

**MONDAY, MARCH 6, 2023 7:00 P.M.**  
**BOARD OF ALDERMEN**  
**MINUTES**

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MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN TONY ROBERTS

ALDERMAN SARAH VITALE

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

MEETING CALLED TO ORDER

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The meeting was called to order at 7:00 PM by Mayor Wilcox.

ROLL CALL

Present: Alderman Roettger, Alderman Nauman, Alderman Roberts  
Alderman Capshaw Cushing, Alderman Vitale, Alderman Lane

Absent: None

Present: Chief Jeff Beaton

APPROVAL OF THE AGENDA

Mayor Wilcox asked if there were any changes to the March 6, 2023 meeting agenda. There were none. Alderman Nauman approved the agenda. Alderman Roettger seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM FEBRUARY 21, 2023 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the February 21, 2023 meeting. There was an issue with highlighting which was corrected. Alderman Vitale moved approval of the minutes. Alderman Lane seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

**Wendy Haffner, 1009 Glenbrook**

On Feb. 6<sup>th</sup>, 2023, a building moratorium was voted on and passed by the Glendale BOA, which said the city “will not accept, consider, or act upon any new applications for new proposed additions to residential properties or new residential development.” After the meeting, several of us were talking to Mayor Wilcox, Alderman Nauman, and ARB Chair Jeff Fernhoff. We confirmed that since Korus Properties’ application for a new build at 993 Glenbrook was voted on and denied at the January 11, 2023 ARB meeting, Korus Properties was subject to the moratorium, and his next application would occur when the moratorium was lifted and under the new guidelines. Alderman Lane also stopped by briefly to say, “you must be so happy!”

Also, during that conversation, Mayor Wilcox told us that the city manager and an unnamed ARB member met with the builder on the Friday prior- February 3, 2023 – to help Korus Properties understand what he needed to submit if he hoped to get an approved build in the future. We were happy about this because, just maybe, we'd get an appropriate design, which we've been wanting for these past 16 months. City Administrator Ben DeClue then joined the conversation and Mayor Wilcox asked him who else had met with the builder. That information was not shared , which was a bit odd.

Anyway, I can confidently say that from our end of meeting conversation – we the residents of Glenbrook, Mayor Wilcox, Alderman Nauman , ARB Chair Jeff Fernhoff, and Alderman Lane left the Feb 6<sup>th</sup> 2023 BOA meeting with the knowledge that Korus Properties could not submit an application for a new build at 993 Glenbrook until the moratorium was lifted and under the new guidelines.

On March 2<sup>nd</sup>, we were completely blindsided by a letter from the city of Glendale dated 02-28-2023 stating that Korus Properties had submitted a “newly revised” application for a build at 993 Glenbrook, and it would be reviewed at the March 8<sup>th</sup> ARB meeting.

To say that we feel betrayed is an understatement.

This is wholly contradictory to what we witnessed and heard at the Feb 6<sup>th</sup> BOA meeting and what we were told at the conclusion of the meeting. Korus Properties' previous application was denied, which requires him to submit a new application, and should be subject to the moratorium.

#### **Jennifer Grimmer, 1017 Glenbrook**

Ms. Grimmer stated that at the ARB meeting, 993 Glenbrook was denied by a 5-1 vote, and therefore, was not in the process of being reviewed. Ms. Grimmer asked why the proposal would be considered, noting that it seemed that it was pending based on staff review.

#### **Amy Clark, 937 Glenbrook**

Ms. Clark stated that on March 23, she received a letter indicating that 993 Glenbrook would be reviewed by the ARB adding that it was the complete opposite of what was heard at the last Board of Aldermen meeting. Ms. Clark stated that the wording in the letter was suspect, adding that it was noted to be a new application.

#### **Carol Bader, 1001 Glenbrook**

Ms. Bader stated that the last line of the ordinance indicated that there was a moratorium noting that at the February ARB meeting, Korus properties submission was denied. Ms. Bader noted that there was a meeting later which she learned constituted a substantive meeting adding that the Board should have been required to disclose the meeting information at the Board of Aldermen meeting for transparency, advising the community about the result of the actions. Ms. Bader stated that this whole situation constituted a breach of trust which would not easily be repaired. Finally, Ms. Bader stated that she wanted to know who the second person was in attendance at the February meeting.

#### **Laurie Harper, 1018 Glenbrook**

Ms. Harper stated that she attended the February 6<sup>th</sup> meeting and asked if 1 Kings Pond would be impacted adding that Korus Properties was absent from the meeting regarding the moratorium and wondered if the company had advanced assurances they would work around the moratorium. Ms. Harper stated that there were ongoing concerns including the large scale of the home, and

the acerbation of run-off created from the larger house which the January proposal indicated would will create impervious area at 47% from 41%. Ms. Harper asked about enforcement wondering who would be checking the project from beginning to end.

Ms. Delio, 1023 Glenbrook

Ms. Delio stated that she was weary of this process that has taken almost two years adding that the Board of Aldermen voted on February 6<sup>th</sup> for the approval of Ordinance B08-23 which placed a moratorium on new construction after February 7<sup>th</sup>. Ms. Delio asked about the stage of the new guidelines, and asked if that had any bearing on the vote. Ms. Delio also asked why the planned meeting was not revealed to the Board before the approval of the ordinance. Ms. Dilea stated that a new application for 993 Glenbrook would be heard again regardless of the February 24<sup>th</sup> date on the application and the deadline noted in the ordinance. Ms. Delio stated that the new submission should be tabled and removed from the March 8, 2023 meeting and should be considered under the moratorium to be reviewed in light of the new guidelines once they are passed. Ms. Dileo thanked the Board for listening.

Karen Schluter, 985 Glenbrook

Ms. Schluter stated that she agreed with everything stated by all the neighbors who spoke here today, adding that the submission should be removed from the upcoming ARB meeting.

#### ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B09-23 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI  
MAINTAINING THE TAX RATE OF ITS TAX ON THE GROSS RECEIPTS OF  
GAS AND OTHER PUBLIC UTILITY CORPORATIONS CONDUCTING  
BUSINESS WITHIN THE CITY

Alderman Vitale moved approval of the second reading of Ordinance B09-23. Alderman Lane seconded the motion.

Mr. DeClue stated that this ordinance sets the option to keep tax levy in the tax code based on law from 1985, for Spire, equal to the ordinance in place for Amerin UE. Mr. DeClue noted that the earlier ordinance did not include wording to incorporate changes made by utilities not included in the ordinance but would in the future with the new ordinance as well as including the rate changes made by Spire. Mr. DeClue stated that there should be no need for changes in the future.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Capshaw Cushing moved approval of the final reading of Ordinance B09-23. Alderman Roettger seconded the motion.

Mayor Wilcox asked if there were any additional questions or comments. There were none. Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Roberts, Alderman Nauman, Alderman Capshaw Cushing, Alderman Vitale, Alderman Lane

Nays: None

This ordinance was approved.

PUBLIC HEARING: ORDINANCE B10-23

The public hearing was opened at 7:31 pm.

Mr. DeClue reported that with the passage of amendment 3, the new law allowing the sale of consumable use marijuana and rolled it over from medicinal use as a comprehensive rollover of the law. Mr. DeClue stated that this ordinance will better define and redo the city's zoning code to reiterate the code for consumer use. Mr. DeClue stated that the city only had one location that was a possible viable location for the sale of Marijuana and added that , Kirkwood would be opening a shop. Mr. DeClue noted that the State of Missouri did not offer many licenses for the sale of Marijuana adding that this new ordinance included the same zoning rules listed under the old ordinance for medicinal use including restrictions due to location of schools, churches, and daycare locations.

There was no one present with questions about the ordinance.

Mr. DeClue closed the public hearing at 7:35 pm.

B10-23 AN ORDINANCE AMENDING SECTIONS 400.010, 400.420 AND 400.500 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF GLENDALE, MISSOURI, REGARDING THE SALE OF MARIJUANA IN THE CITY OF GLENDALE, MISSOURI

Alderman Vitale moved approval of the second reading of Ordinance B10-23. Alderman Roettger seconded the motion.

Mr. DeClue again reported that this ordinance would amend Glendale's zoning code to regulate comprehensive and recreational marijuana business uses in the city of Glendale adding that currently, medical marijuana facilities were limited to C-2 and C-3 zoning. Mr. DeClue noted that shop owners now had a Constitutional right to be licensed by the stated adding that cities could not outright ban the sale of marijuana without a 60% majority vote. Mr. DeClue noted that Kirkwood and Des Peres were going through the process.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Roberts moved approval of the final reading of Ordinance B10-23.

Alderman Vitale seconded the motion.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Roberts, Alderman Nauman, Alderman Capshaw Cushing, Alderman Vitale, Alderman Lane

Nays: None

This ordinance was approved.

## RESOLUTIONS

R07-23 A RESOLUTION AUTHORIZING A CONTRACT WITH H3 STUDIO, INC FOR A COMPREHENSIVE PLAN AND ZONING CODE UPDATE

Alderman Lane moved approval of the reading of Resolution R07-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the document in the packet maps the future of community housing sites, commercial entities, transportation needs, etc., noting that Glendale did not have a comprehensive plan. Mr. DeClue stated that additionally the City wanted to revamp the zoning code which has been in place since the 60's but would provide the foundation where the new code would be overlayed. Mr. DeClue stated that the comprehensive plan would be funded with ARP money that is available for such projects and would cost \$110,000. Mr. DeClue stated that the city needed this comprehensive plan. Mr. DeClue introduced Mr. Tim Breihan to the Board.

Mr. Breihan stated that he was pleased to have been selected to move forward with the project. Mr. Breihan stated that he had been working with Mr. DeClue over the last few months prior to the appointment and that he would give a brief overview of the project.

Mr. Breihan stated that the program was fundamentally structured in 6 phases with 4 phases of the work on the comprehensive portion and 2 phases on the zoning code, adding that the work would be go on concurrently.

Mr. Breihan stated that the first phase would include the establishment of a citizen steering committee made up of 9 to 11 members to include Mr. DeClue, Planning and Zoning, ARB members and two or more citizens to meet together three times throughout the process. Mr. Breihan stated that there would be two large-scale public workshops as

well for the community. Mr. Brieihan stated that there would be data collection including information about the physical, environmental, transportation and marketing sectors in Glendale with input from Lochmueller Group. A document would be assembled, adding that during phase 1, an online community survey would be initiated which would also lead to a review of the zoning code as a part of phase 2. Mr. Brieihan stated that there would be specific engagement related to a qualitative assessment basis addressing how the current code would better align with the current character of Glendale today, what is permitted by right and what gaps, discrepancies or deficiencies might exist. Mr. Brieihan stated that he would engage the steering committee, integrate it towards consensus and identify opportunities. Mr. Brieihan stated that the goal of the second meeting would be to define the overall structural foundation of code, identify what are the key priorities of the city and community to address. Mr. Brieihan noted that by extension and working with the code, there would be recommendations inclusive of land development and economic needs, etc. During the 4<sup>th</sup> phase the third meeting would occur with the steering committee, schedule a strategic retreat with Board and staff. Mr. Brieihan stated that in phase 5 the code would be drafted and updated, fully coordinated and aligned and then reviewed by the Plan Commission and Board of Aldermen. During Phase 6 the plan would be finalized, all documents would be available during an open house and finally form a presentation for the City for adoption. Mr. Brieihan stated that there would be two public hearings with a question and answer period for the community prior to final presentation to the Board of Aldermen for final review and adoption.

Alderman Vitale thanked Mr. Brieihan for his presentation, noting that the cost would be \$110,000 and would be a 6 phased program. Alderman Vitale stated that a lot was said about developing areas and reconsidering our residential zoning areas, adding that she wanted Glendale to remain Glendale noting that the City had worked hard the last two years, coming to a decision through new guidelines to keep Glendale small with a minimal amount of development.

Mr. Brieihan stated that his group would not necessarily recommend redevelopment, but would listen to open comments by residents and address many issues within the zoning code. It was noted that the plans would include the calibration of the zoning code following the City's vision, preserving the city and not facilitating massive development, adding that he did not consider replacing the ARB guidelines. Mr. Brieihan stated that the current code was out of date, and instead of creating a Band-Aid with the new guidelines would integrate the guidelines into the zoning code which would allow for guideline regulations.

Alderman Vitale noted that with recent State of MO legislation, a new law was passed deregulating home business, allowing less regulation of activities related to sales out of the home and asked how Mr. Brieihan's team would incorporate that into our zoning code. Alderman Vitale noted that Glendale did need a new zoning code and noted that she was glad the City was receiving assistance from H3 Studio but asked how does the new law factor in.

Mr. Brieihan stated that his team would be looking at the applicable regulations in the zoning code as part of the process, adding that his team would be reviewing all the codes

with the city attorney and would take into account all new laws. Mr. Briehan stated that his team would rely on the City's input adding that the Board of Aldermen had to live with the new code. Mr. DeClue stated that other communities, including Frontenac, initiated a comprehensive plan. Mr. Hetlage stated that the State Legislature is reviewing the recently passed home business law adding that it was determined that the law might have gone too far.

Mr. Briehan stated that this comprehensive plan would be a 12-to-18-month process which takes into account the time it takes to organize and schedule meetings, scheduling during the Spring and Summer months, which can take time due to holiday scheduling. Mr. Briehan noted that there would be 1 or 2 meetings scheduled before Labor Day and pick up again in the fall.

Alderman Roettger asked about plans for ensuring attendance at the meetings. Mr. Briehan stated that in his experience, bringing citizens together during a community event, and including food was a good way to ensure participation but noted that it was always a challenge needing creative ways to succeed.

Mayor Wilcox asked if there were any additional comments or questions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

## REPORTS

### Mr. DeClue

Mr. DeClue reported that the generator would be installed on the 9<sup>th</sup> of March. Mr. DeClue noted that he met with Chief Beaton on a code enforcement matter regarding vacant property on Glenbrook and another property on Southridge. The two situations have been referred to the courts due to a lack of response on the part of the Glenbrook homeowner. The police continue to work with the homeowner on Southridge.

### Alderman Roettger

Alderman Roettger reported that there was confusion and miscommunication regarding 993 Glenbrook, adding that he was in full support of the moratorium when he came into the meeting. Alderman Roettger stated that when thought about logically, this project may not have been a new project but reiterated that there was confusion. Alderman Roettger stated that historically, the past Mayor would say that the city could not always legislate hard situations away noting that there needed to be talks and a compromise. Alderman Roettger noted that the property could not sit vacant forever adding that the community needed to arrive at a place where it all works.

### Alderman Vitale

None

Alderman Lane

Alderman Lane asked if the plan was included in this year's budget. Mr. DeClue stated that it was. Alderman Lane noted that regarding 993 Glenbrook, a resolution needed to be found regarding all parties adding that everyone needed to come together.

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

None

Jim Hetlage

Mr. Hetlage reported that it was an active time at State House adding that their Spring break would start in a week. Mr. Hetlage stated that the cities have been the target of the House and Senate noting that discussions were underway to take powers away adding that examples included what had been happening with libraries and school districts within municipalities. Mr. Hetlage stated that the primary focus of efforts this year continue to be trying to control local government, which received record revenues the last year. The Legislature was looking for ways to cut video service provider fees, noting that antenna and cable services were regulated with taxes required from gross receipts adding due to nonpayment, there were lawsuits pending to recoup funds. Mr. Hetlage stated that there were three House bills and Senate bills to prevent Municipalities from leveraging fees on home-based business but noted that bill #978 was under discussion to scale back limitations imposed last year, Mr. Hetlage noted that a new statute recently passed took away control of home-based business licensing, as long as the business was not carried out in the front yard or increased traffic. Mr. Hetlage noted that the Legislature was looking at pulling the law back somewhat which was supported by the Municipal League. Mr. Hetlage stated that the Legislature was looking at reducing home assessments and placing limits on property taxes adding that one consideration was setting age qualified limits which could not be increased, noting that assessed values would be tied to the purchase price. Mr. Hetlage noted that this would impact the city, school, and library taxes. Mr. Hetlage stated that Personal Property was assessed at 33%, noting that bill #104 under review wanted to reduce the percentage to 20% and excluding assessments for personal property over 10 years old. Mr. Hetlage noted that the average age of a vehicle was 12 years in Missouri. Bill #105 would reduce real property from 19% to 15%, #1145 would remove home inspections from political subdivisions including storm water mitigation. Mr. Hetlage stated that regarding electric charging stations, this law would prohibit subdivisions from requiring payments and would need to be paid by a city if required of a building development. Bill #452, the House proposes to exempt retail sales of food use tax which could equate to a quarter of a million dollars adding that it would affect pool money. Legislation is under consideration to do away with April election and allow only August and November instead, # 202 Senate bill is considering requiring candidates to declare a political party instead of running on a nonpartisan basis as is currently in place. Mr. Hetlage stated that much was going on, a lot that is not supported by the Municipal

League but some such as the home based business law was supported. Mr. Hetlage suggested that all citizens call or write to a local legislator to note your opinion on these matters.

Mr. DeClue stated that Mr. Lawrence could provide the tax situation for the City noting that last year was a good tax year but noted that wages and building costs always increase.

### Chief Beaton

Chief Beaton stated that code violations in relation to private property can be frustrating for everyone involved in, adding that the City runs into these periodically, and noting that resolution sometimes takes time. Chief Beaton reported that complaints due to the condition of 946 Glenbrook occur often, adding that there were health issues involved which prompted a move to a full care facility. Chief Beaton stated that an attorney was acting on the homeowner's behalf adding that the department needed to contact him on violations. Contact was made in April, 2021, and boiled over again requiring a summons. Chief Beaton stated that the home was in disrepair and was noncompliant based on codes adding that the case was dismissed in Municipal court at the end of 2021. Chief Beaton stated that there were no notes, adding that we have the same prosecutor, but a different judge. Moving forward to June of 2022, other code violations appeared which being reviewed by Officer DeBisschop at this time. Chief Beaton state that he identified two houses within the City after driving throughout the community and identified 3 or 4 houses adding that the Southridge home had substantial violations which would be hard to handle. Chief Beaton noted that St. Louis County was called in to look at the Glenbrook property adding that the County advised that they would take on the violations adding that the City had not heard anything from February, 2023. Chief Beaton stated that many resources were offered including CDBG funding and noted that some work had been done but not significantly. Regarding the Glenbrook property, shrubs were overgrown but have since been trimmed down, the roof was patched with a black heavy duty vinyl cover and the light pole was fixed but added that two abandoned vehicles remain in the driveway there remains a hole in the rear eave (soffit) and chipping paint. Chief Beaton noted that the vehicles were on private property and not subject to restrictions. Chief Beaton stated that currently, a citation and report has been sent to the homeowner with a copy for the attorney who did speak with Officer DeBisschop. The attorney it seems was under the assumption that everything was resolved but would be provided pictures.

Chief Beaton noted that some things had been resolved adding that it appeared that it was the bare minimum. Chief Beaton stated that an April 11 date has been set for an appearance in court adding that it appeared repairs would be completed sooner. Chief Beaton stated that he was frustrated with the situation but added the Mr. Malone, our prosecuting attorney, was advised that this case needed to be a priority.

Alderman Nauman stated that he was concern about animal infestation, and asked if the home could be inhabited noting that the exterior could be improved relatively quickly. Alderman Nauman also asked about how the County might address the inside of the home if it is not livable. Chief Beaton stated that usually when someone lives in the home there are no inspections, adding he would talk to Ms. Carr about asking the County to inspect the property. Alderman Vitale noted that if the home is condemned, like the City of St. Louis, would the house need to be torn down, adding that there may have been a break due to COVID. Mr. Hetlage

stated that Glendale had the ability to abate, and Alderman Vitale hoped there would be a satisfactory agreement between all parties. It was noted that the City home has been vacant for some time, the City would need permission to enter the interior or the home but that the City with the County's assistance could condemn the home. Mayor asked Chief Beaton to keep the Board apprised of the situation.

Chief Beaton reported that someone currently lived at 42 Southridge and as of June, 2022, the homeowners association issued a complaint regarding the condition of the front porch, excessive weeds and vines along with damage to the siding and paint deterioration. Chief Beaton stated that items were classified as code violations, and made contact with the homeowner who is very reserved, and hesitant to apply for assistance. Chief Beaton stated that he had checked to see how the local community could become involved, including the Shepherd Center who indicated the work necessary was beyond the scope of the work they did. Chief Beaton stated that Officer DeBisschop suggested the CDBG program that offered financial assistance however, never heard back from the homeowner and wasn't sure if they were ineligible or just declined applying. It was noted that there may be rodents, and/or bats living in the home. Chief Beaton stated that he had made contact recently with the Problem Properties division at St. Louis County and pointed out the problems the resident was experiencing and added that the resident did not want the extended family to get involved in the situation. Chief Beaton stated that the City may need to consider condemnation of the property if improvements are not made and would initiate the City's code violation citations.

Alderman Vitale stated that she was concerned about the living conditions in the home noting that it would be unsafe and unhealthy for anyone living in infested conditions including children.

Chief Beaton stated that the roof was in good condition, and the shrubs had been trimmed and added that the woodwork was in disrepair, possibly allowing for a small animal or birds to enter in small open cavities.

Ms. Roper, a neighbor at 36 Southridge, stated that there was a neighborhood hotline for this resident, adding that the house was falling apart and noted that the situation was not fair to the neighbors. Alderman Lane stated that the resident's safety was a concern and asked if there were mental health issues. Chief Beaton stated that residents were lucid during conversations. It was noted that possibly charities could assist, including health and senior services. Ms. Roper noted that outside help could lead to moving the resident out of the home or at least initiating a home visit with an eye toward viewing the living conditions. Ms. Roper stated that another concern was setting up a fixed plan to pay back dues owed the association for previous months of billing. Chief Beaton stated that the porch was not falling down but there was evidence that the base of the posts were rotting and added that the eave at the back of the house could come down. Chief Beaton stated that there was a need for extensive work to bring the house back up to code, adding that if there is a need to site the homeowner through the court system, we would do that. Alderman Vitale stated that she would be willing to help on a Saturday to work on the home. Ms. Roper stated that the home association offered to help but was shooed away. It was noted medical services were offered to the homeowner earlier in the year and at time some of the porch had fallen away from the railing. Chief Beaton stated that at one time, police officers assisted a homeowner on Venneman in a similar situation and could happen again in this

case. Ms. Roper stated that the inside of the house was a concern and added that a subdivision landscaper had been mowing her lawn at no charge. Ms. Roper stated she was worried about the resident and wanted her to be safe. Alderman Nauman stated that he wanted the circle closed and Alderman Vitale stated that she would reach out to the resident.

Ms. Whitney Roper, 36 Southridge, current Board of Adjustment member and future Alderman in Ward II following the April, 2023 election.

Ms. Roper introduced herself, noting that she was the mother of 4 boys, worked in healthcare and was a strong advocate for our community. Ms. Roper stated that she would have large shows to fill with Alderman Vitale stepping down but wanted to continue a strong voice in her ward. Ms. Roper noted that she was on the Board of Adjustment at this time and would resign upon swearing in as Alderman. Alderman Vitale thanked Ms. Roper and noted that she was happy that Ms. Roper was running for office and chose to serve the City of Glendale. Ms. Roper stated that she loved living in Glendale, adding she was not originally from the area.

#### Mayor Wilcox

Mayor Wilcox noted that Alderman Roettger and Alderman Lane touched on the situation regarding 993 Glenbrook and apologized to Ms. Haffner. Mayor Wilcox stated that there was more information than he had and noted that there was a lack of communication. Mayor Wilcox stated that the people familiar with the situation was working through the matter and again apologized for the lack of communication which he played a part of.

#### EXECUTIVE SESSION

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

Ayes: Alderman Roettger, Alderman Nauman, Alderman Roberts  
Alderman Lane, Alderman Capshaw Cushing, Alderman Vitale

Nays: None

Not Present:

#### ADJOURNMENT

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

These minutes are approved as submitted this 20th day of March, 2023

Joanne Carr  
Deputy City Clerk