

**MONDAY, SEPTEMBER 4, 2018 – 7:30 P.M.**  
**BOARD OF ALDERMEN**  
**MINUTES**

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MAYOR RICHARD MAGEE  
ALDERMAN PAUL ROETTGER                      ALDERMAN AARON NAUMAN  
ALDERMAN TOM SCHOEMEHL                      ALDERMAN BERRY LANE  
ALDERMAN MIKE BAUGUS                      ALDERMAN JOHN SCHUSTER

CITY ATTORNEY, JIM HETLAGE  
CITY ADMINISTRATOR, BEN DECLUE  
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order at 7:30 PM by Mayor Magee

ROLL CALL

Present: Alderman Lane, Alderman Schuster, Alderman Nauman,  
Alderman Baugus, Alderman Schoemehl, Alderman Roettger

Absent: None

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES FROM AUGUST 20, 2018

Mayor Magee asked if there were any changes or corrections to the Board minutes from August 20, 2018. There being none, he asked for a motion. Alderman Lane moved approval of the minutes as submitted. Alderman Roettger seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Carol Kennedy, 1029 Joanna Avenue

Ms. Kennedy asked for clarification about the 2:00 am to 6:00 am parking code, particularly in relation to a white Chevrolet sedan on the corner of Carol Ann and N. Sappington.

Ms. Kennedy stated that the owner lived on Sappington Rd. and the vehicle was parked in the same spot 24 hours a day and 7 days a week. Ms. Kennedy noted that when she and Mrs. Niehaus walked in the morning, they noticed the parked car. Ms. Kennedy again stated that the car owners lived on Sappington Road, had a long driveway, and only one large vehicle parked on the driveway. Ms. Kennedy thought there was plenty of room for other cars.

Ms. Kennedy stated that they lived on a very busy street which was narrow, had large amount of traffic, and was concerned about the parking in the neighborhood. Ms. Kennedy stated that the

car parked at that corner made it difficult for people to turn onto Carol Ann, adding that she understood family hardships related to parking, and understood that the variance was useful.

Mayor Magee stated that the overnight parking prohibition still existed, but noted that there was an application process for a parking variance.

Alderman Baugus noted that he had addressed the issue with the Police Chief at the last meeting, and the Chief Beaton was looking into the situation and whether or not the vehicle owner had a variance.

Ms. Kennedy asked about the duration of a variance approval.

Mayor Magee stated that the variance duration was 6 months.

Alderman Baugus stated that a variance does not necessarily allow parking on a different street.

Judy Niehaus, 1041 Joanna Avenue

Ms. Niehaus introduced herself and reported that children at the bus stop could not be seen clearly due to the parked sedan, and noted that there were better places to park the vehicle at the dead end part of Joanna. Ms. Niehaus stated that she did not want to create a problem for variance holders, but just wanted the children to be safe.

Alderman Nauman stated that there was discussion about moving a bus stop sign which was located at that corner to create more visibility for the children. Alderman Nauman stated that it was noted by the parents of the children at the bus stop that the positioning of the sign was ok, but the sedan was not parked at the corner during that discussion. The sign was never moved.

Ms. Niehaus spoke to a different issue related to BOA minutes, noting that she would like to read the minutes and wished they were on the web site.

Mayor Magee stated that the minutes would be posted on the website.

Mr. Hetlage stated that the minutes could be posted once they were approved by the BOA, which occurred at the following BOA meeting.

Mr. DeClue stated that there was discussion regarding a newsletter article on the variance issue to be published in the next Glendale newsletter, but added that the Police Chief was out at meetings for the week. Mr. DeClue stated he would discuss the issue Chief Beaton when he returned from meetings.

Ms. Niehaus stated that she had not seen any tickets issued for overnight vehicles, and noted that she was not sure who had been receiving tickets.

Mayor Magee stated that it was an issue that had been discussed by the BOA, and noted that the parking prohibition was to remain in place. Mayor Magee added that the police are trained to act on violations that they see.

Alderman Nauman stated that the number of variances currently approved was low.

Mayor Magee thanked Ms. Kennedy and Ms. Niehaus for their comments to the Board.

#### PRESENTATION: CONSTRUCTION PROJECT UPDATES-NAVIGATE

Ms. Koscielski reported that Mr. DeClue made it clear two weeks ago that the Board was not going to tolerate the noise generated by the vent unit, and noted that the part that would be replaced to correct the problem had not been delivered on time. Ms. Koscielski introduced Mr. Jim Tillerson with ICS, and Mr. Tom Grassi with Navigate.

Mr. Grassi approached the Board, noted that he had joined Navigate in February, and noted that the sound emanating from the vent unit related to the air unit in the attic, and was a direct sound of the fan. Mr. Grassi stated that the plan was to add a silencer baffle which would be placed behind the grill to reduce the sound from the fan and condenser unit.

Alderman Schoemehl asked if the unit was in the same position as it was in the past.

Mr. Grassi stated that the equipment was located in the same place, but added that there was more equipment in the space.

Alderman Nauman noted that the unit was louder now than it had been in the past.

Alderman Roettger asked if there was a master solution to the problem.

Ms. Koscielski stated that the master solution was to build a false wall in front of the grill, line the duct with an insulated liner, in addition to adding the baffle.

Alderman Schuster stated that would not be a solution, noting that the false wall that had been in place was not a solution.

Ms. Koscielski stated that the wall would be in conjunction with the baffle silencer.

Mr. Tillerson introduced himself to the Board, and noted the time line related to the sound problem. Mr. Tillerson stated that they thought the Heating/AC work would be concluded in March, and had no idea about the sound problem because they had not run the unit.

Mr. Tillerson stated that in April, a wall was added to muffle the sound, and on June 18, CPR came out to City Hall to price out a sound grill silencer. On July 13, an email on the subject was lost, then found in August, and approved August 23. Mr. Tillerson stated that there was a two day turnaround to have it built, a large shipping company would deliver the part, but it was sent through a volunteer freight and the part was lost. Mr. Tillerson stated that the part was found and would be installed in the next few days.

Alderman Schoemehl asked if there would be matting or batting in the duct to insulate the sound.

Mr. Tillerson stated that there would be baffling within in addition to the baffle matting. Alderman Schoemehl asked what would minimize the direction of the sound.

Mr. Tillerson stated that was what the silencer would do.

Alderman Roettger stated that they all were in agreement regarding the cause of the problem, but wondered if this solution was a guaranteed solution.

Mr. Tillerson stated that the contractor was instructed about what equipment to put in the area.

Ms. Koscielski opened the report noting that there was an open house at the Fire Department this weekend and it was well attended.

Ms. Koscielski noted that the irrigation work was starting, noting that they would wait on the drainage work adding that it was cost prohibitive at this time.

Ms. Koscielski reported that the masons made an attempt to correct the brick façade on the fire house, but did not seem to be working. Ms. Koscielski stated that they would meet tomorrow to discuss what to do next.

Ms. Koscielski reported that lead paint was found on the tin ceiling which was going to be re-used, and instead due to cost, the ceiling would be rehabbed with a replica. Ms. Koscielski noted that they were looking at a couple of different brands, and noted that the crew was in the process of removing the current tin ceiling.

Ms. Koscielski stated that the project overall was a stop and go process, and noted that the offices and break room were taking shape. Ms. Koscielski stated that the sally port roof was in place, noted that coping needed to be added, the front masonry had been completed, and the driveway would be excavated.

Ms. Koscielski noted that there was a tight budget but the project was doable, and added that there would be some changes by the City in the Capital Improvement budget.

Ms. Koscielski closed the report by noting that hard wired outlets would be added on the dais, placed next to each microphone, and noted that the Board could take a tour of the office area anytime, including this evening.

Mayor Magee thanked Ms. Koscielski for the report.

## ORDINANCE REQUIRING FIRST READING

B14-18 AN ORDINANCE LEVYING AND FIXING THE TAX RATE IN THE CITY OF GLENDALE, COUNTY OF ST. LOUIS, STATE OF MISSOURI, FOR THE YEAR 2018 ON ALL PROPERTY SUBJECT TO TAXATION IN SAID CITY FOR GENERAL MUNICIPAL PURPOSES PER ONE HUNDRED DOLLARS (\$100.00) VALUATION AT THE RATE OF \$.3930 ON ALL RESIDENTIAL REAL ESTATE, \$.3860 ON ALL COMMERCIAL REAL ESTATE AND \$.5190 ON ALL PERSONAL PROPERTY; AND FOR THE PURPOSE OF ACCUMULATING A FUND TO PAY THE CITY'S PENSION FUND FOR FIRE AND POLICE PERSONNEL EMPLOYED BY THE CITY OF GLENDALE LEVYING AND FIXING THE TAX RATE PER ONE HUNDRED DOLLARS (\$100.00) VALUATION AT THE RATE OF \$.0760 ON ALL RESIDENTIAL REAL ESTATE, \$.0770 ON ALL COMMERCIAL REAL ESTATE AND \$.1000 ON ALL PERSONAL PROPERTY; AND FOR THE PURPOSE OF ACCUMULATING A FUND TO PAY THE CITY'S DEBT SERVICE FUND FOR THE CITY OF GLENDALE FOR PUBLIC SAFETY FACILITIES LEVYING AND FIXING THE RATE PER ONE HUNDRED (\$100.00) VALUATION AT THE RATE OF \$.2980 ON ALL RESIDENTIAL REAL ESTATE, \$.2980 ON ALL COMMERCIAL REAL ESTATE AND \$.2980 ON ALL PERSONAL PROPERTY; EFFECTIVE DATE: 09/17/18

Alderman Lane moved approval of the first reading of Ordinance B14-18, with reading by caption only. Alderman Baugus seconded the motion.

Mayor Magee asked Mr. DeClue to read the ordinance by caption only.

Mr. DeClue read the ordinance by caption only.

Mayor Magee asked for a report.

Mr. DeClue stated that Mr. Lawrence, Finance Director, prepared a lengthy report, which was included in the packet, detailing the information about the annual rate which also reflected the debt service that was set at the maximum.

Mr. DeClue noted that there would be a public meeting at the next BOA meeting with a second reading and final adoption at that time, adding that the Ordinance needed approval by October, 2018.

### DISCUSSION ITEM: REPLACEMENT OF CITY ADMINISTRATOR'S CAR

Mr. DeClue reported that there was currently \$12,000 in budget for the City Administrator's vehicle, noting that the current vehicle had 150,000 miles. Mr. DeClue stated that he met with Glendale Chrysler concerning the options that existed at this time. Glendale Chrysler stated that the current trade-in value of ION was \$500.00 and that it might be a stretch to replace the vehicle with the budgeted \$12,000. Mr. DeClue stated that Glendale Chrysler noted that the inventory

revealed unacceptable options at this price point which included vehicles with too many miles. Mr. DeClue stated that in this range, there were not good options, adding that at a \$17,000 price point, there would be Mr. DeClue also noted that the trade in option could be handled differently.

Mr. DeClue stated that he had discussed the issue with Alderman Roettger, and noted that Glendale Chrysler thought that purchasing a vehicle would be a better option than leasing a vehicle.

Mayor Magee stated that he would like to table the idea, and asked if the vehicle was running fine and asked about the current mileage usage.

Mr. DeClue stated that it was running fine at this time, and noted that he did not know the true volume of his driving due to his recent move to St. Louis from Lebanon, MO.

Alderman Schoemehl noted that there was value to a warranty.

Mr. DeClue noted that Mr. Christensen had a few problems with the car window and heater, adding that he agreed with Alderman Schoemehl.

Mayor Magee asked Mr. DeClue to keep track of the mileage, and stated that the Board would re-evaluate the request at a later date.

Mr. DeClue stated he would keep track of his mileage, and added that he was a prudent driver.

## REPORTS

### Mr. DeClue

Mr. DeClue reported on Northview Court and Jiffy Lube issues, and looked forward to a return call from the District Manager, following numerous attempts on the part of the City to make contact.

Alderman Nauman asked about Mr. DeClue's perspective on the problem.

Mr. DeClue stated that the fence and stonewall should be shored up, the tie wall associated with the fence was rotting, and noted that the Jiffy Lube did not meet with the City Ordinance requirements which state as an example that walls, etc., must shield residents from commercial business activities.

Mr. DeClue reported that the Ice Cream Social was a success, and noted that there was a good turnout from the Glendale and Warson Woods residents.

Mr. DeClue reported on the Traffic Signal at Berry and 44, noting that traffic was backing up onto Lockwood due to the timing of the lights. Mr. DeClue stated that a contractor for MoDot caused a problem with the wiring.

Alderman Schuster stated that there was a crew working on the issue at noon today.

Mr. DeClue noted that it should be clear at the end of the day.

**Alderman Schuster**

Alderman Schuster asked about the Crossing Guard situation, and asked if the City had contacted the school.

Mr. DeClue stated that Captain Catlett had contacted both schools concerning the Police Department monitoring ending at the end of August, adding that both schools understood the situation, and would be setting up their own crossing guards.

Alderman Schuster asked for follow-up concerning the Municipal Court agreement with Warson Woods and Oakland.

Mr. DeClue stated that he was working with both cities, and was awaiting additional information. Mr. DeClue added that the cities were looking at how to integrate the Case Net computer system used by all three cities, noting that Glendale used the Rejis system.

Mr. Hetlage stated that other cities were also pondering a combined court and shared Court Clerk, adding that the State needed an answer soon, noting that the Glendale, Warson Woods, and Oakland agreement may be the first of its kind.

**Alderman Nauman**

Alderman Nauman asked about the Dispatch report that was to be reviewed by Captain Catlett.

Mr. DeClue reported that a report had been produced, but did not include all the information requested. The report should be completed within the next few weeks.

Alderman Nauman noted that the request was made 12 months ago.

Alderman Nauman reported on the Queen Anne project, noting that there were two homeowners who had not signed off on the easement releases. Alderman Nauman stated that he met with Terry Jones, Superintendent of Public Works, Mr. DeClue, and with the MSD design team and acquisition team along with one homeowner who wanted some changes to the plan, which entailed a dry creek bed instead of a soak-away pit originally designed. Alderman Nauman stated that the teams had listened to the homeowner's ideas, thought the ideas would be cost effective, and would be updating plans which would be acceptable to the homeowner. Alderman Nauman reported that the second homeowner had come to an agreement, and would be signing the easement paperwork when she returned to town.

Alderman Nauman noted that the City would be celebrating the 20<sup>th</sup> anniversary of the Jazzfest in 2020, and suggested that a committee be formed to plan the event.

**Alderman Schoemehl**

None

**Alderman Roettger**

Alderman Roettger asked about traffic related to the North Glendale parking lot, and wondered if traffic flow had changed.

Mr. DeClue stated that he had driven the area and noted that traffic flow seemed better.

Mr. DeClue also noted that the parking lot works well, but had not viewed the side streets, and was not sure about that traffic flowed.

**Alderman Baugus**

None

**Alderman Lane**

Alderman Lane reported on the question related to an Ordinance on derelict homes, noting that there were adequate current building codes in place, and that there was no need to go further in relation to the codes at this time. Alderman Lane added that Police Department follow-up on current issues should continue.

Alderman Schoemehl asked about the duration of time between the issuance of a construction permit and the beginning of the construction project, and if there was a time limit.

Alderman Nauman stated that there is a six month period for work to progress.

Alderman Schoemehl stated that it was inappropriate for neighbors to deal with problems related to derelict homes.

Mr. DeClue stated he would meet with Chief Beaton and will look into the problem at 1116 Brownell, noting that they had teamed up on another problem home and remedied the problem.

**Mayor Magee**

None

**MISCELLANEOUS**

None

**ADJOURNMENT**

Alderman Lane moved to adjourn the meeting, seconded by Alderman Schoemehl. The motion was unanimously approved

These minutes are approved as submitted this 17<sup>th</sup> day September, 2018

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Joanne Carr  
Deputy City Clerk