

would be a speedy resolution of complaints, and reasonable accommodation with the fence tied into Kissling's and Wright's, there would be no loss of the buffer zone, fire codes for parking would be in place as well as egress and ingress, and funding would be provided for landscaping similar to what occurred at Glendale Gardens fence line. Mr. Nitzsche stated that during the last 5 years, the current supplemental agreement had a total lack of compliance and noted that it was the dealership's legal responsibility to comply. Mr. Nitzsche stated that compliance needed to improve and added that he was grateful to live in a community focused neighborhood, was grateful for the help from the Aldermen and added that their voices have been heard.

Karen Dopher, 1306 Glendale Gardens, Unit B

Ms. Dopher stated that several items on the current SUP had not been completed and asked about the timetable for their completion and if anyone monitored the requirements or had a clear understanding of what was going on. Ms. Dopher stated that she had lived in her home for 7 years and wondered if there would be an end date on the new permit and all requirements on the old permit should be finished up.

Wendy Hafner, 1009 Glenbrook

Ms. Hafner read the following notes:

I appreciate the decision to implement the blanket .30 FAR until the new ARB guidelines are finally passed. I do hope and urge that language regarding the size and architecture of existing homes will continue to be considered to retain the continuity of a given street and neighborhood.

I also want to state my concern about the build at 993 Glenbrook. The final submission stated that the red maple at the front of the property would be preserved and protected during demolition and build. However, the maple was the first thing cut down when the tree company showed up. This builder has never shown any thought or consideration to Glenbrook Avenue. To have the very first thing the builder did blatantly not follow the submission is extremely concerning and has me and my neighbors questioning what will happen as the build moves forward.

I would also like to back my neighbors regarding the distrust of Glendale Chrysler Jeep. I'm not directly affected, but I do know they have not been held accountable in the past for agreements they made with the City, and I have no confidence that they will be held accountable going forward.

SWEARING IN OF FIREFIGHTER/PARAMEDIC LEVI FRANZGROTE

Chief Silvernail introduced Firefighter Franzgrote who was sworn in by Mayor Wilcox and welcomed to the Glendale community.

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

Mr. DeClue stated that he had met with Ms. Belding, achieved compromises adding that it was agreed to modify the Buff Tech fence from 8' to 7' along the entire line noting that its acoustical value and security would remain effective. Mr. DeClue noted that the Kissling's fence is 7.9'.

Mr. DeClue stated that the Fire code required compliance and was approved by the Fire Chief and added that the striping would be added per the provided plan. Mr. DeClue stated that license plate cameras would be installed as security for the dealership, the city and residents, there would be no blowers, car wash doors would be closed during operation, hours of operation were Monday through Saturday, 7:00 am to 8:00 pm and there would be no announcing system. Mr. DeClue stated that there was language for trees in the buffer zone which would be replaced, when necessary, the landscape would be professionally managed adding that there was standard language similar to the ARB guidelines regarding caliper inch for planting sizes. Mr. DeClue stated that there would be no body or paint shop adding that the service bay would remain the same. It was noted that this project was two years out, awaiting the completion of the MSD project. The fence would be installed sooner, code enforcement modified adding that the city could inspect the premises at any time.

Alderman Roettger asked about the camera. Mr. DeClue stated that there would be a separate agreement negotiated for the number of cameras which was the next step for the dealership adding that there would be discussion about effectiveness before requirements are issued.

Ms. Belding discussed the Glendale Garden Fence adding that they would possibly replace the fence to look like the Brookside fence to be consistent. Ms. Belding stated that it was found that the Condominium's fence was not on the dealership's property line which was installed in 2014 adding that it was Glendale Chrysler's responsibility that it was installed incorrectly. Ms. Belding stated that the fence could be installed without removing trees.

It was noted that the SUP will need to be updated with new fence information prior to the final vote.

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

Mayor Wilcox called for a vote. The first reading was unanimously approved on a voice vote.

Mr. DeClue read the Ordinance by caption only.

Mayor Wilcox noted the ordinance would be read for a second and final time at the next meeting.

B17-23 AN ORDINANCE AMENDING CHAPTER 535 OF THE
GLENDALE MUNICIPAL CODE PERTAINING TO THE FLOOR
AREA RATIO REQUIREMENTS IN THE ARCHITECTURAL
REVIEW GUIDELINES

Alderman Capshaw Cushing moved approval of the first reading of Ordinance B17-23.

Alderman Lane seconded the motion.

Mr. DeClue stated that a significant number of residents wanted a small Floor Area Ratio for small lots, adding that it was restrictive with .25 noted in the new guidelines, adding that with this Ordinance, the FAR would be .30.

Mayor Wilcox asked if there were any questions and there were none.

Mayor Wilcox called for a vote. The first reading was unanimously approved on a voice vote.

Mr. DeClue read the Ordinance by caption only.

Mayor Wilcox noted the ordinance would be read for a second and final time at the next meeting.

RESOLUTIONS

R30-23 A RESOLUTION AUTHORIZING A CONTRACT WITH GS&S
CONSTRUCTION FOR THE RESTORATION OF THE EAST WALL OF
THE MUNICIPAL COMPLEX

Alderman Roettger moved approval of the reading of Resolution R30-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported 5 years ago, significant work was done to the building adding that the repair to the east side of the building was postponed during the overall project. Mr. DeClue noted with the completion of the Chunnel, work could begin on restoration of the east side of the building including tuck pointing. Mr. DeClue stated that bids were received in keeping with the RFP adding that GS & S was the lowest bid.

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.

R31-23 A RESOLUTION AUTHORIZING A CONTRACT WITH KIRKWOOD FENCE FOR THE REMOVAL AND REPLACEMENT OF THE 6' PRIVACY FENCE BETWEEN THE CITY OF GLENDALE MUNICIPAL COMPLEX AND THE ABUTTING RESIDENTIAL PROPERTIES ON EDWIN AVENUE

Alderman Roettger moved approval of the reading of Resolution R31-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that during the final part of the project it was found that the city owned the fence between the neighboring properties to the east adding that in the Glendale code, commercial entities were required to screen residential neighborhoods. Mr. DeClue stated that the new fence would mimic the fence behind the firehouse. Mr. DeClue stated that the fence was budgeted for the new fiscal year, would be located on the property line and would be an visual upgrade for the neighbors.

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.

R32-23 A RESOLUTION AUTHORIZING THE PURCHASE OF A 2023 DODGE RAM 1500 ½ TON PICKUP TRUCK FROM GLENDALE CHRYSLER DODGE JEEP RAM, DECLARING A 2007 CHEVROLET SILVERADO SURPLUS PROPERTY, AND AUTHORIZING DISPOSAL OF THE SURPLUS PICKUP

Alderman Lane moved approval of the reading of Resolution R32-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that public works used the derelict Silverado daily adding that it would take significant work to maintain and repair. The new fiscal year budget included \$55,000 for a new vehicle and noted that Glendale Chrysler gave the lowest bid and met all the specifications. Mr. DeClue stated that if approved, Mr. Jones will be driving a new red truck, adding that an orange truck was not available.

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.

R33-23 A RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT #1 TO THE ENGINEERING SERVICES CONTRACT FOR

PROFESSIONAL ENGINEERING SERVICES WITH LOCHMUELLER
GROUP PERTAINING TO THE EAST ESSEX ROAD SURFACE
TRANSPORTATION PROGRAM PROJECT

Alderman Lane moved approval of the reading of Resolution R33-23. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that due to the many design changes required by the interested parties, Lochmueller Group was required to increase the number of meetings originally planned, put efforts into required design changes which exceeded the scope of the original contract. Mr. DeClue stated that if there were any monies left over from the MoDot agreement, it would be added to this increase.

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.

R34-23 A RESOLUTION AUTHORIZING TASK ORDER NO. 14 WITH
LOCHMUELLER GROUP FOR THE DEVELOPMENT OF A STREETS
AND SIDEWALKS MASTER PLAN FOR THE CITY OF GLENDALE,
MISSOURI

Alderman Roettger moved approval of the reading of Resolution R34-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this Resolution would put into place the agreed upon study related to the stated of the streets and sidewalks in the City of Glendale adding that a broad engineering study would be needed for this major undertaking.

Mr. Smith, Lochmueller Group, stated that this engineering study would be similar in scope to the Storm Water Master Plan but on street side, adding that if the City decides to bring in a bond issue, there will be a need for cost estimates for the necessary maintenance work including pavement upgrade, sidewalk upgrade and new sidewalks along with storm water study for the City. Mr. Smith stated that with a GIF system the area would be mapped, adding that engineers would be on the ground adding that all their information would be reported and noted that streets that had life to them would be prioritized. Mr. Smith stated that he was hoping to start data collection this Fall, refine the report during the Winter months with a final report ready in the Spring, adding that it was best to be started when there was no foliage on trees. Mr. Smith noted that there would be no assessments of private streets adding that if there was interest, the private streets could be dovetailed into the report.

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.

R35-23 A RESOLUTION AUTHORIZING TASK ORDER NO. 15 WITH
LOCHMUELLER GROUP FOR THE DEVELOPMENT OF A
STORMWATER ORDINANCE AND DESIGN MANUAL

Alderman Capshaw Cushing moved approval of the reading of Resolution R35-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that this Resolution related to the storm water requirements of construction projects which would be extended out to the life of the home or to the second or third owner of a home, to ensure that the original requirements remain intact or improved upon. Mr. DeClue stated that the plan would work in conjunction with our border communities adding that Lochmueller Group prepared that a stormwater plan for Kirkwood.

Mr. DeClue stated that this would be a two-phase project with the second phase related to a manual for new developments, which would go along with the stormwater master plan Ordinance. Mr. DeClue noted that Mr. Falk's guidelines for the ARB would move forward with future revisions made accordingly and added to the guidelines and eventual Ordinances.

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.

R36-23 A RESOLUTION AUTHORIZING THE CITY OF GLENDALE
TO SUBMIT A 2023 - 2025 MUNICIPAL APPLICATION FOR
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Alderman Capshaw Cushing moved approval of the reading of Resolution R36-23. Alderman Lane seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that annual grant remained \$20,000 for home improvements, adding that the new agreement was for a 3-year cycle which in total allocates \$60,000.00.

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: KIRKWOOD PARKS AGREEMENT UPDATE

Mr. DeClue reported that progress was made at the last meeting adding that there would be no programs excluded from use by Glendale adding that there were no programs sufficiently crowded. Mr. DeClue stated that Mr. Henke could attend the 1st meeting in September to discuss details adding that the current agreement is not quite what the City wanted noting that the Kirkwood was still talking about the grant commission discussion which would be a bridge to the broader agreement and priority access. Mr. DeClue noted that there would be more seats on the Board for Glendale and broader than the Aquatics Board.

REPORTS

Mr. DeClue

Mr. DeClue reported that the sight obstruction at 1075 N. Sappington had been resolved adding that some sunflowers had been removed from the neighboring residence.

Mr. DeClue Reported that the Popsicle with the Mayor was fun adding that the Fire Department came by, and the Police Department gave a good talk about bike safety.

Mr. DeClue reported that Mr. Lawrence had been out of the office due to medical issues.

Alderman Roettger

Alderman Roettger thanked Mr. DeClue and Mr. Haskenhoff for their help in obtaining the optimal solution for an issue at Algonquin Estates.

Alderman Roper

Alderman Roper thanked Mr. Jones for his help at the Berry Patch.

Alderman Lane

Alderman Lane reported that she appreciated the code enforcement progress and the CA report.

Alderman Capshaw Cushing

None

Alderman Roberts

None

Alderman Nauman

Alderman Nauman thanked Mr. Brian Holscher for his service and asked when he would be retiring from the Missouri Sewer District. Mr. Holscher stated that he would be retiring in July, 2024. Alderman Nauman stated that he was glad about the resolution concerning Brookside, Glendale Gardens, and the car dealership, thanked the Mayor, Mr. DeClue, and Mr. Hetlage for all their efforts in working directly with the dealership and added that there were reasonable compromises with just a few exceptions.

Jim Hetlage

None

Mayor Wilcox

Mayor Wilcox asked that Chief Beaton attend the next Board meeting to report on the progress of the camera and license plate readers located in the City. Mayor also reported that Jazzfest was scheduled for September 22nd.

ADJOURNMENT

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

These minutes are approved/amended as submitted this 21st day of August, 2023

Joanne Carr
Deputy City Clerk