

CITY OF GREENDALE  
BOARD OF ALDERPERSONS REGULAR MEETING MINUTES

Meeting via Teleconference  
Meeting Held October 20, 2020

*Due to ban on gatherings of 10 or more in St. Louis County's State of Emergency Declaration on March 13, 2020 and social distancing guidelines, the budget hearing and monthly board meeting was conducted via teleconference.*

CALL TO ORDER

Mayor Graham called the meeting to order at 6:34 P.M.

ROLL CALL

Mayor Tiffany Graham, Ald. Monica Jefferson, Ald. Debra Millender, Ald. Jane Kayser, City Attorney Phil Ayers, Code Enforcement Officer William McHugh, and Normandy Police Officer Cpt. Stuber were all present on the call. Treasurer Tiffany Walker was excused. Ald. Denise Edwards was absent.

NO ADDITONS OR SUBTRACTIONS TO AGENDA

PUBLIC COMMENT

Co-Developers Ken Nuernberger & Tim Persons of ND Consulting Group presented a thorough explanation of their Normandie Hall project plans to convert the former Incarnate Word Academy Convent into housing units for seniors 62 and over. Information on these plans can be viewed on the City of Greendale website. Ald. Jane Kayser inquired about project fencing materials, how many trees can be preserved on the property, will east parking lot require expansion, and will the integrity of the onsite graveyard be kept. Resident Doris Trojcek inquired about what services will be available for potential senior tenants, inclusion of asbestos and mold removal in overall cost, will internal altar be modified, and will the current gutters and Infant of Prague statue remain. Resident Monica Huddleston asked if denial of the MHDC Tax Credit would call off development plans and do letters of support bear any weight in the decision. Resident David Ruth asked if the number of units with no income restrictions could be increased, the possibility of project being converted into something not designated for seniors only, will there be visitation restrictions for potential residents and will they be enforced, and which platform would be used for ND Consulting's presentation the next day. Mr. Nuernberger provided answers to all questions.

In the interest of time, Mayor Graham ended public comment regarding the Normandie Hall development plans and asked that any further inquiries be sent to City Hall to be forwarded to the developers.

No further public comments.

MAYOR'S COMMENTS

UMSL has a Diversity Equity Inclusion Accelerator application open for entrepreneurs to possibly receive up to \$50k and the information can be found on their website. UMSL is having a Halloween Trunk or Treat October 31<sup>st</sup> from 12pm-2pm. The City of Northwoods is having a drive-through Halloween event October 31<sup>st</sup> from 5pm-8pm. Election Day is November 3<sup>rd</sup>.

APPROVAL OF MINUTES

It was moved by Ald. Kayser and seconded by Ald. Jefferson to approve the minutes of the September 15<sup>th</sup>, 2020 Board of Alderpersons Meeting. Ald. Kayser voted yes, Ald. Jefferson voted yes, and Ald. Millender voted yes.  
MOTION PASSED.

REPORTS

Cpt. Stuber of Normandy Police reported no significant incidents this month and reminded everyone to lookout for their neighbors.

Code Enforcement Officer William McHugh Jr. reported no major issues, just reminders to a few residents that concrete work and other home projects require building permits to be obtained from City Hall. Not many illegal trash items over last month.

Treasurer's report was given by Mayor Graham. City of Greendale revenue is pretty much in line with where its supposed to be. Expenses are over due to Line Item 565 Equipment & Repairs due to work being done on cameras. City finances remain in good shape.

Julie Dunn Morton of the FAC reported they recently held a meeting and also sought advice from Doug Seely and MO Dept. of Conservation on how to handle tree care with recent tree budget cuts and how to best utilize the TRIM Grant. Proposed plan of \$13500 tree care budget with \$3500 from City of Greendale and \$10k from TRIM Grant.

Mayor Graham stated that since Normandy School has submitted a charter school application, the Mayors and board members of 24:1 passed a resolution requiring the charter to receive more community input before proceeding. More information will be provided once available. Ald. Millender reported that St. Louis County is encouraging all governing school bodies to return elementary children to school. The NSC has extended in-person learning to 5<sup>th</sup> graders, is still working on a plan for middle schoolers due to social distancing issues and is eyeing to potentially have high-schoolers back in at the beginning of next semester.

#### NO OLD BUSINESS

#### NEW BUSINESS

It was moved by Ald. Kayser and seconded by Ald. Millender that an IWA Convent Developer Tax Credit letter of support be drafted on behalf of the City of Greendale. Ald. Kayser voted yes, Ald. Millender voted yes, and Ald. Jefferson voted yes. MOTION PASSED.


#### PUBLIC COMMENT

Resident Monica Huddleston asked about the status of blighted house in neighborhood. Code Enforcement Officer William McHugh responded. Resident Doris Trojcak asked if there was an exact count of vacant homes in the neighborhood and if there was a way to find out the percentage of collected recyclables Waste Management is actually recycling. City Administrator Jackie Payton, Attorney Ayers, and resident Monica Huddleston provided insight on recycling issue. Resident David Ruth inquired about why solid waste collection was over budget, thinking it may be 13-month fiscal year. City Administrator will look into it. Resident Monica says miscoding in system may also be an issue. Mayor Graham asked Attorney Ayers how court for Greendale has been going. Attorney Ayers responded saying he had attended court the previous day. Stated that docket was very low; usually increased with in-person hearings, and that in terms of efficiency that court is not good due to defendants having to use their own equipment and having difficulty with the Zoom platform currently being used.

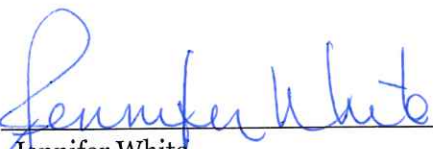
No further public comments.

#### ADJOURNMENT

It was moved by Ald. Kayser and seconded by Ald. Jefferson that the meeting be adjourned. Meeting adjourned by Mayor Graham at 7:56 P.M.

  
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Tiffany Graham  
Mayor

Attest:

  
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Jennifer White  
Assistant City Clerk