

MONDAY, JANUARY 6, 2020 7:00 P.M.
BOARD OF ALDERMEN
MINUTES

MAYOR MIKE WILCOX

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 7:00 PM by Mayor Wilcox

ROLL CALL

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

Absent: None

PLEDGE OF ALLEGIANCE

Alderman Baugus motioned to approve the tentative agenda. Alderman Schoemehl seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM DECEMBER 2, 2019 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from December 2, 2019. Alderman Schuster moved approval of the minutes as submitted. Alderman Nauman seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Ms. Molly Drozda, 237 Parkland Avenue

Ms. Drozda introduced herself noting that she had presented a request for a FAR change for her home at 237 Parkland. Ms. Drozda noted that there had been some disfunction in the process, noted that some of the Board members had been amazing, but did not know how next to proceed in the family's request for an increased FAR. Ms. Drozda stated that the whole process had lost them 60 days on the time line, noting that following the appeal to the Board of Adjustment, that Board knew before the meeting that the appeal was not in their purview adding that the recourse was to appeal their decision through the circuit court which would cost \$20,000 plus.

Ms. Drozda wondered why the Board of Adjustment ruled on the variance request noting that the BOA had been very helpful. Ms. Drozda stated that the law should be tightened up, the

algorithm spelled out and added that she did not feel like their family was given any consideration for the hardship and that the hardship did not seem enough for the variance. Ms. Drozda stated that the whole process was disheartening and felt like they were talked down to. Ms. Drozda noted that they loved this community and did not want to live on any other street. Ms. Drozda stated that they were trying to work with Architectural Review Board considerations noting that their goal was to stay and build adding that without the lost 60 days, they could be starting the project today. Ms. Drozda noted that they had been in contact with Mr. DeClue adding that they locked into an interest rate for 30 days.

Mayor Wilcox thanked Ms. Drozda for appearing at the meeting.

Ms. Margaret Lyons, 224 Elm

Ms. Lyons stated that she was present at the meeting in support of the Drozda's and seconded everything Ms. Drozda had to say. Ms. Lyons added that it was hard to see what the Drozda family struggled with and had they know which direction to go that would have been better. Ms. Lyons stated that there had been Aldermen who have gone above and beyond for the Drozda's.

EMPLOYEE AWARDS PRESENTATION

Mr. DeClue reported that the City usually gives these awards out during the Employee Appreciation luncheon, noting that this year, a committee was formed and decided that the awards should be presented at the Board of Aldermen meeting instead.

Ms. Cassy Kollmeyer – Employee of the Year

Mr. DeClue who stated that there were multiple nominations received this year which were all very deserving, noting that Ms. Kollmeyer began her career as a part-time court clerk and following the merge of Glendale, Oakland and Warson Woods' courts, had transformed the role and the job. Mr. DeClue added that Ms. Kollmeyer was very respected, professional and well-liked by all in the courts and in City Hall.

Mr. Terry Jones, Community Service Award

Mr. DeClue stated that everyone loved to work with Mr. Jones who, due to his countless hours of community service, could be nominated and awarded every year. Mr. DeClue stated that all nominations received were for Mr. Jones noting that Mr. Jones was a tremendous employee who helped residents, was amazed that Mr. Jones was involved on issues immediately. Mr. DeClue stated that Mr. Jones was a member of the Optimist Club, was involved with Kirkwood's Green Tree Festival, Kirkwood High School and countless other events.

Mayor Wilcox stated that the awards were well deserved on both fronts.

The ordinance was approved.

ORDINANCES REQUIRING FIRST READING

B02-20 AN ORDINANCE CALLING A PROPERTY TAX ELECTION IN THE CITY OF GLENDALE, MISSOURI, ON APRIL 7, 2020, FOR THE PURPOSE OF RESTATING, INCREASING AND LEVYING AN EXISTING TAX TO MORE FULLY FUND THE POLICE AND FIRE PENSION AND TO SUPPLEMENT THE PENSIONS OF ALL OTHER EMPLOYEES WHOSE PENSIONS ARE FUNDED FROM THE CITY GENERAL FUND

Alderman Roettger moved approval of the first reading of Ordinance B02-2020. Alderman Lane seconded the motion.

Mr. DeClue reported that this ordinance was the result of a culmination of multiple years of study by the Pension Board and BOA noting that the pension was underfunded needed a dedicated funding source to maintain and return it to 100% adding that it was a requirement of LAGARS. Mr. DeClue stated that LAGARS allowed the paydown to run 15 years adding that this levy would allow the transition of the Fire and Police Departments along with all legacy dispatchers. Mr. DeClue stated that this would also include administration and public works noting that all plans would need to be in sync. Mr. DeClue noted that ultimately, this was an idea that had to come forward, noting that \$480,000 would be dedicated to the pension revenue and only for the pension program. Mr. DeClue noted that the pension plan did not get into this state overnight adding that it did need time to heal. Mr. DeClue noted that this plan also allowed the city flexibility.

It was asked if this ordinance need to pass before the city files with the Board of Election.

Mr. DeClue stated that it did, and the deadline was January 21st.

Alderman Roettger asked if the ballot language was set in stone on the exhibit.

Mr. DeClue noted that the wording was changeable.

Mr. Hetlage stated that suggestions could come for wording but noted that the wording needed to be neutral.

Alderman Roettger asked everyone to read the language as if it was being read at the ballot box.

Alderman Roettger noted that the city's advisors had been advising us since 2008, noting that the plan was underfunded and needed to be addressed. Alderman Roettger noted that the market had been keeping the plan in good standing adding that now the funding issue needed to be addressed Alderman Roettger stated that this fund increase would also be the best way to utilize other funds for the city.

Mayor Wilcox asked if Alderman Roettger agreed with the number.

Alderman Roettger stated he agreed noting that the Pension Board and advisors worked through the numbers closely and added that \$477,000 would be the total including the \$135,000 currently collected by the city. Alderman Roettger noted that after 15 years, there would be no need for the funding, and at that time, the levy could be revisited and lowered.

Mr. DeClue noted that FAQ's would be sent out for residents.

Mayor Wilcox encouraged the Board to read the ballot language and submit changes to Mr. DeClue and Mr. Hetlage before the next meeting.

Mr. DeClue noted that the purpose of the funding was solely for the pension noting that in 1984 was the last time a tax levy was brought to the residents adding that the Hancock Amendment kept the rate tight.

Mr. DeClue read the ordinance by caption only.

Mayor Wilcox noted that there was probably better wording to make the tax levy clearer.

Mr. Hetlage stated that he would look at the wording.

Mayor Wilcox asked if there were any other questions.

There were none and the ordinance was tabled for the next meeting.

REPORTS

Ben DeClue

Mr. DeClue reported that everyone but Alderman Schoemehl voted on the February 1 date for the Strategic Planning meeting with a start time of 9:00 am ending at 12:00 pm. Mr. DeClue asked Alderman Schoemehl if that was acceptable and Alderman Schoemehl agreed. Mr. DeClue stated that an email would be sent with further details.

Mr. DeClue reported that with the new year, there would be new projects started and reports would be forthcoming.

Joanne Carr

Ms. Carr reported that Balkan Treat Box food truck along with Go Gyro Go will be serving food at the 2020 Jazzfest. Ms. Carr also noted that business license applications had been sent out for the new year.

Alderman Roettger

None

Alderman Baugus

Alderman Baugus asked Mr. DeClue to forward information regarding the components of the FAR.

Mr. DeClue gave a summary of the FAR and stated that more details would be forwarded to the Board again.

Alderman Lane

Alderman Lane stated that she and Alderman Schuster would be attending the ARB committee meeting on Saturday, January 11 adding that the cities FAR was fair and noted that the Drozda's builder knew the parameters. Alderman Lane noted that the Board needed to know what information the Drozda's were given adding that the family had lived in their home for 11 years.

Mayor Wilcox stated that he understood the Drozda's situation better and understood the earlier appeal to the BOA which over road the ARB decision regarding a home with a front entry garage that was denied by the ARB due to character issues. Mayor Wilcox stated that the Drozda's went through the correct process noting that the FAR was set by law which could not be overridden, adding that the circuit court could hear the appeal. Mayor Wilcox noted that the situation was complicated.

Alderman Baugus noted that there was another Board which oversaw the request adding that the BOA did not approve this type of request.

Mayor Wilcox noted that there was a law in this situation.

Alderman Schoemehl

None

Alderman Nauman

Alderman Nauman suggested that Mr. DeClue, Chief Beaton the Mayor and he circle back with Kirkwood to reschedule a tour scheduled earlier but deferred.

Mr. DeClue stated he would check on availability.

Alderman Nauman asked about the timetable for the new marquee sign.

Mr. DeClue stated he was talking with the contractor.

Alderman Nauman thanked Mr. Jones and Mr. DeClue for the completion of the Queen Anne project, noting that the quality was fantastic adding that he was particularly impressed with the work done by Brendan Weiss who was wonderful to work with.

Alderman Nauman thanked Mr. Jones and Mr. DeClue for their follow-up and conversations with Mr. Slawson, 1 Gramercy Place, regarding the Berry Rd. project which included conversations with the county management.

Mayor Wilcox stated he wanted to be sure Mr. Slawson was comfortable with the project as it related to his home.

It was noted that the Berry Road project was a county project, and letters had been published in October and November updating residents about the project time line; however, it was noted that the information was nearly the same for both months and not really updated.

Mr. DeClue stated that better updates would be forthcoming following the utility company updates, adding that social media would be used to update residents noting that the county wanted to engage immediately. Mr. DeClue added that the project was still in the utility phase, noting that their communication was not as good as the county's communication. Mr. DeClue stated that once the project is under the St. Louis County control, the city would have much more detail and updates.

Alderman Nauman asked if the Board could receive a 'playbook' showing code documentation in relation to the Drozda situation and in general.

Mr. Hetlage stated that all the documentation was in the code and added that he had emailed the Board details when the code was changed in relation to new laws for the Board of Adjustment earlier in 2019.

Alderman Baugus stated that it would be nice to have cheat sheets but noted the City Administrator was hired to handle questions related to code.

Mr. DeClue stated that he was careful about giving approvals, adding that administration defines the codes all the time.

Alderman Schuster

None

Jim Hetlage

None

Mayor Wilcox

Mayor Wilcox asked if the Jazzfest committee had met again.

Ms. Carr stated they would be meeting soon.

Mayor Wilcox asked if the Board could receive more of an update in the weekly report from Mr. DeClue on the Berry Road project, on a weekly basis.

Mr. DeClue and Mr. Jones stated they would put the report together.

EXECUTIVE SESSION

Alderman Lane moved to adjourn to Executive Session. Alderman Nauman seconded the motion. There being no further questions or discussion, Mayor Wilcox called for a vote:

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

Nays: None

Not Present:

ADJOURNMENT

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

These minutes are approved as submitted this 21st day of January 2020.

Joanne Carr
Deputy City Clerk