

**MONDAY, JUNE 5, 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 WHITNEY ROPER

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 Roper, Alderman Lane

Absent: Alderman Roberts

Present: Chief Jeff Beaton, Chief Silvernail, Neil Ayres, Terry Jones

APPROVAL OF THE AGENDA

Mayor Wilcox asked if there were any changes to the June 5, 2023 meeting agenda. There were none. Alderman Lane approved the agenda. Alderman Roettger seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM MAY 15, 2023 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the May 15, 2023 meeting. Alderman Nauman moved approval of the minutes. Alderman Roettger seconded the motion, which was unanimously approved.

CITIZEN COMMENT

Kissling, Kevin 835 Brookside

Mr. Kissling stated that Glendale Chrysler was not in compliance with their existing SUP as of today's date adding that they have a demonstrated track record of not complying with restrictions and guidelines set out in the current SUP. Mr. Kissling stated that Glendale Chrysler reached out to the neighborhood a year ago regarding a fence to be built on their lot line. Mr. Kissling stated that he was opposed to the fence in the past but added that they were open to the idea now. Mr. Kissling stated that Glendale Chrysler would be quadrupling their footprint with a 12,000 sq. ft. addition, and with a 10,000 sq. ft. service bay, car wash, storage building and buffer zone and added that the red lined SUP did not address what was the total capacity of the site. Mr. Kissling

stated that Glendale Chrysler was overgrowing its space, increasing congestion, and adversely affecting the neighborhood and now included the footprint of the Marketplace at the Abbey. Mr. Kissling stated that the purchase of the new buildings was not his backyard issue but noted that property values defined in comparable homes located within a one-mile radius would affect his property value. Mr. Kissling asked about what was and what was not appropriate in Glendale, in relation to Glendale Chrysler's changes noting that it was not appropriate to expand to the extreme in a residential area.

Mayor Wilcox stated that the SUP had not been presented to the Board of Aldermen adding that Mr. Kissling might have information that the Board did not have. Mayor Wilcox stated that some Board members have attended meetings and walked the site but as a whole body, the Board has not seen the presentation. Mayor Wilcox stated that once the Board receives the presentation, there would be questions asked and recommendations discussed.

Chris Nitzsche, 825 Brookside

Mr. Nitzsche thanked the Police and Firefighters for all that they do. Mr. Nitzsche also stated that he seconded Mr. Kissling's comments with respect to property values adding that as a realtor explained, the change in values creeps to more than just the local properties. Mr. Nitzsche reported that there were 250 people who have signed up for the "No Carwash", in opposition to it, adding that only 1 person checked the 'mind your own business' link. Mr. Nitzsche stated that he questioned the sound study and noted that it was Glendale Chrysler who paid for the study and suggested that people visit the carwash in Pacific which was built by the same company. Mr. Nitzsche stated that in his opinion, the sound was defining with the door open or closed but added that he knows the Board of Aldermen would take the residents into consideration.

Karen Dopher, 1306 Glendale Gardens

Ms. Dopher stated that trees are important in that they give out oxygen adding that cars are putting out carbon monoxide. Ms. Dopher noted that she had not lived in her condo when the first carwash was in place adding that it was removed 10 years ago. Ms. Dopher asked why suddenly it was so important to have a car wash now. Ms. Dopher stated that the Plan Commission threw the residents 'under the bus' noting that their only concern was the hours of operation adding that she did not want a carwash running at 10:00 pm. Ms. Dopher stated that at an earlier meeting, the company that builds the carwash indicated that the doors were manual; however, Glendale Chrysler indicated that the doors were automatic and wondered what changed the carwash manufacturer's plan for the door. Ms. Dopher stated that property values will be reduced, and the City of Glendale will receive less tax money; schools, roads, police, and fire would suffer all because of the carwash.

#### COMMUNITY SERVICE AWARD PRESENTATION: NEIL AYRES

Mr. DeClue introduced Firefighter Neil Ayres as the Community Service Award winner for 2022 noting that he was unable to attend the award ceremony. Mr. DeClue reported that Firefighter Ayres was allowed by the City to spend time in Poland assisting refugees at the beginning of the Ukrainian crisis.

Firefighter Ayres stated his family gave him permission to travel and help volunteer in a refugee camp in Poland, in a town outside of Warsaw for a week, packaging items for refugees and triaging women and children refugees when needed. Firefighter Ayres stated that volunteering was part of who he was and liked to give back to the community. Firefighter Ayres stated that he was able to use his paramedic license, would work in Warsaw in the morning, doing triage in the hospital or camp, and after lunch, usually went to the camp to assist with 250 refugees along with many people offering service at the medical tent. Firefighter Ayres thanked Mr. DeClue for allowing him the time and thanked the Fire Department for picking up his shift hours.

Mayor Wilcox asked about how the opportunity presented itself. Firefighter Ayres stated that he had been involved with a World Gospel program and traveled to Honduras adding that when opportunities arose in International Medical Relief, he felt a need to offer his services. Firefighter Ayres stated that he worked closely with a nurse practitioner, spent time with children who in many cases did not know the whereabouts of their Dads and added that it was very important to him to interact with the children.

Alderman Roberts arrived at 7:20 pm

#### DISTINGUISHED BUDGET PRESENTATION AWARD

Mr. DeClue introduced Mr. Dan Lawrence as the recipient of the Distinguished Budget Presentation award stated that the presentation style was something the City had worked on for a few years. Mr. DeClue stated that this program awarded a well-crafted budget as a policy document adding that Ms. Antonia Arias-Magallon along with Mr. Lawrence worked hard to remodel the budget.

#### DISCUSSION: NEXT STEPS REGARDING PLAN COMMISSION RECOMMENDATIONS ON AMENDED GLENDALE CHRYSLER SUP

Mr. DeClue reported that this discussion will not include any discussion of the merits of the application for the amended special use permit, which is set for consideration by the Board of Aldermen on June 19, 2023

Mayor Wilcox asked for a report of background information related to a Special Use Permit noting that there were new Board members who may not have attended meetings related to a SUP request. Mayor Wilcox stated that there were moving parts which needed to be explained. Mayor Wilcox stated that our City Forester should attend the June 19<sup>th</sup> meeting for any tree questions that may arise noting that the questions of tree removal/replacement has changed throughout the process.

Mr. Hetlage stated that Permitted Uses, Prohibited Uses and Conditional Uses which the city recognized adding that it was important for the city. Mr. Hetlage stated that applications were brought through the Plan Commission who made recommendations to the Board of Aldermen, who made the final decision based on certain qualifications adding that it was not a blanket yes or no situation when permitting was required.

Mr. Hetlage stated that there are Commercial Districts in the city noting that a car dealership was in the C2 zone which required a Special Use Permit per the code with 5 factors included as follows:

1. Substantially increase traffic hazards or conditions;
2. Substantially increase fire hazards;
3. Adversely affect the character of the neighborhood;
4. Adversely affect the general welfare of the community;
5. Overtax public utilities.

Mr. Hetlage stated that the only factors for special use for any commercial district would expand on hazardous conditions, adding that if there was a potential for noise and there is evidence that it would be an excessive level, that could be considered. It was noted that this SUP relates to a residential street backing onto the largest street in the city and noted that he could provide cases that have addressed these points in other situations.

Alderman Roettger stated that the SUP was a subjective situation adding that if the Board approved the application, it should be based on these factors adding that if the Board disapproved it would be in a position to express why so an appropriate record could be made.

Mr. Hetlage stated that this was why the City had a Conditional Use Permit for businesses adding that all cities have these CUP's. Mr. Hetlage stated that it was recognized that cities needed these types of businesses in the community and if so, the question needed to be asked about whether or not to impose conditions on them. Mr. Hetlage stated that he would send a memo to the Board members adding that the criteria will be the same that the Plan Commission used and applied level of scrutiny. Mr. Hetlage stated that there was no need for a vote at next meeting, adding that if the Board wanted more conditions, or if the Board had more questions, it could be brought to the next meeting adding that it was appropriate. Mr. Hetlage stated that the Plan Commission had identified conditions which the BOA should think about.

Mr. Hetlage stated that there would be a Public Hearing which would follow the format of the Citizen Comment section of the meeting, adding that the Mayor had discretion to speak during the hearing. Mr. Hetlage stated that the factors were the same in all cities but added that some wording could be different for their SUP's.

Alderman Nauman asked about the plan itself. Mr. Hetlage stated that the plan could be altered slightly when it comes to the Board based on recommendations from the Plan Commission. Mr. Hetlage noted that the Glendale Chrysler group would bring the same people to the BOA meeting, including anyone related to various parts of the project. Mr. Hetlage stated that Glendale Chrysler would make a presentation which would be followed by a Citizens Comment section, and following that, it would be up to the Board to make some decision after reviewing the recommended conditions. Mr. Hetlage stated that the Plan Commission would not typically attend the BOA meeting and added that the conditions were very clear.

Alderman Roettger asked if the Board would receive a packet. Mr. DeClue stated that a packet would be delivered before the meeting on Monday, June 19. Mayor Wilcox asked if there would be a slide show. Mr. DeClue stated that there would be and added that the City Engineer could be here as well. Mayor Wilcox asked if Lochmueller Group had a sound engineer. Mr. DeClue stated that their environmental group had addressed the sound study.

Mr. DeClue noted that a power point could be posted on the website. Alderman Nauman noted that if there was a change to the buffer zone, it should be pointed out.

Alderman Lane asked if the recommendation regarding reorienting the storage shed had to do with saving more trees. Mr. DeClue stated that it did.

Alderman Nauman stated that SUPs typically include capacity numbers for cars on the lot. Mr. DeClue stated that the old SUP talked about cars parked in designated spots but no counts. Mr. Hetlage stated that the city controlled the land use adding that some businesses can be under capacity but added that the city did not want to restrict what the business can do and noted that he would look at the details found in the old permit.

It was noted that there was no employee parking discussed in the old CUP but that the neighboring church rented space for GC employee parking.

#### DISCUSSION: PERSONNEL MANUAL UPDATES

Mr. DeClue reported that the Board discussed some Personnel updates at the last meeting, and asked if the Board was interested in adding a parental leave policy. Mr. DeClue stated that the cities that have the policy are mainly the same, adding that Glendale would be early in terms of adoption. Mr. DeClue stated that the list was in the packet adding that within two years, it might be good timing to add it as a policy. Mr. DeClue stated that if an employee adopts a child or gives birth to a child, the parental leave policy could be used but only once a year adding that it would be concurrent with other special times banked for leave. Mr. DeClue reported that Kirkwood, Webster Groves, and Frontenac were looking at the benefit adding that Clayton already had the coverage for their employees. Mr. DeClue stated that he had seen a presentation last night regarding parent benefits in the workplace.

Alderman Roettger asked how the benefit would work. Mr. DeClue stated that paid leave would be used first including the FMLA which is 12 weeks maximum adding that accrued sick, or comp time needed to be used first, adding that there was paid leave of 4 weeks before sick time was used. It was noted that this benefit was parental leave and not maternity leave including both the father and mother. Mr. Hetlage stated that with this coverage there was potential for additional 4 weeks of paid leave.

Captain Kauffeld asked about time for the firefighter who was female. Mr. DeClue stated that she would need to be employed one-year, in full-time service and follow the sick day coverage and FMLA.

Alderman Lane stated that she thought it was the correct think to do, adding that the City could afford the benefit. Alderman Roberts agreed, and Alderman Capshaw Cushing stated that she was leaning in favor. Alderman Nauman stated that it was a good benefit and added that it was coverages like this that made Glendale an employer of choice noting that it would be a good recruitment option.

#### DISCUSSION: JUNETEENTH BOARD OF ALDERMEN MEETING

Mr. DeClue asked if the Board would like to discuss adding Veterans Day and Juneteenth as City holidays noting that many, if not most cities currently have Veterans Day as a holiday. Mr. DeClue stated that Juneteenth was rapidly being adopted by other Municipalities as well and has been adopted as a County, State, and Federal holiday. Mr. DeClue stated that the City's manual was silent on both holidays and asked the Board how they would like to proceed this year and whether or not the Board wanted to incorporate the holidays into the manual moving forward.

Alderman Roberts stated that incorporating it moving forward was a good idea but added that it would not be a good idea to rush it in the next two weeks. Mayor Wilcox agreed with Alderman Roberts and Alderman Roper agreed adding that the next meeting date was important. Alderman Lane stated that the Board meeting would be held on the 19<sup>th</sup> and not the holiday.

Mr. DeClue stated that a training day could be added similar to what Rock Hill did which was very productive.

#### DISCUSSION: ARB CHANGES REVIEW COMMITTEE

Mayor Wilcox stated that the committee held a listening session, and a meeting with builders adding that the ARB was rethinking the guidelines as they pertained to new home construction vs additions and FAR, etc. Mr. DeClue stated that it was difficult to schedule a workshop but was working on scheduling a smaller group session adding that it would not be an official meeting for either Board. Mr. DeClue stated that Jeff Fernhoff, Reed Voorhees, and John Falk would get together with Aldermen Nauman, Lane and the Mayor. Mr. DeClue stated that the group would narrow down ideas and hash out where we are and then bring a formal recommendation to the Board of Aldermen. Mayor Wilcox stated that Mr. DeClue will assist in setting up a date. Alderman Roberts stated that he looked forward to seeing the recommendations when they come back to the BOA. Alderman Capshaw Cushing asked if the proposal would be revised. It was hoped that the guidelines would be reduced from 82 pages with to include an appendix within the proposal. Alderman Nauman stated that with the builders' feedback, the guidelines could be as specific as possible, adding that 18 to 25 pages would work.

#### REPORTS

##### Mr. DeClue

Mr. DeClue reported that the Firehouse Run would be held on Sunday, June 11 at 8:00 am at the City Hall Campus adding that the runs will be a 5K and a 10K this year.

Alderman Roettger

Alderman Roettger reported that he was contacted about a tree issue at 7 Algonquin Estates and 22 Devon and spoke with the resident who will have his own arborist assist in working out the issue. Alderman Roettger stated that Ameren removed one tree in the area already and added that code enforcement had been involved. Alderman Roettger reported that it was a civil matter at this time.

Alderman Roper

None

Alderman Lane

Alderman Lane asked about the status of the situation at 1220 Kenmore. Chief Beaton stated that the County was involved in working with the permit. Alderman Lane asked about the Board of Aldermen salary increase. Mr. DeClue stated that the recently elected Aldermen will receive their increase and the remaining Aldermen will receive their increase following the next election cycle.

Alderman Capshaw Cushing

None

Alderman Roberts

Alderman Roberts apologized for missing the last meeting.

Alderman Nauman

None

Jim Hetlage

Mayor Wilcox

Mayor Wilcox asked about the Code enforcement hiring process. Chief Beaton stated that the department would be hiring a person adding that the initial a backed out. Chief Beaton stated that he reposted the ad and found another candidate adding that the department only received one application. Chief Beaton stated that the candidate would be a good fit, accepted the position conditionally and would be sitting for a psychological screening soon. Chief Beaton stated that the new hire would be on board at the end of June. Chief Beaton reported that he was working with our software company, Asyst/Central Square, working on a contract and awaiting installation and training.

Mayor Wilcox asked where the City stood with Kirkwood Parks and Rec. Mr. DeClue stated that he received a call from Kyle Henke, Kirkwood Parks, and Rec, after hours and hoped there was news about an update. Mr. DeClue stated that the agreement was in Kirkwood's hands and needed to be reviewed by their legal department but added that he was pushing for an agreement.

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 Lane, Alderman Capshaw Cushing, Alderman Roper, Alderman Roberts

Nays: None

Not Present:

ADJOURNMENT

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

These minutes are approved as submitted this 19th day of June, 2023

Joanne Carr  
Deputy City Clerk