proposed New Sidewalks



E. Essex Ave Dickson St to N. Sappington Rd

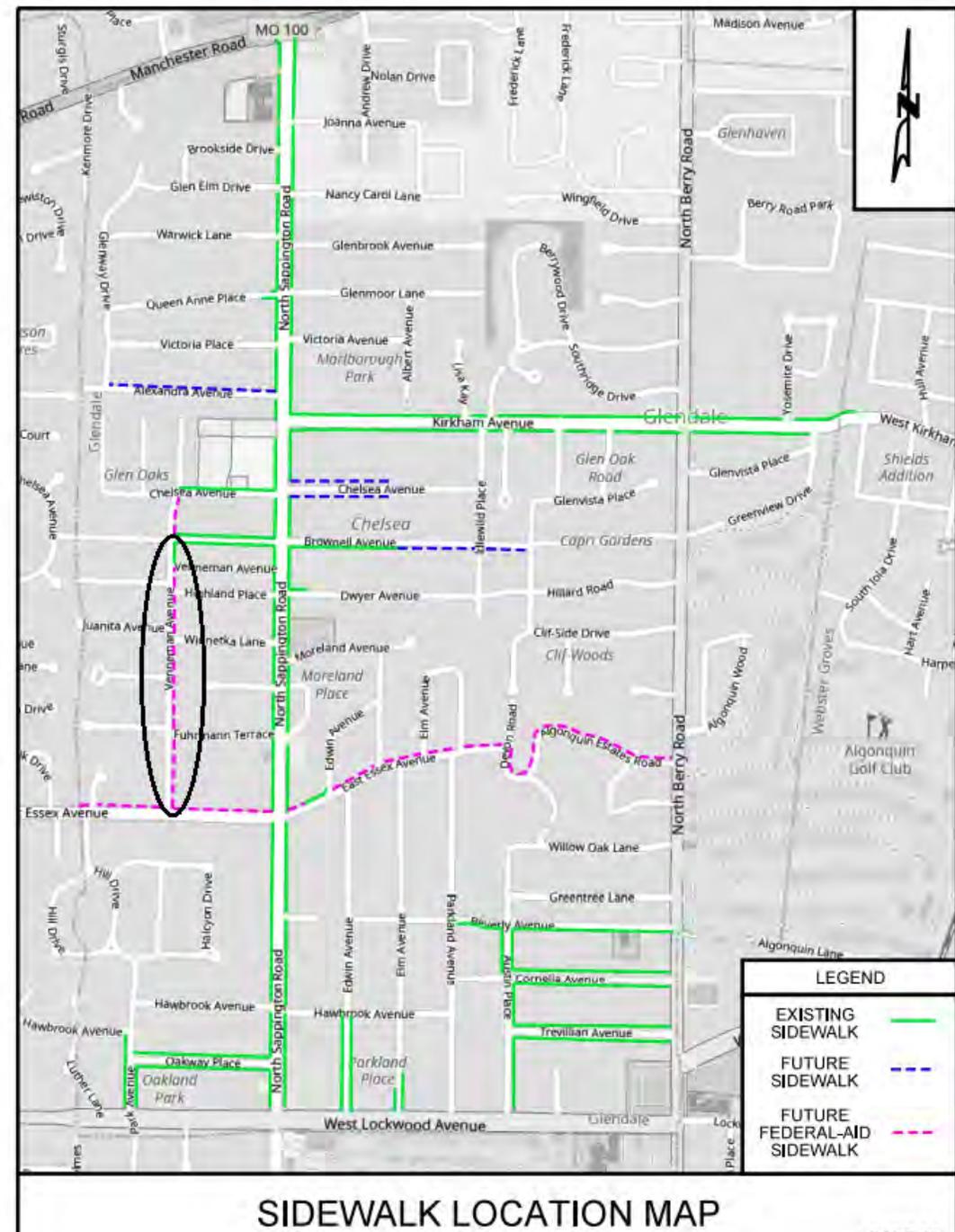
- Not included in the proposed Bond.
- Included in the E. Essex Ave STP
- Construction slated to begin in late 2024



Venneman Ave

E. Essex Ave to Brownell Ave

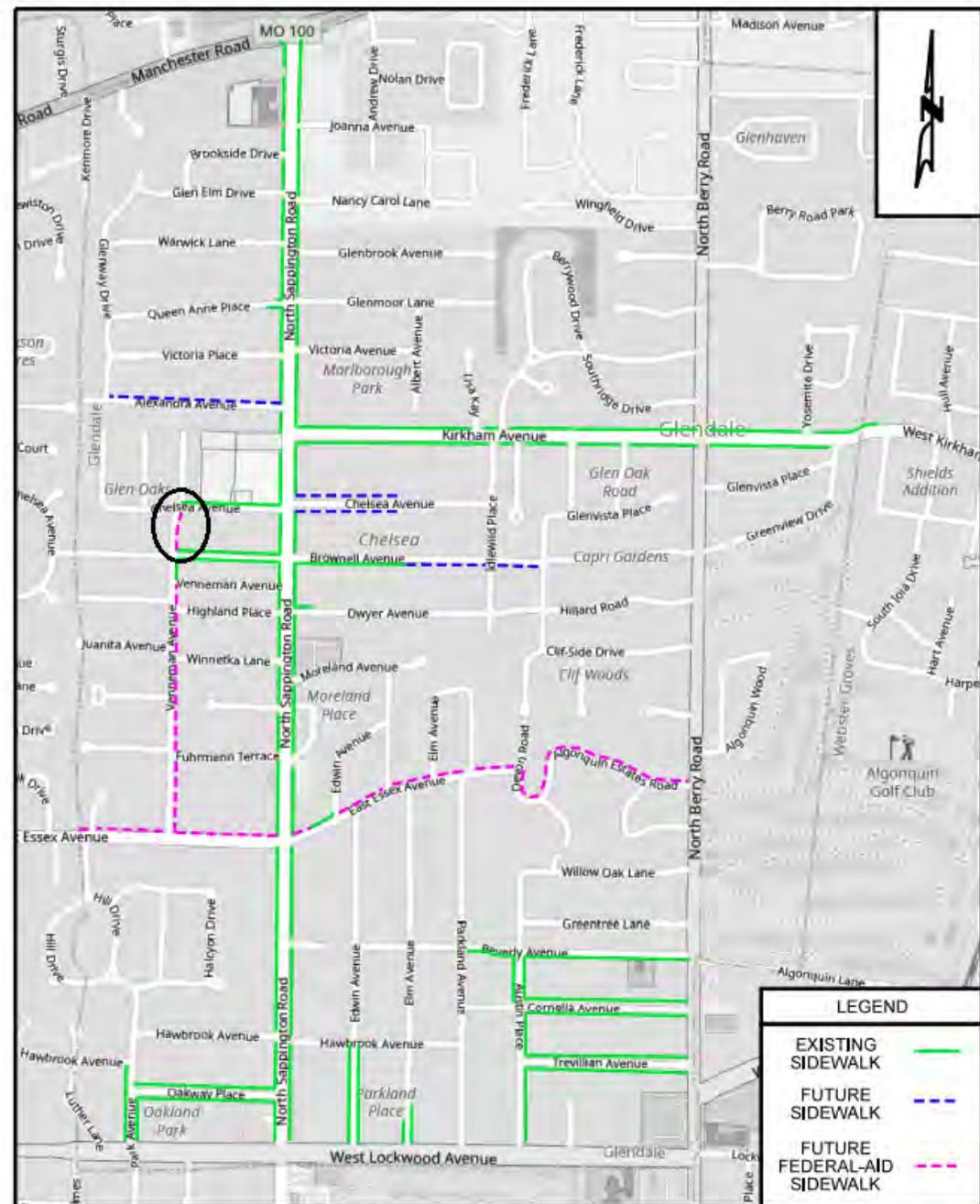
- Included in 5-year bond for construction in 2029 (Year 4 of bond)
- Estimated Cost: \$1,051,000
- Logical connector between E. Essex Ave and N. Glendale Elementary
- Heavy pedestrian traffic during school year
- City to apply for reclassification of Venneman Ave to minor collector
- Staff recommendation: Keep this project in the bond and apply for reclassification. If approved, apply for Federal Aid through STP and use funds for another project. If reclassification is unsuccessful, move forward with construction.



Venneman Ave

Brownell Ave to Chelsea Ave

- Included in 5-year bond for construction in 2029 (Year 4 of bond)
- Estimated Cost: \$218,000
- Logical connector between E. Essex Ave and N. Glendale Elementary
- Heavy pedestrian traffic during school year
- City to apply for reclassification of Venneman Ave to minor collector
- Staff recommendation: Keep this project in the bond and apply for reclassification. If approved, apply for Federal Aid through STP and use funds for another project. If reclassification is unsuccessful, move forward with construction.

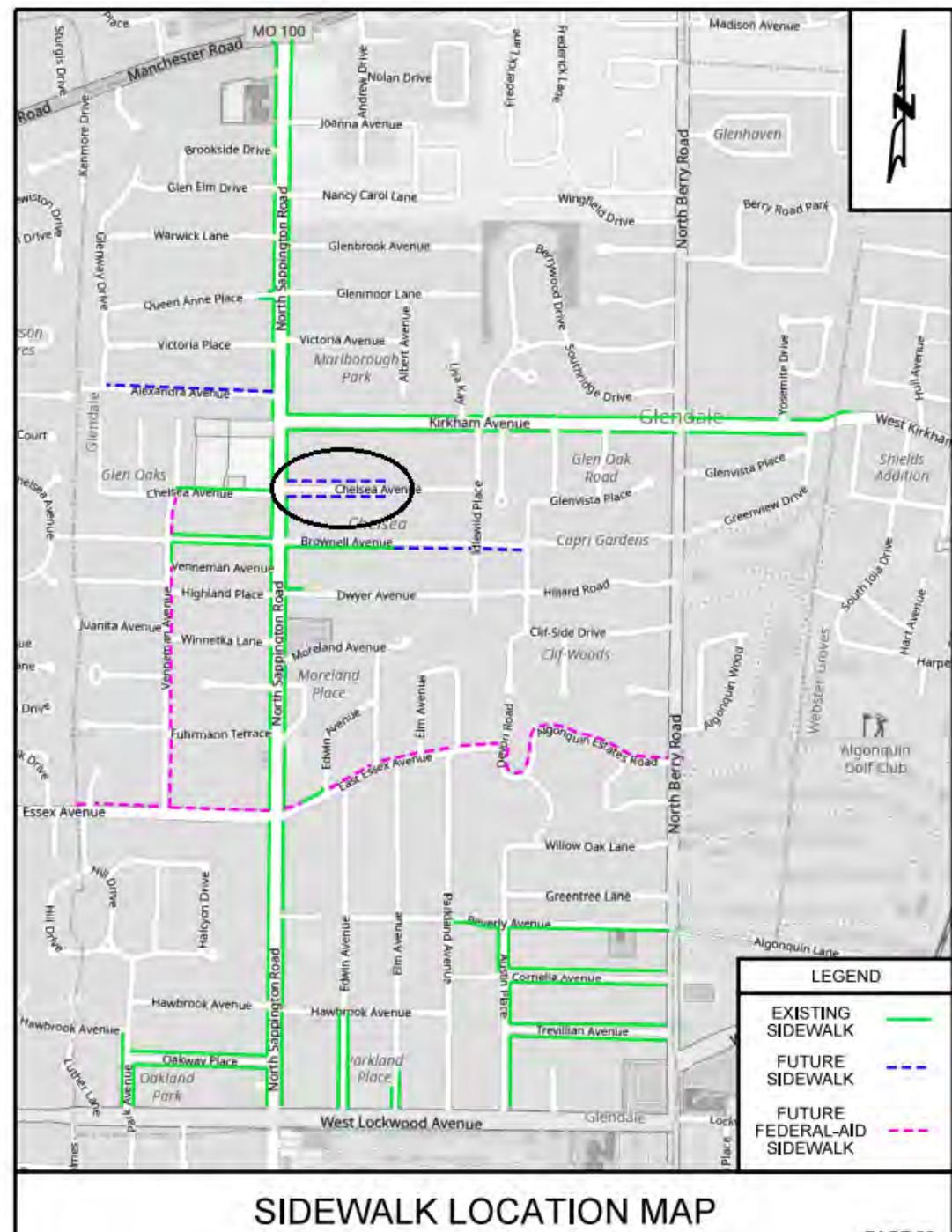


SIDEWALK LOCATION MAP

Chelsea Ave

N. Sappington Rd to 1013 & 1014 Chelsea Ave

- Included in 5-year bond for construction in 2030 (Year 5 of bond)
- Estimated Cost: \$1,090,000
- Heavy pedestrian traffic during school year
- Parents drop off/pickup students from school along Chelsea Ave
- No existing sidewalks
- Budgeted for sidewalks on both sides of street. Could reduce to one side.
- Ending point selected to match length of existing sidewalks along Brownell Ave and to match approximate length of drop off/pickup
- Resident reception unknown

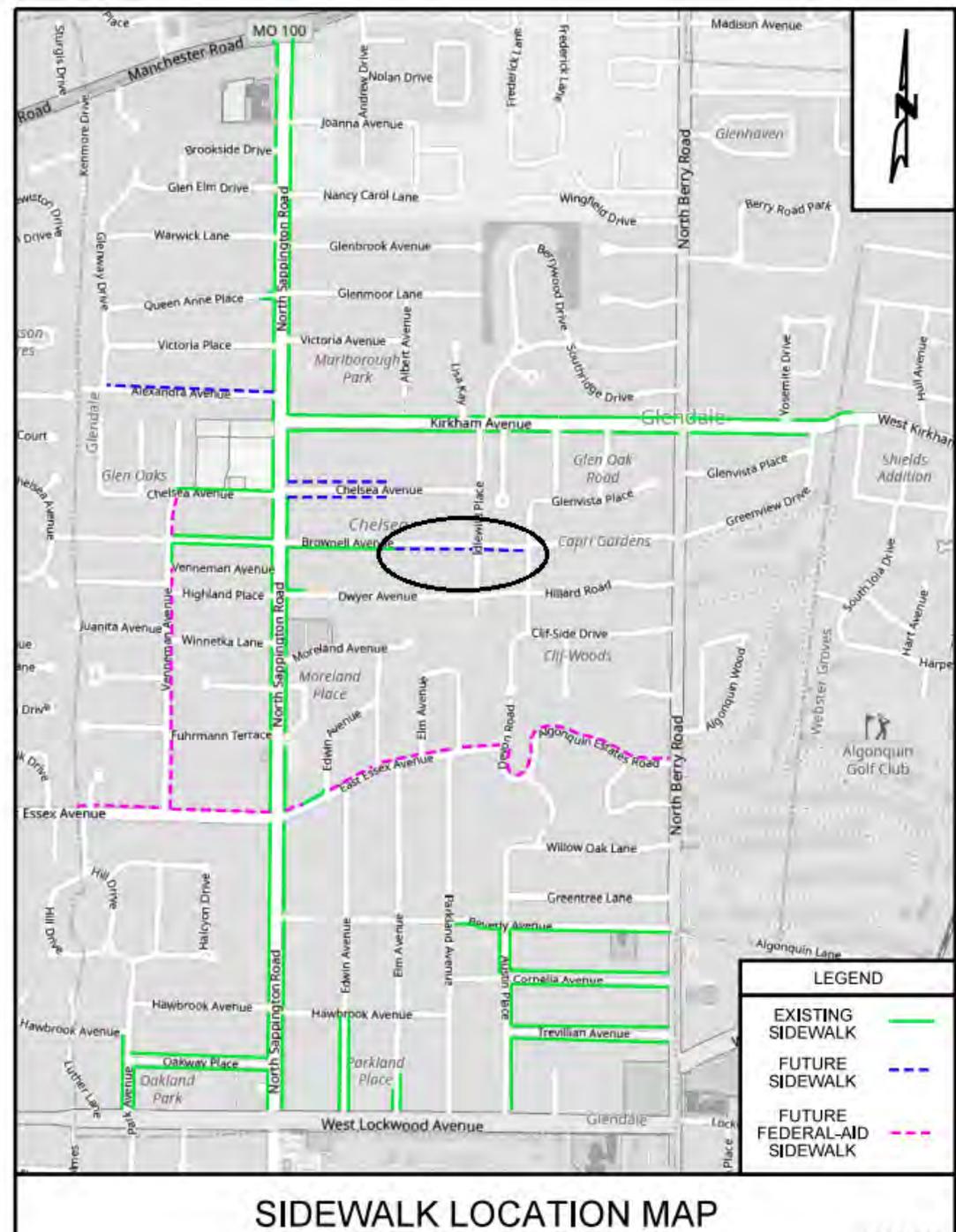


SIDEWALK LOCATION MAP

Brownell Ave

Continuing sidewalks along south side of street to Elmwood Ave

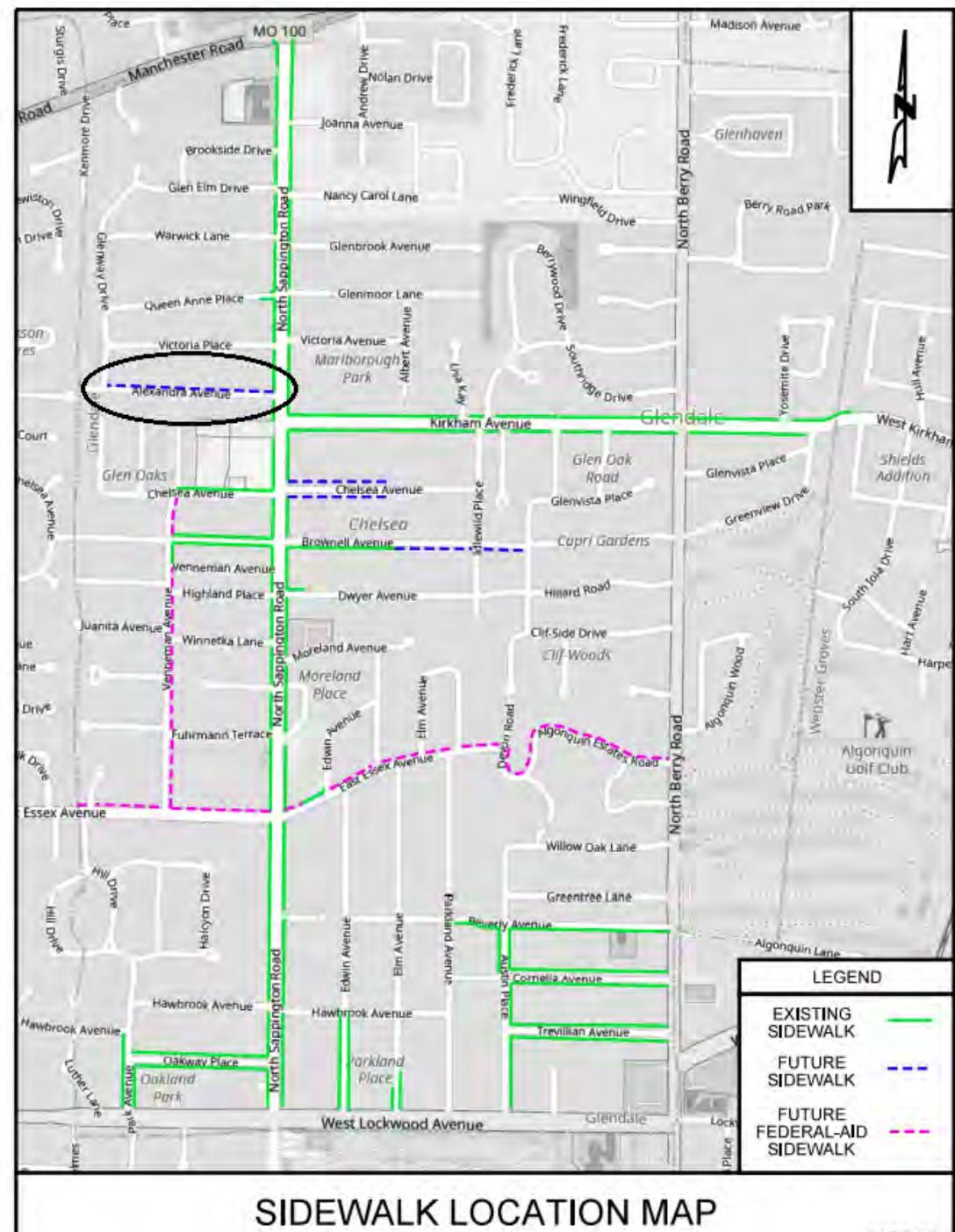
- Omitted from the Bond
- Estimated Cost: \$590,000



Alexandra Ave

N. Sappington Rd to 805 Alexandra Ave

- Included in 5-year bond for construction in 2029 (Year 4 of bond)
- Estimated Cost: \$834,000
- Parents drop off/pickup students from school along Alexandra Ave
- No existing sidewalks
- Can be shortened to match lengths along Brownell and Chelsea Ave's
- Resident reception unknown



Sidewalk Reconstruction

STREET	SIDE	BEGIN	END	YEAR	BOND YEAR	COST ESTIMATE
Austin Place	East	Lockwood Ave	Beverly Ave	2028	3	\$143,000
Austin Place	West	Cornelia Ave	Beverly Ave	2028	3	\$40,000
Cornelia Ave	North	Austin Place	N. Berry Rd	2028	3	\$135,000
Cornelia Ave	South	Austin Place	N. Berry Rd	2028	3	\$136,000
Edwin Ave	East	Lockwood Ave	Hawbrook Rd	2023	5	\$86,000
Edwin Ave	West	Lockwood Ave	Hawbrook Rd	2023	5	\$86,000
Oakway Place	North	N. Sappington Rd	Park Ave	2027	2	\$112,000
Oakway Place	South	N. Sappington Rd	Park Ave	2027	2	\$112,000
Kirkham Ave	South	N. Berry Rd	Greenview Dr	2027	2	\$94,000

Sidewalk Maintenance/Repair

STREET	SIDE	BEGIN	END	YEAR	BOND YEAR	COST ESTIMATE
Beverly Ave	South	N. Berry Rd	Austin Place	2028	3	\$27,000
Elm Ave	East	Lockwood Ave	12 Elm Ave	2030	5	\$10,000
Park Ave	West	Lockwood Ave	Oakway Place	2027	2	\$9,000
Trevillian Ave	North	N. Berry Rd	Austin Place	2028	3	\$23,000
Trevillian Ave	South	N. Berry Rd	Austin Place	2028	3	\$23,000

New Sidewalk Construction

STREET	SIDE	BEGIN	END	YEAR	BOND YEAR	COST ESTIMATE
Chelsea Ave	North & South	N. Sappington Rd	1013/1014 Chelsea Ave	2030	5	\$1,090,000
Alexandra Ave	TBD	N. Sappington Rd	805 Alexandra Ave	2029	4	\$834,000
Venneman Ave	TBD	E. Essex Ave	Chelsea Ave	2029	4	\$1,269,000

Stormwater Improvements

Stormwater Improvement Projects

- 3 projects selected from Stormwater Master Plan
- P009 – Alexandra Ave Storm Sewer
- P014C – Berry Oaks Inlet Replacement
- P017 – Clif Side Dr Storm Sewer

P009 – Alexandra Ave Storm Sewer

Project # P009 Alexandra Ave Storm Sewer (From Sappington Road to Glenway Drive)

Construct 1,000 LF of 24-inch storm sewer and inlets.
The project will benefit 35 properties and no permanent easement will be required.

Storm Water Project Summary of Quantities and Engineer's Cost Estimate

Project Name: Alexandra Ave Storm Sewer (From Sappington Road to Glenway Drive)
Project Number: P009

Pay Item	Item Description	Unit	Unit Cost	Quantity	Extended Cost
418000000000ST	Inlet - Street	EA	\$2,050	5	\$10,250
412000240000ST	Pipe Sewer 24" (Storm)	LF	\$105	1005	\$105,517
3H50000000000C	Excavation	CY	\$28	933	\$26,119
41130000000000	Granular Backfill	CY	\$55	911	\$50,107
9D400000000000	Street Pavement - Asphaltic Concrete Rem. and Rep.	SY	\$85	1442	\$122,575
				Subtotal:	\$314,562
1G6a0000000MOBX	Mobilization	LS	3.5%	1	\$11,010
8H000000000000	Protection and Restoration	LS	14%	1	\$44,030
				Subtotal:	\$55,048
				Construction Costs:	\$369,611
	Engineering	LS	20%	1	\$73,922
	Contingency	LS	10%	1	\$44,353
				Total Costs:	\$487,886

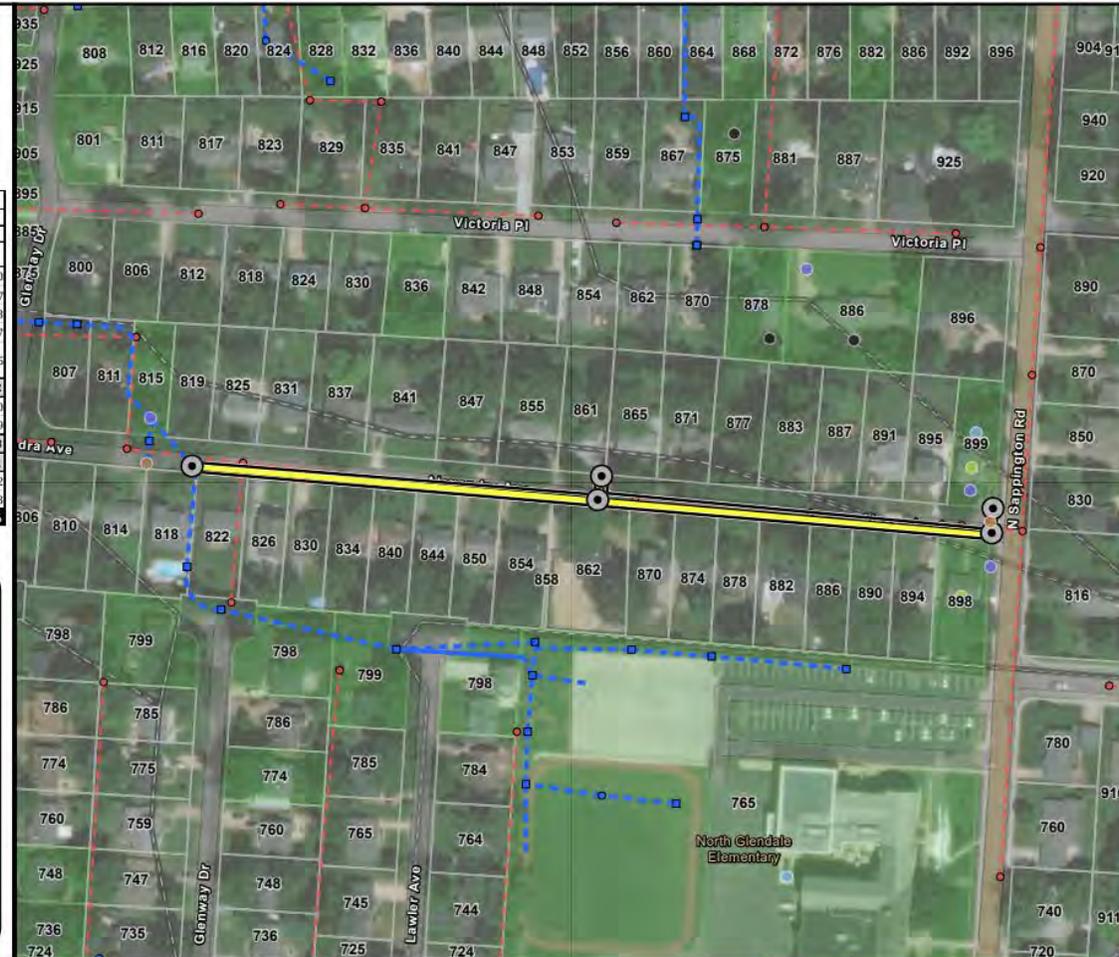


Legend

- Inlet-Street
- Street Pavement
- Pipe Sewer 24" (Storm)
- Existing Storm Water Manhole
- Existing Storm Water Inlet
- Existing Stormwater Network
- Existing Sewer Manhole
- Existing Sanitary Sewer Network

Problem Identification (PID)

- Backyard Flooding
- Basement Backups
- Driveway or Private Roadway Flooding
- Main Structure Building Flooding
- Public Roadway Flooding
- Storm Survey Parcels, House #
- Drainage Areas and Subwatersheds



7/6/2022



0 50 100 200 Feet

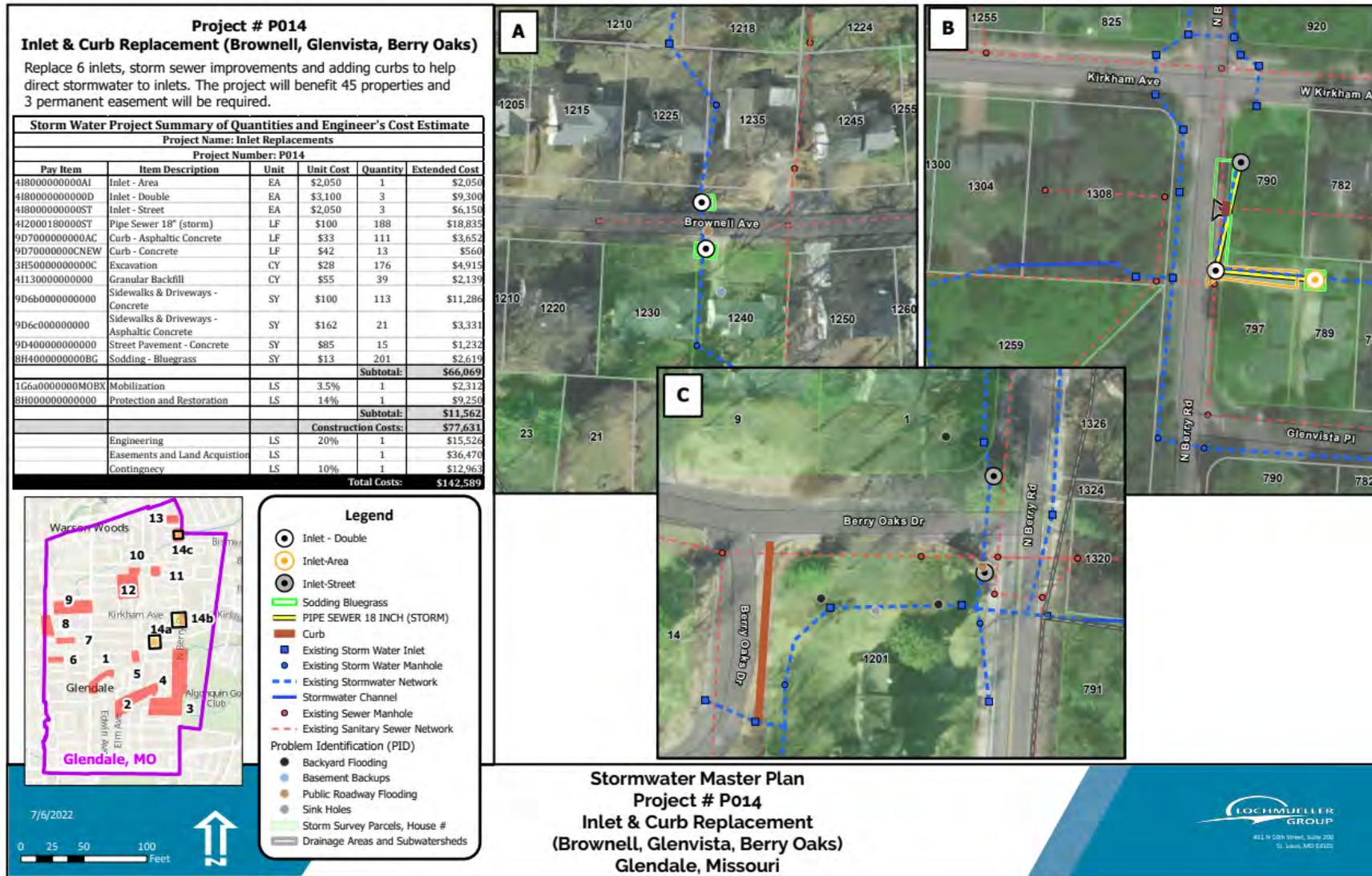
Stormwater Master Plan
Project # P009
Alexandra Ave Storm Sewer
(From Sappington Road to Glenway Drive)
Glendale, Missouri



P009 – Alexandra Ave Storm Sewer

- Construct 1,000 LF of 24-inch storm sewer and inlets. The project will benefit 35 properties, and no permanent easement will be required.
- Estimated Construction Cost: \$487,886
- Proposed Construction in 2026 (Year 1 of Bond)

P014C – Berry Oaks Inlet Replacement



P014C – Berry Oaks Inlet Replacement

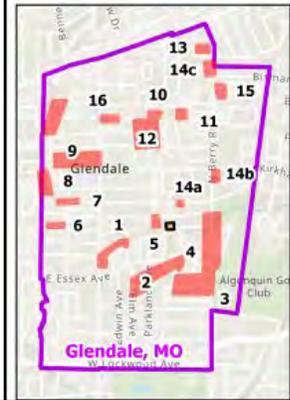
- Replace inlet and construct curb to direct water away from 1 property. No permanent easements required.
- Estimated Construction Cost: \$15,000
- Proposed Construction in 2028 (Year 3 of Bond)

P017 – Clif Side Dr Storm Sewer

Project # P017
Clif Side Dr Storm Sewer
 Install 135 LF of 60 in storm sewer parallel to existing 54 in storm sewer.
 The project will benefit one property and one permanent easement
 will be required.

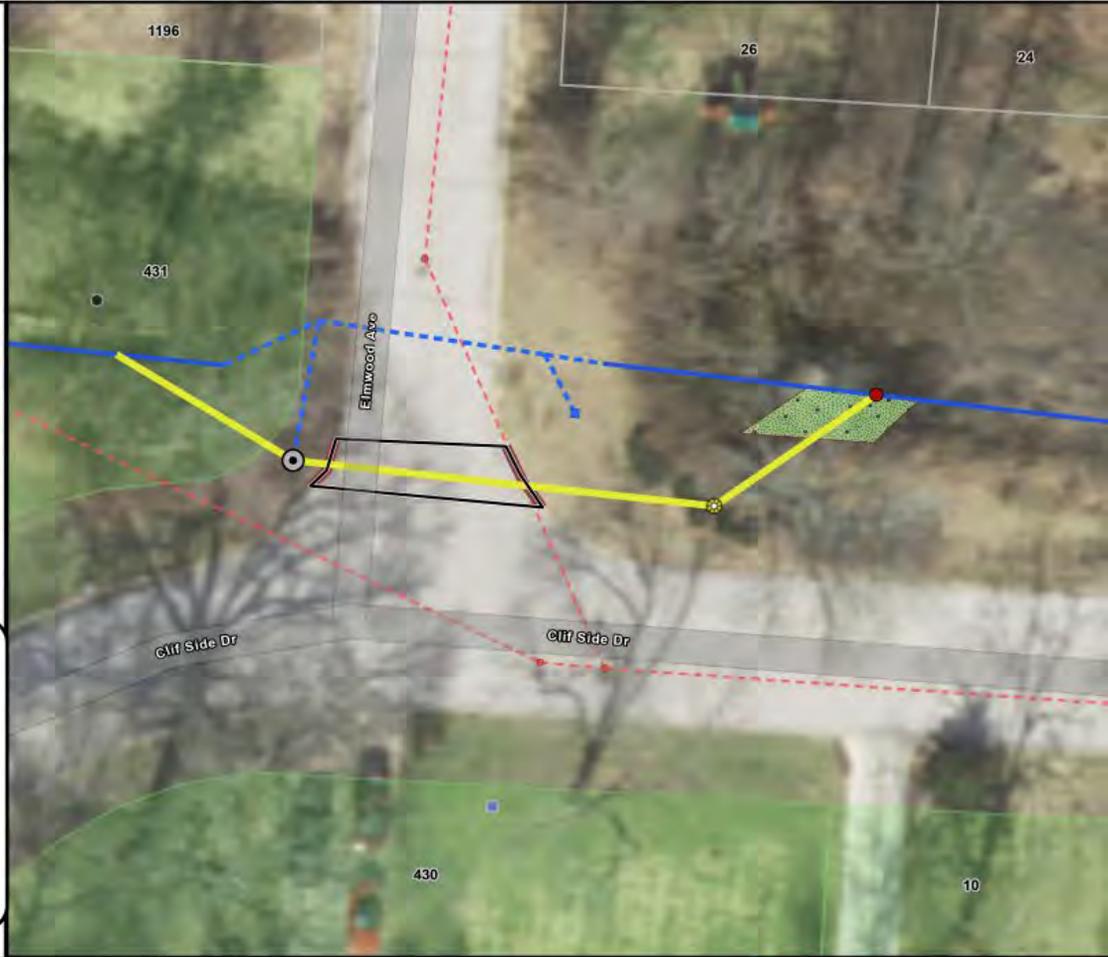
Storm Water Project Summary of Quantities and Engineer's Cost Estimate
 Project Name: Clif Side Dr Storm Sewer
 Project Number: P017

Pay Item	Item Description	Unit	Unit Cost	Quantity	Extended Cost
4160000000000	Manhole	LF	\$335	10	\$3,350
4180000000000	Inlet - Street	EA	\$2,050	1	\$2,050
4120003000000ST	Pipe Sewer 60" (storm)	LF	\$300	135	\$40,500
6j800060000000	Connection to Channel 60 Inch Pipe	PLC	\$9,000	1	\$9,000
3H50000000000C	Excavation	CY	\$28	420	\$11,760
41130000000000	Granular Backfill	CY	\$55	78	\$4,278
9D5c0000000000	Street Pmnt - Asphl Conc Surf & Righd Base - Rem & Rep	SY	\$95	300	\$28,500
6j60000000000RLX	Rock Lining	SY	\$78	200	\$15,600
6F50000000000BIOX	Bank Protection - Biostabilization	SY	\$60	200	\$12,000
9D70000000000C	Curb - Concrete Rem. and Rep.	LF	\$50	14	\$700
8H40000000000BG	Sodding - Bluegrass	SY	\$13	233	\$1,370
				Subtotal:	\$129,107
1G6a000000000MOBX	Mobilization	LS	3.5%	1	\$4,519
8H000000000000	Protection and Restoration	LS	14%	1	\$18,075
				Subtotal:	\$22,594
				Construction Costs:	\$151,701
	Engineering	LS	20%	1	\$30,340
	Easements and Land Acquisition	LS		1	\$18,120
	Contingency	LS	10%	1	\$18,204
				Total Costs:	\$219,000



Legend

- MANHOLE - STANDARD CONSTRUCTION
- Inlet-Street
- CONNECTION TO CHANNEL 60 INCH PIPE
- Street Pavement
- PIPE SEWER 60 INCH (STORM)
- BANK PROTECTION - BIOSTABILIZATION
- CURB - CONCRETE
- Existing Storm Water Inlet
- Existing Stormwater Network
- Stormwater Channel
- Existing Sewer Manhole
- Existing Sanitary Sewer Network



8/29/2024

Stormwater Master Plan
Project # P017
Clif Side Dr Storm Sewer
Glendale, Missouri

411 N 12th Street, Suite 200
 St. Louis, MO 63101

P017 – Clif Side Dr Storm Sewer

- Install 135 feet of 60-inch storm sewer parallel to existing 54-inch storm sewer. The project benefits 1 property and 1 permanent easement will be required.
- Estimated Construction Cost: \$219,000
- Proposed Construction in 2027 (Year 2 of Bond)

Bond Cost and Included Work

- Includes all street and stormwater improvement projects.
 - Includes repair/replacement work to existing sidewalks and construction of new sidewalks along Chelsea Ave, Alexandra Ave, and Venneman Ave
 - Excludes costs to construct new sidewalks along E. Essex Ave between N. Sappington Rd and N. Berry Rd
 - Excludes cost to extend sidewalk along south side of Brownell Ave to Idlewild Place.
 - Total Cost: \$18,178,000
 - 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
- *this is an approximation.

Comprehensive Street Maintenance Plan

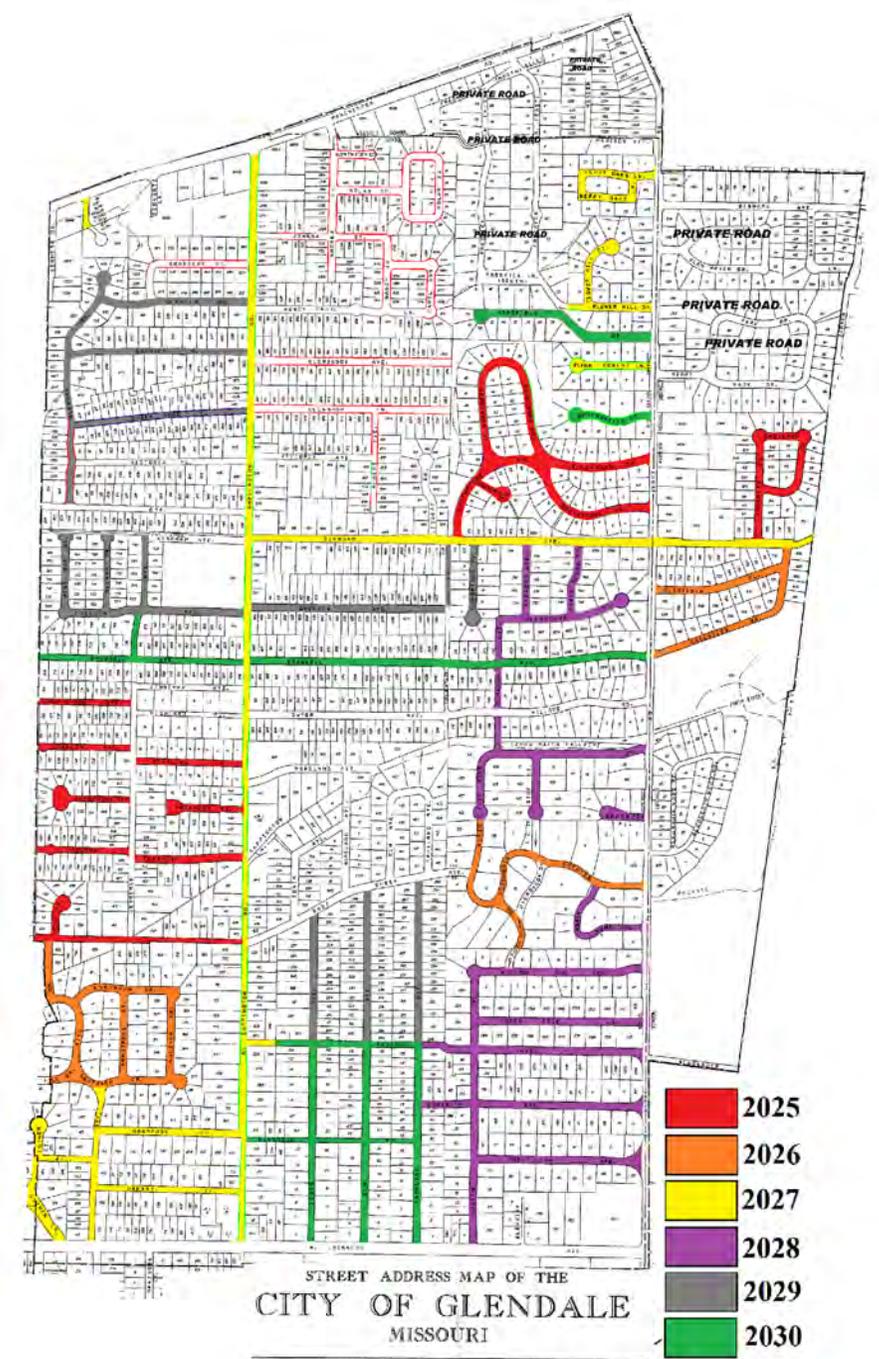
Street work performed within the Bond timeframe in addition to the work contained in the Bond and funded by the city's Capital Improvement Program

Additional Street Work Includes:

- Asphalt curbing replacement and Nova Chip street overlay in 2025 along Luckystone Ave, Juanita Ave, Josephine Ave, Hanamoor Ct, Winnetka Lane, 700 & 800 blocks of Fuhrmann Terrace, and 400 block of Hill Dr.
- Reconstruction of E. Essex Ave through STP program. 2025 & 2026
- N. Sappington Rd Preservation Project. 2027
- Application for Federal Aid – E. Essex Ave Phase 2, 2025
- Application for reclassification – Venneman Ave, 2026
- Continuation of Crackseal/Sealcoat program.

Comprehensive Street Improvement and Maintenance 2025-2030

The map to the right indicates the location and schedule of all street reconstruction and maintenance activities between 2025 & 2030.



Questions?