



MINUTES
BOARD OF ALDERMEN MEETING
DECEMBER 2, 2024 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, December 2, 2024. Mayor Wilcox presided and called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Wilcox led the Pledge of Allegiance.

ROLL CALL

Aldermen Present

Aldermen Absent

Alderman Nauman
Alderman Roberts
Alderman Capshaw Cushing
Alderman Lane
Alderman Kayser
Alderman Roettger

Also present were: Frank Johnson, City Administrator; Jim Hetlage, City Attorney; Terry Jones, Public Works Superintendent; Jeff Beaton, Police Chief; Dan Lawrence, Finance Director; and Gabby Macaluso, Deputy City Clerk.

APPROVAL OF AGENDA

Moved by Alderman Lane, seconded by Alderman Roettger and unanimously carried, to approve the agenda as submitted.

APPROVAL OF MINUTES

Moved by Alderman Nauman, seconded by Alderman Lane and unanimously carried, to approve the regular meeting minutes of November 18, 2024.

CITIZEN COMMENTS

Resident Kate Jamieson of 1301 Glendale Gardens Dr. stated that as president of the Glendale Gardens Condo Association she was reviewing the plans for the new parking lot at the Glendale Chrysler Dealership and noticed that the southeast corner of the lot only shows grass. She would like to see trees or shrubs added to the plan to ensure that the view of the new parking lot will be screened from the Glendale Gardens Condos.

RESOLUTIONS

R37-24 – Site Improvement Plan for Vehicle Storage Lot

Resolution 37-24 was introduced, a resolution approving the site improvement plans for a vehicle storage lot at 10088 Manchester Road submitted on behalf of Merlo Automotive Group, Inc.

City Administrator Frank Johnson noted that following the feedback provided at the November 13, 2024 Plan Commission meeting and the public hearing at the November 18, 2024 Board of Aldermen meeting regarding the vehicle

storage lot plans and the associated changes to Glendale Chrysler's Special Use Permit (SUP), the applicant has revised the plans to include the following points. Mr. Johnson noted that Josh Barcus with Stock and Associates is available to answer questions.

- All construction traffic must enter and exit the site through Manchester Road.
- Adding two trees on the western side
- Adding stop signs at the entry and exist of the existing and revised connections of Glendale Gardens Dr. and the dealership's parking lots.

Alderman Nauman asked Mr. Barcus about adding trees to the southeast corner as per resident Kate Jamieson's public comment. Mr. Barcus explained that the fence along the southern property boundary would stay in place, but that the landscape review didn't request or require additional trees or landscaping. He noted that the southeast corner falls within public right-of-way and would need to be publicly maintained.

Alderman Nauman made a motion to amend Resolution 37-24 to include provisions for landscaping in the southeast corner of the property. The motion was seconded by Alderman Roberts.

City Attorney Jim Hetlage added the following language to the resolution: "As a condition to the Board's approval of the Site Improvement Plans, Applicant is required to provide enhanced landscaping in the southeast corner of the Property to establish a visual buffer between the vehicle storage lot and the Glendale Gardens Condominiums, which landscaping shall be subject to approval by the City Administrator."

The board unanimously approved the amendment to Resolution 37-24 and the updated resolution in its entirety.

ORDINANCES FOR SECOND READING AND FINAL APPROVAL

Bill 25-24 – Modified
Special Use Permit for Merlo
Automotive Group
(Assigned Ord. No. 25-24)

Bill 25-24 was introduced, an ordinance authorizing the issuance of a modified Special Use Permit to Merlo Automotive Group, Inc. for the expansion of a new car sales dealership and used car sales agency in conjunction therewith at 10070 Manchester Road and a vehicle storage lot at 10088 Manchester Road.

Moved by Alderman Nauman and seconded by Alderman Capshaw Cushing, and unanimously carried, to approve the second reading of Bill 25-24 by title only.

City Administrator Frank Johnson noted that at the previous meeting, there were requests for no parking signs on Glendale Gardens Drive. He stated that those would be addressed through the City’s parking traffic regulations and Glendale Police Department action.

Moved by Alderman Nauman, seconded by Alderman Roettger for final approval of Bill 25-24 by title only.

The vote thereon was as follows:

Alderman Nauman	“Yes”
Alderman Roberts	“Yes”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“Yes”
Alderman Roettger	“Yes”

Bill 25-24 passed with 6 Aye, 0 Nay, 0 Absent

Bill 26-24 – Election for Issuing General Obligation Bonds (Assigned Ord. No. 26-24)

Bill 26-24 was introduced, an ordinance calling an election in the City of Glendale, Missouri, on the question of issuing general obligation bonds.

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing, and unanimously carried, to approve the second reading of Bill 26-24 by title only.

City Administrator Frank Johnson reported that Martin Ghafoori with Stifel is in attendance to provide more information regarding the bond.

Mr. Ghafoori explained that the City currently has \$5.3 million in outstanding debt from the City’s previous bond issuance for the City Hall renovation and new firehouse in 2016. Stifel’s debt capacity analysis shows that the total debt that could be outstanding for the City is \$45 million. This is based on the fact that cities can carry debt up to 20% of their total assessed valuation. This leaves plenty of room to take on an additional \$18 million in debt to finance the roads and stormwater improvement projects.

The first issuance of debt would be for just under \$10 million with a 5% interest rate in June 2025. The remaining amount would be addressed through a second issuance in June 2028. The impact on residents would be 35 cents of increased tax levy. For a \$300,000 home, this would translate to an annual tax increase of just under \$200.

The board discussed the difficulty of determining the impact of St. Louis County’s new property tax freeze for seniors. Stifel will continue to monitor

the situation and the impact of the freeze on the forecasted debt repayment if the bond issue is passed by voters.

Moved by Alderman Lane, seconded by Alderman Capshaw Cushing for final approval of Bill 26-24.

The vote thereon was as follows:

Alderman Nauman	“Yes”
Alderman Roberts	“Yes”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“Yes”
Alderman Roettger	“Yes”

Bill 26-24 passed with 6 Aye, 0 Nay, 0 Absent

Bill 27-24 – Repealing of Pet License Ordinances
(Assigned Ord. No. 27-24)

Bill 27-24 was introduced, an ordinance repealing sections 210.100 and 210.110 of the municipal code of ordinances of the City of Glendale, Missouri, regarding registration of dogs and cats with the city and issuance of pet licenses.

Moved by Alderman Lane and seconded by Alderman Nauman, and unanimously carried, to approve the second reading of Bill 27-24 by title only.

City Administrator Frank Johnson reported that the information collected by the licensing process is no longer needed with the prevalence of microchipping pets. The Glendale Police Department owns a chip reader making pet identification through this mechanism quick and convenient. Additionally, the revenue generated by the license is negligible.

Moved by Alderman Nuaman and seconded by Alderman Roettger, and unanimously carried, for final approval of Bill 27-24.

The vote thereon was as follows:

Alderman Nauman	“Yes”
Alderman Roberts	“Yes”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“Yes”
Alderman Roettger	“Yes”

Bill 27-24 passed with 6 Aye, 0 Nay, 0 Absent

**ORDINANCES FOR
FIRST READING,
SECOND READING AND
FINAL APPROVAL**

Bill 28-24 – Agreement with St. Louis County for Emergency Communications (Assigned Ord. No. 28-24)

Bill 28-24 was introduced, an ordinance approving an agreement with St. Louis County, Missouri, acting for the St. Louis County Emergency Communications Commission, to allow the City of Glendale to continue participation in the county-wide emergency communications radio system.

Moved by Alderman Lane and seconded by Alderman Nauman, and unanimously carried, to approve the first reading of Bill 28-24 by title only.

Police Chief Jeff Beaton explained that the week prior St. Louis County contacted agencies letting them know that the agreement with the St. Louis County Emergency Communications Commission was set to expire on December 31, 2024 and that the agreement needed to be renewed before that point. He noted that the county-wide emergency communications radio system has greatly enhanced communications by enabling all agencies to communicate via one channel instead of multiple channels.

Moved by Alderman Lane and seconded by Alderman Nauman, and unanimously carried, to approve the second reading of Bil 28-24 by title only.

Moved by Alderman Lane and seconded by Alderman Roettger, and unanimously carried, for final approval of Bill 28-24.

The vote thereon was as follows:

Alderman Nauman	“Yes”
Alderman Roberts	“Yes”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“Yes”
Alderman Roettger	“Yes”

Bill 28-24 passed with 6 Aye, 0 Nay, 0 Absent

REPORTS

Mr. Johnson reported that the City received a six month report from the City of Webster Groves regarding recreation memberships and facility usage as part of the City’s recreation services agreement. The report noted that 33 Glendale residents purchased memberships to the Webster Groves Community Center and 159 daily admission visits occurred.

The Glendale Summer Bash is scheduled for June 13 and the Firehouse Run will occur on March 23, 2025.

Alderman Roberts noted that March 23 falls within the Kirkwood School District's spring break. Staff was instructed to check on the availability of March 30 as an alternative date.

Deputy City Clerk Gabby Macaluso reported that the City's tree lighting event will occur on the upcoming Friday, December 6, with the lighting occurring at 6:30 p.m. and the winter market opening at 6:00 p.m.

She also noted that the Boards and Commissions Celebration of Service is scheduled for December 17 at 7:00 p.m. at the Algonquin Golf Club. She requested that board members RSVP if they have not yet done so.

**ALDERMEN
COMMENTS**

Alderman Kayser confirmed that the Kirkwood School District's spring break is March 17-24, 2025.

Alderman Lane complimented staff on the creation and quality of the printed newsletter. She expressed her condolences to former Mayor Schuster and his family regarding the passing of Mrs. Schuster.

Alderman Roberts thanked Mr. Jones and Captain Catlett for their treatment of the roads during the winter weather and weather updates, respectively.

ADJOURN

Moved by Alderman Nauman, seconded by Alderman Kayser, and unanimously carried to adjourn the meeting at 8:06 p.m.