

MONDAY, JULY 17, 2023 7:00 P.M.
BOARD OF ALDERMEN
MINUTES

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

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: None

Present: Chief Jeff Beaton, Chief Silvernail, Terry Jones

APPROVAL OF THE AGENDA

Mayor Wilcox asked if there were any changes to the July 17, 2023 meeting agenda. There were none. Alderman Lane approved the agenda. Alderman Nauman seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM JUNE 19, 2023 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the June 19, 2023 meeting. Alderman Roettger moved approval of the minutes. Alderman Lane seconded the motion, which was unanimously approved.

CITIZEN COMMENT

Jill Walsh 1075 N. Sappington Road

Ms. Walsh stated that her next-door neighbor had sunflowers planted on their property which were 10' tall which caused visibility problems for Ms. Walsh when coming out of her driveway. Ms. Walsh stated that she spoke with the neighbor about removing the flowers and added that the neighbor would not remove the flowers. Ms. Walsh stated that she called the City who sent an officer to review the situation. Ms. Walsh stated that it was deemed a hazard and the police officer knocked on the neighbor's door and added that there was not answer. Ms. Walsh stated that the neighbor had not responded to her calls or knocks on the door. Ms. Walsh stated that

kids go fast in the area and added that contractors complain. Ms. Walsh stated that in addition to this issue, years ago, she planted euonymus bushes which the neighbor noted were located on his property and would not take care of them. Ms. Walsh asked the City to help with the situation noting that she was unable to back out of her driveway safely due to the tall sunflowers blocking her view. Ms. Walsh noted that the Police Chief was completely aware of the situation and waiting 30 days due to a citation letter will be too long to wait. Ms. Walsh thanked the Board for their time.

Wendy Haffner, 1009 Glenbrook

Ms. Haffner stated that she was glad to see that the discussion about the ARB guidelines was on the agenda, and hoped that a resolution would come soon, adding that it had been 3.5 months since the discussions were tabled and 2.5 years since the Board began working on it. Ms. Haffner stated that builders are still able to build in Glendale adding that she saw nothing wrong with the guidelines and noted that there would always be something unforeseen related to the guidelines. Ms. Haffner stated that the guidelines were a ‘Living document’ which could be adjusted later adding that FAR and water runoff were the biggest issues and hoped the guidelines would be approved soon.

Jake Galmiche, 815 Brookside Drive

Mr. Galmiche stated that Alderman Nauman provided a markup of the special use permit, adding that he would say that most of the Brookside residents have spoken and agree that the car wash doors should be closed during use, limit the hours of operation, and operate without blowers. Mr. Galmiche stated that all of the residents believe that it would be a good compromise adding that he hoped that the Board would vote yes on the markups.

TREASURER’S REPORT- JUNE 2023

Mr. DeClue reported that the June Treasurer’s report was included in the packet, that the pooled sales tax was higher this year than last year and added that he and Mr. Lawrence would continue to monitor the City’s financial activity.

SWEARING IN OF MICHAEL T. SLAUGHTER – CODE ENFORCEMENT OFFICER

Mayor Wilcox introduced Mr. Slaughter, noting that the City needed someone to head code enforcement to free up police officers’ time.

Mr. Slaughter introduced himself noting that he lived in Kirkwood, retired from his position at St. Louis County after 16 years on their force, looked forward to working for the City of Glendale, would hit the ground running.

ORDINANCE FOR FIRST READING

B16-23 AN ORDINANCE AUTHORIZING THE ISSUANCE OF A MODIFIED SPECIAL USE PERMIT TO GLENDALE CHRYSLER-JEEP, INC. FOR THE EXPANSION OF A NEW CAR SALES DEALERSHIP AND USED CAR SALES AGENCY IN CONJUNCTION THEREWITH AT

10070 MANCHESTER ROAD AND A REPAIR GARAGE AND
OFFICE SPACE AT 10058 MANCHESTER ROAD

Alderman Roettger moved approval of the first reading of Ordinance B16-23. Alderman Lane seconded the motion.

Mayor Wilcox summarized the changes presented by Glendale Chrysler: the storage unit has been dropped from the plans, and landscape plans changed along with more discussions about fence plans. Mayor Wilcox stated that there was not strong push back regarding the show room façade, or the service bay expansion, as long as paint and bodywork would not be performed in the bays. Mayor Wilcox stated that one main conversation related to the carwash blowers adding that informal research had been done to see if other car dealerships had blowers adding that some car dealerships did not have car washes but those that did, did not have blowers adding that there were generally not complaints from neighbors where there were residences and not extra calls from the police. It was noted that there would be discussions about excluding the blowers or having occupancy dependent upon sound study with clause noting sound would always be below the St. Louis County code ordinances. Mayor Wilcox stated that there was comment regarding the possibility of a back-to-back fence and the removal of no-man's land between the two fences and comments about residences without fences. There was discussion about adding more fencing to existing residence fencing with comments related to resale of home and difficulty of requiring a fence. It was noted that it was important to consider the need for a sound barrier and security in relation to size and style of fence. It was noted that the fence located at the Kissling property could be 7' instead of 8'.

Alderman Nauman stated that with regard to the modifications he made to the SUP, his approach was to take the current permit, make modifications trying to be thoughtful along with adding requirements from a compliance perspective adding that if the requirements were not listed in the permit, the Board would not be able to monitor Glendale Chrysler in a necessary manner and added that most of his changes were in section 3-F.

The marked-up SUP was given to all the Board members.

Mr. Barcus asked if the standards regarding the trees would be for today and is Glendale Chrysler being penalized for what will be taken out by MSD. It was noted that there was a new landscape plan on pages TC, L1 and L2. Mr. Saunders explained the details in the landscape plan related to sustainability and reflected back on the walk with Board members noting that dead trees would be removed and what trees would replace the scrub and honeysuckle which would be replaced. Mr. Saunders stated that the fence area would be mowed weekly adding that the lawn would not be abandoned to a 'no-man's land'.

Mr. Hetlage stated that he would write something up which would detail an inspection process for the SUP adding that if there was probable cause for an inspection, someone from the City could enter the property and noted that the operation of a business required a special use permit and this information needed to be in the permit.

Mayor Wilcox stated that there was a fence draft which attempts to tie fence back in if there is no support for it, it sounds like we have good options 825, 845, and 835 Brookside and asked if size mattered. Mr. Barcus stated that the fence only came in 7- or 8-foot sections. Mayor Wilcox stated that the Condo fences were consistent across entire width on southern side adding that there was an opportunity to improve safety and sound abatement in and would like to see it extended to condos. It was noted that there was time to consider that issue.

Ms. Belding clarified the issue about the height of the fence to be located near a neighbor's existing fence, i.e., will Glendale Chrysler's 8' fence be dropped to a 7' fence in that location adding that the scallops on the neighbor's fence would not be seen. Ms. Belding stated that the new fence will be tied in but not on the same line but with a slight jog adding that it would honor the fence currently in place.

Alderman Roettger stated that the biggest concern with the fence was related to when residents sell their home and the new resident wanted to take out their existing fence adding that there needed to be a compromise with all parties. Alderman Roettger stated that it did not seem reasonable to have the dealership to fill in the gap if the original fence is removed at a later date. Alderman Roettger stated that he wanted this issue solved with this ordinance adding that back-to-back fences were built between neighboring lot lines noting that it was not uncommon. Alderman Roettger stated that he did not know what to do about the gap but noted there could be an agreement between neighbors to maintain fencing.

Mr. Barcus stated that the fence would not reach the ground and rock would be in place at the base in the gap area between the fences adding that it could be maintained.

Alderman Nauman stated that he wanted to make sure the back of the fence would be maintained.

Alderman Roper stated that there needed to be a compromise adding that the fence would be only 7' high near the Kissling's fence adding that she supported back-to-back fence with a rock bed underneath to be maintained. Mayor Wilcox stated it would continue on as an 8' fence.

Alderman Lane stated that for the 8' fence was agreed to for the dealership's security adding that she supported a continuous fence back-to-back.

Alderman Capshaw Cushing stated that there was a maintenance issue and aesthetic issue but added that she understood a back-to-back fence and noted that she liked lowering the height of the fence for the neighbors. Alderman Capshaw Cushing stated that she had an issue with the no-man's-land, adding that rocks would not work for a well-maintained area adding that the wider the area, the easier it would be to maintain. Alderman Capshaw Cushing asked if the gap could be bigger than 4". Mr. Barcus stated that the idea was to contain the property at lot line. Alderman Capshaw Cushing stated that she would be okay with the back-to-back fence if she was assured that it could be maintained. Mr. Barcus stated that if the gap at the bottom was higher the sound would be compromised.

Alderman Roberts stated that security was the number one issue for him and would rather that the fence continues on as an 8' fence. Alderman Roberts noted that if weeds were allowed to grow, wildlife could create a problem in addition to the unsightliness of the growth adding that a 36' gap would be reasonable. Mayor Wilcox stated that the gap area would be less secure with a wider gap adding that a person could lurk between the fence lines without being seen.

Mayor Wilcox noted that a back-to-back fence with ground cover of some kind with constant maintenance would work and asked about the Glendale Gardens fence. Ms. Belding stated that the Condo board picked the fence style and color adding that they were not contemplating sound abatement, etc., when Glendale Gardens put their fence in.

It was noted that the shared lot line with Glendale Gardens would experience the same security issues as the other lot lines and there was an opportunity to contemplate adding an 8' fence on the entire southern border for extra privacy and sound barrier.

Alderman Roper supported the idea of extending the fence on the southern border. Ms. Jameson stated that the idea offered by Mr. Barcus was a surprise to the Condo Board adding that it was a good idea.

Mayor Wilcox stated that the Glendale Gardens fence idea would be tabled for further discussions.

Mayor Wilcox stated that there were two options related to the car wash: 1. no blowers to be installed or 2. dealership agreed to sound test with blowers and would not use them until the noise is below county noise ordinance and asked how the Board felt about these issues.

Alderman Roettger stated that data shows that other carwashes do not have blowers and were working fine and asked why Glendale Chrysler would need them. Alderman Roettger stated that he did not know the Dbls and would not know until there was an accurate sound study done. Alderman Roettger stated that a compromise needed to be reached on hours of operation or on doors. Mayor Wilcox stated that hours would be critical with the blowers but less so without the blowers. Ms. Belding stated that with more restrictions in place, the more calls they would receive. Alderman Roettger stated that seemingly, the 8' fence and the trees should deaden the sound adding that finding something sustainable from the beginning will be the best way to go.

Alderman Roper stated that she could agree if the blowers were only used during the regular business hours and if there was agreement on the 8' fence.

Ms. Belding noted that there were no restrictions for dealership hours on the old SUP. Alderman Roper stated that the Board was trying to right the wrongs from the 2012 SUP.

Alderman Lane stated that with a sound study and an Ordinance, she was okay with the blower with the caveat that once it is installed, it must abide by the sound study and county codes. Alderman Lane commented on hours of operation. Ms. Belding stated that there were no business hour restrictions now.

Alderman Roper asked about hand washing cars which were serviced after regular business hours noting that cars are currently washed by hand. Ms. Belding stated that she did not want to tie in the carwash to hours that are not currently restricted and added that only the work in the body and paint shop was restricted and rescinded when the SUP was cancelled. It was noted that the discussion about hours was tabled.

Alderman Capshaw Cushing stated that blowers were not an industry standard in the Glendale area, adding that if the blowers were added Glendale Chrysler would assume the risk not being able to use the blowers if they failed the sound test requirements. Ms. Belding agreed that there would be a risk.

Alderman Roberts stated that older carwashes may not have been able to get blowers adding that from his experience, many perform well without blowers and added that he was hesitant about whether or not a blower was actually necessary. Alderman Roberts state that he was in agreement with what everyone agrees to adding that blowers should not be added.

Alderman Nauman stated that he would vote for no blower.

Mr. DeClue stated that he, Ms. Belding, and Mr. Barcus could work on a draft to clean up the overall permit and assess the project based on the MSD plans. Ms. Belding noted that MSD will compensate Glendale Chrysler for the trees which will be removed due to the MSD project. Mr. DeClue stated that they will work on language for cameras and hours of operation in addition to other issues.

Mr. Hetlage stated that the current SUP would be enforced now noting that if details are added such as the fire lane wording, it would also be enforced as well. Mr. Hetlage stated that he was already working on language for the fire lane which would be added soon. Mayor Wilcox asked if the new SUP needed to be passed before the fire lane language could be approved. Mr. Hetlage stated that it was not necessary nor necessary to pass an ordinance for the purpose adding that the language would be instituted immediately and would be enforceable through the City's standard fire code.

Mr. DeClue stated that he would work with Glendale Chrysler to work out the details related to the fence, the blowers, the FLOK cameras and lane striping.

Alderman Nauman moved to postpone the first reading of Ordinance B16-23. Alderman Lane seconded the motion which was unanimously approved.

RESOLUTIONS

R22-23 A RESOLUTION AUTHORIZING A CONTRACT WITH VERDIN BELLS AND CLOCKS FOR THE REPLACEMENT OF ESSENTIAL COMPONENTS OF THE CITY HALL CLOCK

Alderman Lane moved approval of the reading of Resolution R22-23. Alderman Roper seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that 22 years ago Mayor/Alderman Schuster donated the iconic clock to the City adding that the software needed to be replaced to ensure the time could be updated more regularly including any changes due to daylight savings time. Mr. DeClue stated that the new lights, new face, and new Plexiglas would be updated and noted that the manufacturer was the sole source for the clock. Mr. DeClue noted that the parts would be ordered upon approval of the resolution.

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.

R23-23 A RESOLUTION APPROVING AN AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF GLENDALE, MISSOURI, AND LOCAL 2665, INTERNATIONAL ASSOCIATION OF FIREFIGHTERS EFFECTIVE NOVEMBER 20, 2019, TO JUNE 30, 2025, AND AUTHORIZING CITY OFFICIALS TO EXECUTE SAID AMENDMENT ON BEHALF OF THE CITY

Alderman Roettger moved approval of the reading of Resolution R23-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that following negotiations with the local IAFF chapter, the City had reached a 2-year agreement on wages that requires ratification by the Board of Aldermen. The deal provides for a 6% COLA for FY24 (already implemented) and a 3% COLA for FY25. Ratification of this agreement means we will not negotiate wages again next year. Mr. DeClue noted that this agreement this year was a sign of growing trust and added that Mr. Hetlage had drafted the agreement with the union's approval.

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.

R24-23 A RESOLUTION AUTHORIZING A CONTRACT FOR THE PURCHASE OF TWO 2023 DODGE DURANGO AWD POLICE PURSUIT RATED VEHICLES FROM GLENDALE CHRYSLER JEEP DODGE RAM

Alderman Lane moved approval of the reading of Resolution R24-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that originally only one vehicle was budgeted for purchase adding that due to the totaled vehicle, a second was needed. Mr. DeClue noted that the insurance company covered the cost of one with the second budgeted for this fiscal year.

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.

R25-23 A RESOLUTION AUTHORIZING A CONTRACT WITH MCONNELL AND ASSOCIATES FOR CRACK SEALING AND SEALCOATING OF NANCY CAROL LANE, CAROL ANNE, NANCY JO PLACE, JOANNE AVENUE, ANDREW DRIVE, NOLAN DRIVE, AND NORTHVIEW COURT

Alderman Whitney moved approval of the reading of Resolution R25-23. Alderman Nauman seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the sealcoating was in its second year of work on our streets, which extends the live of City roads following Nova Chip work. Mr. DeClue reported that McConnell and Assoc. were the lowest bidders, adding that the City was happy with their previous work in the City.

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.

R26-23 A RESOLUTION AUTHORIZING A CONTRACT WITH JOKERST PAVING AND CONTRACTING FOR CONCRETE CURB AND GUTTER REPLACEMENTS ALONG BROWNELL AVENUE BETWEEN SAPPINGTON ROAD AND BERRY ROAD, EXCLUDING THE PORTION BETWEEN IDLEWILD LANE AND ELMWOOD AVENUE

Alderman Roettger moved approval of the reading of Resolution R26-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this contract precedes the Nova Chip work to be done along Brownell between Sappington and Berry Roads. Mr. DeClue noted that Idlewild and Elmwood would be done separately and added that it was recommended that Jokerst, the lowest bidder, be given the job noting that their work was good. Alderman Lane noted that the residents should be reminded to take care of the curbs.

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.

R27-23 2023 A RESOLUTION AUTHORIZING A CONTRACT WITH N.B. WEST CONTRACTING FOR THE APPLICATION OF ASPHALT LEVELING COURSES AND ULTRATHIN BONDED WEARING SURFACE ON BROWNELL AVENUE FROM THE CITY BORDER WITH KIRKWOOD TO BERRY ROAD

Alderman Lane moved approval of the reading of Resolution R27-23. Alderman Roper seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this Resolution would authorize the Nova Chip contract adding that the City of Kirkwood would be remodeling their section of the street as well.

Mr. DeClue noted that the City was happy with the work done by N. B. West adding that their fees would be under budget.

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.

R28-23 A RESOLUTION AUTHORIZING A CONTRACT WITH JOKERST PAVING AND CONTRACTING FOR THE RECONSTRUCTION OF SECTIONS OF MORELAND AVENUE, 700 BLOCK OF EDWIN AVENUE, 400 BLOCK OF ELM, AND 400 BLOCK OF PARKLAND

Alderman Lane moved approval of the reading of Resolution R28-23. Alderman Roper seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this project would be substantially funded through ARPA funds adding that Moreland was in bad condition and melting in the heat of summer.

Mr. DeClue reported that all the work would be done to specifications adding that only one bid was received. Mr. DeClue noted that the City was happy with their work but noted that their bid came in over budget due to an error in calculations (yards instead of feet).

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.

R29-23 A RESOLUTION AUTHORIZING TASK ORDER NO. 16 FOR PROJECT MANAGEMENT WORK FROM LOCHMUELLER GROUP FOR THE RECONSTRUCTION OF SECTIONS OF MORELAND AVENUE, 700 BLOCK OF EDWIN AVENUE, 400 BLOCK OF ELM, AND 400 BLOCK OF PARKLAND

Alderman Roettger moved approval of the reading of Resolution R29-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this contract authorizes Lochmueller to provide construction administration services for the ARPA streets project at a cost of \$15,000. Mr. DeClue noted that this was a big project, and the price was fair.

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.

DISCUSSION ITEM: ARB GUIDELINES UPDATE

Mayor Wilcox stated that the following the submittal of the ARB draft guidelines, it was determined that there were several adjustments that needed to be made including the FAR calculation and the drainage requirements. Mayor Wilcox noted that originally, the smallest lots had a FAR of .35 but within the new draft guidelines, the FAR would be .25 with the allowance of incentives to increase the FAR to .30. Mayor Wilcox stated that the incentives were somewhat good for a new build but so for renovations adding that the incentives were ambiguous and in some cases inappropriate. Mayor Wilcox offered an example of a garage rebuild which may have no need or relationship to the incentives, i.e., no heritage tree, matching building materials. Mayor Wilcox stated that after meeting with Alderman Lane, Alderman Nauman, and with members of the ARB, it was determined that .30 would be the FAR for all lot sizes and incentives would be removed from the guidelines. Mayor Wilcox stated that the inclusion of this change could be accomplished in a different way, separate from the re-writing of the 82-page draft guidelines. Mayor Wilcox stated that after the importance of the FAR, drainage was an important issue which could be worked out with the City Engineer and Mr. Falk of the ARB.

Mayor Wilcox asked the 82-page document to be paired down so a more succinct set of guidelines with an appendix and an index, and asked Mr. DeClue work to edit the document to a manageable size.

Alderman Roettger asked about the start date for the new FAR. Mr. DeClue stated that it would be effective January 1, 2024. Alderman Roberts asked about the .30 FAR. Mayor Wilcox stated that the .30 was acceptable to the builders adding that they did not like the incentives. Alderman Nauman stated that builders believed that an average sized home could be built on an 8,000 sq. ft. lot with a .30 FAR adding that the builders do understand what the City wanted to do adding that a flat FAR would be easier to work with. Mr. DeClue noted that there was a statement in the

guidelines noting ‘notwithstanding’ which would allow for a larger home size and asked if that would be removed from the definition of FAR for all lots. It was determined that a flat .30 would be included for all lot sizes. Alderman Roberts agreed with the flat .30 FAR for all lot sizes.

Mayor Wilcox recommended that drainage be tacked after the FAR. Mr. DeClue stated that Mr. Scott Smith would be attending the next meeting to talk about the storm water resolution adding that Mr. Falk and Mr. Scott could work together to create an enforceable regimen. Mr. DeClue noted that maintaining drainage was necessary and added that homeowners and builders were not obligated to maintain drainage at this time.

Alderman Roberts commented about utility wires hanging low at new builds and wonder what could be done to alleviate the problem. Mr. Jones stated that he had been trying to reach utilities who were not very responsive. Mr. Hetlage stated that he would look to see if there was language in agreements that could deal with the removal of old equipment.

DISCUSSION ITEM: KIRKWOOD PARKS AGREEMENT UPDATE

Mr. DeClue reported that the City and Kirkwood Park was functionally at an agreement financially adding that there was a park grant that might prove difficult to work with. The Park Board would be looking at the issue of a one-off project adding that it may take some time to work out the issues. Mr. DeClue stated that there may be an agreement limited to second tier usage with a resident rate for certain things such as ice rink and tennis/pickle ball usage. Mr. DeClue stated that some things are Kirkwood first such as camps and park pavilion rentals adding that Glendale would not receive the priority like Kirkwood residents and added that there would be a reduction in second tier park grant money. Mr. DeClue stated that if the Board was interested, an agreement could be worked out adding that this could be a steppingstone to full resident membership. Mr. DeClue was asked to bring more information back to the next meeting. Mr. DeClue stated that he would speak with Mr. Henke.

REPORTS

Mr. DeClue

Mr. DeClue reported that he would invite Mr. Scott Smith, City Engineer to speak with the Board about the street master plan as well as other issues.

Alderman Roettger

Alderman Roettger and Alderman Capshaw Cushing asked about the issue related to the carriage house on Sappington Road. Mr. DeClue stated that he had consulted with the homeowner on several occasions adding that the residents had a unit that was used as living quarters above their garage that predated the zoning code until the family converted the space into an office space more recently. Mr. DeClue stated that with the change of use, the space became a conforming use which needed to comply with the current zoning laws and added that the family will be conforming with the code going forward and would not be using the space as living quarters. Alderman Capshaw Cushing stated that she thought the question about a dwelling was ambiguous but added that she was not advocating for a change. Mr. DeClue stated that dwelling

meant a place to sleep adding that there could be discussions about the issue and noted that many municipalities allow living quarters in detached structures.

Alderman Roettger thanked Officer Steve DeBisschop of all his code work adding that Officer DeBisschop did a good job and his work was appreciated. Alderman Roettger asked about the Glendale Chrysler FLOK cameras in general and asked that the cameras be noted as a future agenda item. It was noted that FLOK cameras was one of many companies working with Regis and using their cameras for license plate recognition. Chief Beaton stated that an update will be reported at the next meeting.

Alderman Roper

None

Alderman Lane

None

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

None

Jim Hetlage

None

Chief Jim Silvernail

Chief Silvernail reported that Lt. Mike Blevins retired recently, Firefighter Steve Siebert was promoted, and a new recruit was offered the open position and was scheduled to start on July 31st. Lt. Blevins preferred not to have any special celebration but was given a plaque recognizing his years of service.

Mayor Wilcox

Mayor Wilcox reported that there was a new bench installed near the retaining wall which would be dedicated to Patrick Mack and noted that there was a new bench near the book library on the north parking lot. Mayor Wilcox stated that he was working on a date for the dedication.

Mayor Wilcox reported that he would be holding an event called Popsicles with the Mayor on Friday, August 4th at 3pm to visit with children and share the Police Department's safety messages for kids, including bike safety, helmet usage, etc.

Mr. Jones reported that the Welcome to Glendale signs at Berry and Manchester was recently hit and reinstalled and then hit again. Mr. Jones stated that there could be discussions about a new sign. It was noted that the Manchester Road project may be completed in October, 2023 with its conceptual plans begun 8 years ago.

ADJOURNMENT

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

These minutes are approved as submitted this, 7th day of August, 2023

Joanne Carr
Deputy City Clerk