



**NOTICE OF PUBLIC MEETING
DECEMBER 2, 2024 – 7:00 P.M.
BOARD OF ALDERMEN MEETING
TENTATIVE AGENDA**

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF NOVEMBER 18, 2024 MINUTES

V. CITIZEN COMMENTS

VI. RESOLUTIONS

R37-24 A RESOLUTION APPROVING THE SITE IMPROVEMENT PLANS FOR A VEHICLE STORAGE LOT AT 10088 MANCHESTER ROAD SUBMITTED ON BEHALF OF MERLO AUTOMOTIVE GROUP, INC.

VII. ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B25-24 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 REPAIR GARAGE AND OFFICE SPACE AT 10058 MANCHESTER ROAD AND A VEHICLE STORAGE LOT AT 10088 MANCHESTER ROAD

B26-24 AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GLENDALE, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS.

B27-24 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

B28-24 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 A COUNTY-WIDE EMERGENCY COMMUNICATIONS RADIO SYSTEM

VIII. REPORTS

IX. ADJOURNMENT

Frank Johnson
City Administrator

Posted 5:00 P.M. November 27, 2024



MINUTES
BOARD OF ALDERMEN MEETING
NOVEMBER 18, 2024 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, November 18, 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; Bob Catlett, Police Captain; and Gabby Macaluso, Deputy City Clerk.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried, to approve the regular meeting minutes of November 4, 2024.

CITIZEN COMMENTS

Resident Kate Jamieson of 1301 Glendale Gardens Dr. welcomed Deputy City Clerk Macaluso and Alderman Kayser to their new positions. She stated that she had concerns related to the Glendale Chrysler Dealership, specifically the road shared between the Glendale Gardens Condos and the dealership. She also requested additional screening for the dealership's refuse containers. She also asked that service vehicles no longer park on Glendale Gardens Dr.

TREASURER'S REPORT

City Administrator Frank Johnson noted that the General Fund deficit year to date is \$157,454.56, which is more than the deficit for the same fund this time last year, which was \$113,516.66. This is due to property tax revenues having not yet been received and increased salaries and workers' compensation insurance premiums.

PRESENTATIONS

Mr. Frank Sturgill with St. Louis County presented the construction inspection process to the Glendale Board of Aldermen. Mr. Sturgill noted

that there's a list on St. Louis County's website of the type of construction work requiring a permit. He said that plans may be submitted digitally or in person. He noted that the process for Glendale residents includes getting zoning approval from the City of Glendale, followed by applying for building permits from St. Louis County.

Mr. Sturgill noted that for new construction, approved plans must always be at the job site. The footing inspection kicks off the inspection process followed by a foundation inspection. He said that an engineer's letter certifies the location of the foundation and this is the responsibility of homeowner or builder to secure. Engineers and/or surveyors set the benchmark for the property on which the location of the foundation is based. The location of water-focused infrastructure such as flow wells and pits will be checked against the approved plans.

Mr. Sturgill stressed that if you're not sure about an inspection or permit to call him. He noted that you can do work within your own home, but not other locations unless you are a licensed contractor. He advised that residents make sure their contractors and subcontractors are licensed through St. Louis County.

Mr. Sturgill noted that property owners will receive a notice of completion within 10 days of the final inspection to close out a project. He reminded the board that property maintenance code issues are to be handled by code enforcement, not building inspectors.

RESOLUTIONS

R36-24 – Underwriting Services with Stifel

Resolution 36-24 was introduced, a resolution authorizing the execution of a limited engagement letter with Stifel Nicolaus for underwriting services.

City Administrator Frank Johnson introduced Martin Ghafoori with Stifel to discuss the agreement for underwriting services related to the street bond that the City is considering. The underwriting agreement would allow Stifel to provide tailored, specific advice to the City of Glendale with respect to financing that the City may pursue related to the bond. This will give them the ability to run the analysis and provide the City with information including what the financing would look like, what the ask of the voters would be, and what the impact on property owners would be.

Alderman Roettger asked if a market analysis or study for what issuance would look like for a city Glendale's size would be provided as part of this agreement. Mr. Ghafoori said that is not a service that would be offered, but the information they do provide would be used to educate the

public about the measure. They can also tell us what they've seen in other cities.

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and unanimously carried to approve Resolution 36-24.

Public Hearing – Glendale Chrysler Special Use Permit Amendments

Mayor Wilcox opened the public hearing regarding amendments to the Glendale Chrysler Special Use Permit (SUP) at 7:37 p.m.

City Administrator Frank Johnson explained that there will be a resolution before the Board of Aldermen at the December 2 meeting to approve the construction plan for the parking lot improvements. The SUP amendments would ensure that the SUP includes the newly acquired parking lot. Mr. Johnson introduced Josh Farkas with Stock and Associates and Jenny Belding with the Glendale Chrysler dealership to present their construction plans for the parking lot improvements.

Mr. Farkas noted that they have modified their plans to include the requests of the City's Plan Commission at their November 13, 2024 meeting. These changes include:

- All construction traffic must enter and exit the site through Manchester Road.
- Adding two trees on the eastern 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.

Ms. Belding presented information regarding the traffic concerns of Glendale Gardens Condos. She asked the Glendale Police Department to gather traffic accident data for Glendale Gardens Drive. She noted that there have been seven accidents in the past 23.5 years. She said she wanted to present this data to refute the notion that the dealership causes these accidents.

Alderman Nauman asked if there were parking restrictions on Glendale Gardens Drive. Alderman Kayser said there is a "No Parking" sign on the west side of Glendale Gardens Drive as you turn in from Manchester Rd., but not on the east side.

Mayor Wilcox asked for public questions or comments regarding the SUP amendments. He reminded the public that public comment is limited to three minutes for each speaker.

Resident Kate Jamieson had questions about the plan.

- How many lights will be placed on the perimeter of the property and where will they be located?

- How will rock and mulch be contained on the site after construction is complete?
- Can she see the parking lot plans approved by the Plan Commission?
- Will there be a specific traffic flow established for the entry and exit from the dealership on Glendale Gardens Drive.
- Will there be any blocking or screening of condo community's view of the parking lot?

With no other comments from the public, Mr. Farkas and Mr. Johnson addressed Ms. Jamieson's questions.

- Mr. Farkas explained that there will be no perimeter lights.
- Mr. Farkas noted that the rock and mulch will be placed at grade with the curb to keep materials contained.
- Mr. Johnson explained that since the Plan Commission approved the parking lot project with conditions, updated plans will need to be submitted by the dealership/Stock and Associates before the next Board of Alderman meeting.
- Mr. Farkas explained that both entrances will have two-way traffic.
- Mr. Farkas that there was no screening requirement through the landscape review process or from the Plan Commission. He did note that there is a requirement for a 10-foot buffer between the dealership and the residential properties.
- Mr. Farkas also noted that they will be adding the four, regulation-size stop signs added to the entrances and exits.

Mayor Wilcox closed the public hearing at 7:46 p.m. and asked if the Board of Alderman members had any questions or comments.

Alderman Nauman asked what the pattern of vehicle movement would be from the new parking lot to the existing lots and dealership building. Ms. Belding responded that this movement would be based on demand and weather. In bad weather, a dealership employee would go get a car for a customer to test drive from the new lot dealership building.

Alderman Roberts expressed concerns regarding the placement of trees that may impede the site lines trying to turn onto Manchester Road from Glendale Gardens Drive. Mr. Johnson explained that Lochmueller evaluated the landscaping plans while looking at site lines and didn't express any concerns.

Alderman Nauman asked that the City consider the addition of "No Parking" signs on the east side of Glendale Gardens Drive. Mayor Wilcox recommended that Mr. Johnson explore the best placement for the signs with the police department.

ORDINANCES FOR FIRST READING

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

Bill 25-24 was introduced, an ordinance authorizing the issuance of a modified Special Use Permit (SUP) 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 repair garage and office space at 10058 Manchester Road and a vehicle storage lot at 10088 Manchester Road.

City Attorney Jim Hetlage clarified that the ordinance being approved for first reading would encompass all the conditions required by the Plan Commission and discussed at tonight's public hearing.

Moved by Alderman Lane and seconded by Alderman Kayser, and unanimously carried, to approve the first reading of Bill 25-24 by title only.

ORDINANCES FOR SECOND READING AND FINAL APPROVAL

Bill 22-24 – Zoning Code Amendments (Assigned Ord. No. 22-24)

Bill 22-24 was introduced, an ordinance amending sections 400.010, 400.140 and 400.190 of the municipal code of ordinances of the City of Glendale, Missouri, regarding changes in definitions in the zoning code related to the City's revised architectural review guidelines and amendments to the R-1 and R-2 area regulations.

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and not unanimously carried to approve the second reading of Bill 22-24 by title only.

The Board of Aldermen members discussed the new guidelines. Alderman Kayser and Roberts expressed concerns regarding limitations to 50-foot wide lots, particularly with respect to front-entry garages, and the impact of impervious surfaces needed for long driveways to access garages located behind homes. The impervious surface limitations were viewed as being too extreme of a change considering there are currently no limits.

Aldermen Lane, Capshaw Cushing, and Nauman expressed a desire to start somewhere with implementing policies to mitigate stormwater. They stressed that this has been a long process and view the ARB guidelines as a living document that can change as needed.

Alderman Roettger expressed a need to test the new guidelines and then make adjustments to them as they become apparent from the experiences of homeowners and builders.

Mayor Wilcox requested a roll call vote for the second reading of Bill 22-24 since the reading was not unanimously approved. The vote thereon was as follows:

Alderman Nauman	“Yes”
Alderman Roberts	“No”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“No”
Alderman Roettger	“Yes”

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and not unanimously carried to approve the final reading of Bill 22-24 by title only.

Alderman Nauman	“Yes”
Alderman Roberts	“No”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“No”
Alderman Roettger	“Yes”

Bill 22-24 passed with 4 Aye, 2 Nay, 0 Absent

**Bill 23-24 – Zoning Code
Amendments Pertaining to
Architectural Review Guidelines
(Assigned Ord. No. 23-24)**

Bill 23-24 was introduced, an ordinance amending section 535.150 of the Glendale municipal code pertaining to architectural review guidelines.

Moved by Alderman Roettger and seconded by Alderman Capshaw Cushing and not unanimously carried to approve the second reading of Bill 23-24 by title only.

Mr. Johnson stressed that the floor area ratio (FAR) and impervious surfaces in the guidelines were codified and cannot be changed with the zoning amendments that have been adopted. However, applicants can appeal the FAR and impervious surface limits applied to their properties through the Board of Adjustment.

Alderman Roberts asked how many stormwater mitigation systems worked when the region experienced very high amounts of rain in early November. Mayor Wilcox stated that it’s dependent upon the size of the reservoir and overall system. Mr. Johnson explained that the homeowners are not responsible for mitigating 100 percent of the rain that falls on a

property, but they are responsible for a calculated volume of rain fall based on normal weather conditions.

Mayor Wilcox requested a roll call vote for the second reading of Bill 23-24 since the reading was not unanimously approved. The vote thereon was as follows:

Alderman Nauman	“Yes”
Alderman Roberts	“No”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“No”
Alderman Roettger	“Yes”

Moved by Alderman Lane and seconded by Alderman Capshaw Cushing and not unanimously carried to approve the final reading of Bill 23-24 by title only.

Alderman Nauman	“Yes”
Alderman Roberts	“No”
Alderman Capshaw Cushing	“Yes”
Alderman Lane	“Yes”
Alderman Kayser	“No”
Alderman Roettger	“Yes”

Bill 23-24 passed with 4 Aye, 2 Nay, 0 Absent

Bill 24-24 – Intergovernmental Agreement for Firefighter Training (Assigned Ord. No. 24-24)

Bill 24-24 was introduced, an ordinance authorizing the execution of an intergovernmental agreement for firefighter training with the West County EMS and Fire Protection District.

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

Mr. Johnson reported that the ordinance renews an existing agreement with the West County EMS and Fire Protection District for training at a tower facility. The agreement helps Glendale firefighters meet training hour requirements.

Moved by Alderman Nauman and seconded by Alderman Capshaw Cushing to approve the final reading of Bill 24-24 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 24-24 passed with 6 Aye, 0 Nay, 0 Absent

CITY ADMIN. REPORT

Mr. Johnson reported that the City is looking to end the pet tag requirement because it is no longer needed due to microchipping technology and yields only \$160.00 in annual revenue. He noted that an ordinance authorizing the discontinuation of the practice would be brought before the board for consideration at a future meeting.

ALDERMEN COMMENTS

Mayor Wilcox reminded the board that the City’s tree lighting ceremony will start at 6:30 p.m. on Friday, December 6.

ADJOURN

Moved by Alderman Roettger, seconded by Alderman Nauman, and unanimously carried to adjourn the meeting at 8:48 p.m.

A RESOLUTION APPROVING THE SITE IMPROVEMENT PLANS FOR A
VEHICLE STORAGE LOT AT 10088 MANCHESTER ROAD SUBMITTED ON
BEHALF OF MERLO AUTOMOTIVE GROUP, INC.

WHEREAS, the City of Glendale, Missouri (the “City”), has received an application on behalf of Merlo Automotive Group, Inc. (“Applicant”) for approval of the Site Improvement Plans sealed and dated September 3, 2024 (“Site Improvement Plans”), a copy of which are attached hereto as Exhibit A and incorporated herein by reference, for construction of a vehicle storage lot at 10088 Manchester Road (the “Property”) to be used as additional storage of new and used vehicles for sale at the Glendale Chrysler Jeep Dodge Ram dealership located at 10070 Manchester Road; and

WHEREAS, pursuant to Section 410.160 of the Code of Ordinances of the City, before an owner constructs a parking lot, the owner or operator thereof shall submit preliminary plans and specifications for the review and recommendation of the Plan Commission, shall obtain approval of such plans by the Metropolitan Sewer District, and shall then obtain approval of the Board of Aldermen; and

WHEREAS, construction and use of a free standing vehicle storage lot is not a permitted use within the C-2 commercial zoning district within the City, but operation of a new car dealership by a new car agency enfranchised by the manufacturer of such cars, and in conjunction therewith a repair garage, body and paint shop and an outdoor new and used car sales and display lot; provided, that such used car business is owned and operated by the enfranchised new car dealer and not otherwise is permitted as a conditional use provided a special use permit is issued for such use; and

WHEREAS, the Applicant’s proposed use of the Property as a vehicle storage lot is solely for the storage and display of new and use car inventory associated with its operation of the Glendale Chrysler Jeep Dodge Ram dealership located at 10070 Manchester Road, and therefore such use of the Property as a vehicle storage lot can be permitted upon amendment of the Special Use Permit issued by the City to Applicant; and

WHEREAS, the Site Improvement Plans were reviewed by the Plan Commission on November 13, 2024, and at such meeting the Plan Commission issued its recommendation to approve the Site Improvement Plans; and

WHEREAS, the Metropolitan Sewer District has reviewed the Site Improvement Plans and by correspondence dated August 13, 2024, the Metropolitan Sewer District approved the Site Improvement Plans; and

WHEREAS, the Board of Aldermen of the City of Glendale, Missouri, after careful and due deliberation, has concluded that it is in the best interest of the City to approve the Site Improvement Plans in the form attached hereto as Exhibit A and that approval of the Site Improvement Plans is consistent with current and planned future land use in the area and would be in the interests of the health, safety and welfare of the citizens of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

The Board of Aldermen of the City of Glendale, Missouri, approves the Site Improvement Plans for 10088 Manchester Road sealed and dated November 20, 2024, in the form and substance as attached hereto as Exhibit A.

SESECTION TWO:

Upon amendment of the Special Use Permit issued to Applicant for the operation of the Glendale Chrysler Jeep Dodge Ram dealership located at 10070 Manchester Road to expressly permit the use of the Property at 10088 Manchester Road for a vehicle storage lot associated with the operation of the new and used car dealership, the City Administrator shall issue or cause to be issued a building permit for the construction of the vehicle storage lot pursuant to the Site Improvement Plans for 10088 Manchester Road sealed and dated November 20, 2024, in the form and substance as attached hereto as Exhibit A.

SECTION THREE:

That this Resolution shall be in full force and effect from and after its passage and approval.

This Resolution Passed and Approved this 2nd Day of December, 2024.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/ City Clerk

GENERAL NOTES

- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR THE SAFETY FOR THE GENERAL PUBLIC AND PASSEBY WITH RESPECT TO WORK ZONE AREAS, MEANS AND METHODS AND PEDESTRIAN SAFETY.
ALL EXCAVATIONS, WHETHER THEY ARE FOR RETAINING WALLS, UTILITY TRENCHES OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION STANDARDS FOR EXCAVATIONS".
- BOUNDARY, PROPERTY LINES, EASEMENTS AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS.
- ALL UTILITIES, STRUCTURES AND UNDERGROUND FACILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE, AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED, UNCOVERED AND DEPTHS VERIFIED TO AVOID CONFLICTS.
- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED IMPROVEMENTS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE HE HAS THE LATEST SET OF IMPROVEMENT PLANS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING ALL PERMIT PLAN SETS AND ANY SUBSEQUENT PLAN ISSUANCES.
- IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND REVIEWED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL REVIEW OTHER SITE-RELATED SHEETS BY OTHER DESIGNERS (LANDSCAPING, ARCHITECT, ETC.) IN ADDITION TO CIVIL SHEETS FOR COORDINATION PURPOSES. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF RECORD DRAWINGS AT THE JOB SITE AND MARK THEREON ANY CHANGES AS THE WORK PROCEEDS. THE CONTRACTOR SHALL SUBMIT COMPUTER GENERATED, LEGIBLE RECORD DRAWINGS TO THE ENGINEER PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE TO CITY OF GLENDALE OR MODOOT STANDARDS, WHERE APPLICABLE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF ST. LOUIS COUNTY, WHERE APPLICABLE.
- THE CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS RELATED TO CONSTRUCTION OF THE IMPROVEMENTS.
- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- THE DEVELOPER OR OWNER IS ADVISED THAT UTILITY COMPANIES MAY REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY. THE DEVELOPER OR OWNER SHALL ALSO BE MADE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATIONS AND ADJUSTMENTS WHICH MAY OCCUR. ST. LOUIS COUNTY SHALL BEAR NO RESPONSIBILITY FOR UTILITY RELOCATION OR ADJUSTMENT COSTS OR ASSOCIATED DELAYS.
THE DELAYS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY PROPOSED AND COORDINATE PROPOSED SERVICES AND LOCATIONS OR RELOCATIONS WITH ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL UTILITY PERMITS, UNLESS SPECIFICALLY MENTIONED OTHERWISE.
- ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND, UNLESS STATED OTHERWISE.
- ALL HYDRANTS, POWER POLES OR OTHER OBSTRUCTIONS SHALL HAVE A MINIMUM TWO FOOT SETBACK FROM FACE OF CURB OR EDGE OF SHOULDER OF THE ULTIMATE PAVEMENT SECTION AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THIS REQUIREMENT PRIOR TO CONSTRUCTION. ANY LOCATION WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. THE CONTRACTOR SHALL ASSUME ALL LIABILITY IF CONFLICTS ARE NOT BROUGHT TO THE ENGINEERS ATTENTION FOR A DETERMINATION HOW TO PROCEED PRIOR TO CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND M&DOT, WHERE APPLICABLE.
- ALL AFFECTED OFF-SITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK AFFECTING THEIR PROPERTY AND/OR PROPERTY ACCESS.
- ACCESS TO PRIVATE PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. EXISTING COMMERCIAL ENTRANCES MAY HAVE ACCESS RESTRICTED TO 1/2 OF THE ENTRANCE AT A TIME, UNLESS OTHERWISE APPROVED IN THIS PLAN SET.
- NO SIDEWALK SHALL BE REMOVED WITHOUT CONFIRMING ADEQUATE PEDESTRIAN FACILITIES WILL EXIST DURING CONSTRUCTION. PROJECT NEEDS TO PROVIDE CONTINUOUS PEDESTRIAN ACCESS DURING CONSTRUCTION, UNLESS APPROVED ELSEWHERE. FOR SIDEWALK REMOVAL/REPLACEMENT VERIFY THERE IS ADEQUATE PEDESTRIAN ACCESS AROUND SITE, OR PROVIDE TEMPORARY PEDESTRIAN ACCESS.
- IF A PEDESTRIAN DETOUR PLAN IS NOT INCLUDED IN THIS PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A DETOUR PLAN AND SUBMITTING SAID PLAN TO THE ENGINEER AND AGENCIES FOR REVIEW AND APPROVAL.
- ALL SIDEWALKS, CURB RAMPS, RAMPS, ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS, AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE, AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL VERIFY THESE IMPROVEMENTS WITH THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE MADE AWARE THAT CERTAIN EXCEPTIONS TO ADA REQUIREMENTS MAY BE APPLICABLE. UNLESS SPECIFICALLY NOTED WITHIN THIS PLAN SET, THE CONTRACTOR SHALL ASSUME THAT NO EXCEPTION WILL APPLY.
- ALL SIDEWALKS (THICKNESS AND WIDTH) AND CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND ST. LOUIS COUNTY STANDARDS.
- ANY DISTURBED OFF-SITE PROPERTY (I.E. BUSHES, TREES, FENCES, MAILBOXES, ETC.) WHICH MAY NOT BE LABELED, SHALL BE REPLACED IN-KIND AT THE DEVELOPER'S EXPENSE.
- SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF GLENDALE SIGN ORDINANCE(S).
- EXCAVATIONS IN THE PUBLIC RIGHT-OF-WAY, FOR ANY REASON RELATED TO THIS JOB SITE, WILL REQUIRE AN EXCAVATION PERMIT.
- ALL SIGNS SHALL CONFORM TO THE CITY OF KIRKWOOD SIGN ORDINANCE REQUIREMENTS. SIGN LOCATIONS AND SIZES CANNOT BE APPROVED WIT THE SITE IMPROVEMENT PLANS, A SEPARATE APPLICATION MUST BE MADE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
- THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAT EXISTED PRIOR TO THE COMMENCEMENT OF WORK.
- ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS WILL BE CONSTRUCTION IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
- ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, SEALING AND/OR REMOVAL OF UTILITIES WITH THE RESPECTIVE COMPANY.
- THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADES, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.
- EXISTING TOPOGRAPHY AND BOUNDARY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED ON FLOOD MAPS 29189C0308K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
- GRADING AND DRAINAGE PER CITY OF GLENDALE, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.
- TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.

PREPARED FOR:
10088 MANCHESTER ROAD LLC
10088 MANCHESTER RD.
ST. LOUIS, MO. 63122
ATTN: MS. JENNI BELDING – GENERAL MANAGER

STORM SEWER NOTES

- THE DEVELOPER SHALL PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.
- SEWERS DESIGNATED AS 'COMMON' SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION TRUSTEES REGARDING MAINTENANCE.
A DRAINLAYER PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWERS.
A PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ROOF DRAIN CONNECTIONS.
- MAINTENANCE OF THE SEWERS DESIGNATED AS 'PUBLIC' SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
- PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORM WATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED FOR THIS PROJECT.
- GAS, WATER, AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OF HORIZONTAL LOCATION OF EXISTING OR PROPOSED SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- CONTRACTOR TO START LAYING PIPE AT DOWNSTREAM STRUCTURE AND WORK UPSTREAM. ANY AND ALL POSSIBLE CONFLICTS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FOR SEWER PIPE (STORM, SANITARY AND COMBINED WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTORS FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE INSPECTOR UPON REQUEST.
- FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT.
- IF A STRUCTURE LID/COVER IS LOCATED WITHIN PAVEMENT, SIDEWALK OR PEDESTRIAN PATH, THE LID SHALL BE LOCKING, REGARDLESS OF WHAT IS SHOWN ON THE PLANS. ADDITIONALLY, THE CONTRACTOR SHALL ENSURE FULL ADA COMPLIANCE.
- MSD ALSO RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT ANY TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPH(S).
- THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE
- ALL CONCRETE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76 CLASS II UNLESS NOTED OTHERWISE.
- TYPE "C" BEDDING IS REQUIRED FOR PIPES IN ROCK.
- ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULAR FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL TRENCH BACKFILLS UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE GRANULAR BACKFILL, ALSO IN LIEU OF GRANULAR BACKFILL; COMPACTED EARTH BACKFILL, COMPACTED TO 90 PERCENT OF THE MODIFIED AASHTO T-190 COMPACTION TEST (A.S.T.M. D-1557) FOR THE ENTIRE DEPTH OF THE FILL. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A LICENSED ENGINEER CONCURRENT WITH GRADING AND BACKFILL OPERATIONS.
- JETTING IS NOT AN ACCEPTABLE METHOD OF ACHIEVING BACKFILL COMPACTION. ALL BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO AT LEAST 96% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY.
- SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 95% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9" LIFTS. TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FOOT INTERVALS ALONG THE ROUTE OF THE PIPE. AT A MAXIMUM OF 2 FEET VERTICALLY, AND LATERALLY OFFSET ON EACH SIDE OF THE PIPE AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS SHALL BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION.
- STRUCTURES NOTED TO BE ADJUSTED TO FINISH GRADE SHALL BE ADJUSTED BY EITHER REMOVAL OR PLACEMENT OF GRADE RINGS, BRICK WORK OR MORTAR BEDDING BY SUCH METHODS AS APPROVED BY MSD STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL YARD DRAINS AND ASSOCIATED LANDSCAPE DRAINAGE STRUCTURES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- IN CERTAIN LOCATIONS, WATERTIGHT POLYPROPYLENE (PP) OR HIGH DENSITY POLYTHENE (HDPE) MAY BE ALLOWED TO BE SUBSTITUTED FOR REINFORCED CONCRETE PIPE (RCP) WITH THE APPROVAL OF THE OWNER, ENGINEER, CITY OF CHESTERFIELD, ST. LOUIS COUNTY AND MSD. THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE ENGINEER (IN WRITING) FOR CONSIDERATION PRIOR TO ORDERING OF ANY MATERIAL.
- MANHOLES MAY BE RAISED USING COURSES OF BRICK OR APPROVED GRADE RINGS), PROVIDED THE TOTAL ADJUSTMENT OF THE MANHOLE DOES NOT EXCEED 12 INCHES INCLUDING EXISTING RINGS OR COURSES OF BRICK. FOR MANHOLES WHICH EXCEED THE MAXIMUM OF 12 INCHES, THE TRANSITION SECTION OF THE STRUCTURE SHALL BE REMOVED AND THE BOTTOM SECTION RAISED USING THE SAME MATERIAL AS THE EXISTING STRUCTURE. MANHOLES MAY BE LOWERED BY REMOVING THE TRANSITION SECTION, AND LOWERING THE EXISTING BOTTOM SECTION BY SAWCUTTING THE EXISTING CAST-IN-PLACE CONCRETE, REMOVING THE REQUIRED COURSES OF BRICK, OR BY REMOVING THE PRE-CAST RISER SECTION AS APPROPRIATE.

MSD ADDITIONAL NOTES

- a. STANDARD CONSTRUCTION 2023 VERSION:
- ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2023. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO AND SHALL ALSO INCLUDE THE FOLLOWING:
- PART 2 - MATERIALS OF CONSTRUCTION
- SECTION G PIPE
- CORRUGATED POLYPROPYLENE PIPE
 - PIPE FOR GRAVITY SEWER INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. CONSOLIDATION BY WATER (JETTING OR PUDDLING) SHALL NOT BE USED. CONSOLIDATION SHALL BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS FOR TRENCH BACKFILL. PRICE FOR COMPACTED BACKFILL SHALL BE INCLUDED IN PIPE UNIT COST.
- FOR USE IN SANITARY AND COMBINED SEWER INSTALLATIONS, A REPRESENTATIVE FROM THE PIPE MANUFACTURER SHALL VISIT THE SITE WITHIN THE FIRST 100 FEET OF PIPE INSTALLATION. COORDINATION OF THIS SITE VISIT SHALL BE ARRANGED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE MSD INSPECTOR AT LEAST 24 HOURS' NOTICE OF THE PLANNED DATE AND TIME OF THE MANUFACTURER'S SITE VISIT.
- FOLLOWING THE SITE VISIT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A LETTER FROM THE PIPING MANUFACTURER SUMMARIZING THEIR OBSERVATIONS. AT A MINIMUM, THE LETTER SHALL:
- INDICATE THE DATE THE INITIAL SECTION OF PIPE WAS INSTALLED; AND
 - VERIFY THAT THE INSTALLATION OCCURRED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
- e. TRENCH WIDTH SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. DISTRICT STANDARD PAYLINE WIDTHS BASED ON THE NOMINAL INSIDE PIPE DIAMETER SHALL APPLY.

VEHICLE STORAGE LOT
A TRACT OF LAND BEING LOT B OF SCHWARTZ PINKUS MANOR AS RECORDED IN PLAT BOOK 188 PAGE 36
LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

Exhibit A

SHEET INDEX

C1.0	TITLE/SPECIFICATION SHEET
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	DEMOLITION PLAN AND SITE & GRADING PLAN
C4.0	SEWER PROFILES, HYDRAULICS & CONSTRUCTION DETAILS
C5.0	DIFFERENTIAL RUNOFF MAPS
C6.0	PHOTOMETRIC PLAN
L1.01	LANDSCAPE PLAN

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

ON-SITE LAND AREA DISTURBED = ±0.74 Acres

EXISTING:
0.26 Ac. x 4.20 c.f.s./Ac. = 1.09 c.f.s.
0.40 Ac. x 3.54 c.f.s./Ac. = 1.42 c.f.s.
0.08 Ac. x 1.70 c.f.s./Ac. = 0.14 c.f.s.

TOTAL = 2.65 c.f.s.

PROPOSED:
0.58 Ac. x 3.54 c.f.s./Ac. = 2.05 c.f.s.
0.16 Ac. x 1.70 c.f.s./Ac. = 0.27 c.f.s.

DIFFERENTIAL = 2.32 c.f.s. - 2.65 c.f.s. = 0.33 c.f.s. [DECREASE]

OFF-SITE LAND AREA DISTURBED = ±0.025 Acres

EXISTING:
0.01 Ac. x 3.54 c.f.s./Ac. = 0.04 c.f.s.
0.015 Ac. x 1.70 c.f.s./Ac. = 0.03 c.f.s.

TOTAL = 0.07 c.f.s.

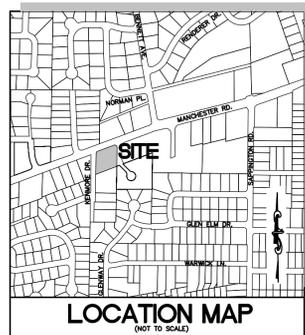
PROPOSED:
0.005 Ac. x 3.54 c.f.s./Ac. = 0.02 c.f.s.
0.02 Ac. x 1.70 c.f.s./Ac. = 0.03 c.f.s.

DIFFERENTIAL = 0.05 c.f.s. - 0.07 c.f.s. = 0.02 c.f.s. [DECREASE]

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.



PERTINENT DATA

OWNER	=	10088 MANCHESTER ROAD LLC
ADDRESS	=	10088 MANCHESTER ROAD
SITE ACREAGE	=	±0.757 AC.
LOCATOR No.	=	22M620231
FIRE DISTRICT	=	GLENDALE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63122
FLOOD MAP	=	29189C0307K

OWNER NOTE:

ONCE THE CONTRACTOR DELIVERS THE PROPERTY TO THE OWNER, THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ANY CONTROL MEASURE THAT IS TO REMAIN AS A PERMANENT STRUCTURE TO CONTROL SILTATION AND EROSION.

MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMIT NO:

N/A FOR LESS THAN 1 ACRE OF DISTURBANCE

GENERAL NOTES:

1) Subject property is Zoned C-2
Note: The above zoning provided by the City of Glendale, and to verify the client should obtain a zoning endorsement from their title company.

Front: There shall be a front yard in a "C-2" District of not less than thirty-five (35) feet. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of such corner lot or lot not less than thirty-five (35) feet. No main building or accessory building shall project beyond the front yard line on either side.

Side: There shall be a side yard in a "C-2" District of not less than ten (10) feet.

Rear: There shall be a rear yard in a "C-2" District having a minimum depth of fifty (50) feet in that portion of the "C-2" zone which has a depth of two hundred fifty (250) feet south of Manchester Road and a rear yard having a minimum depth of thirty (30) feet in that portion of the "C-2" District which has a maximum depth of one hundred seventy-five (175) feet south of Manchester Road. There shall be a rear yard having a minimum depth of twenty-five (25) feet in that portion of the "C-2" District which has a maximum depth of one hundred twenty feet (120) south of Manchester Road. Any property in this zone abutting any residential property shall have either a wall or fence along the rear of such lot or a screening belt ten (10) feet in width along the rear of the lot which shall be planted with trees and shrubbery. Such wall or fence or planted belt shall provide a screen of such height and character as is necessary to screen the commercial usage from such residential area; the plans for such screening shall be submitted to the Plan Commission for its advice and must be approved by the Board of Aldermen in accordance with the provisions of this Chapter before such property can be used for such purposes. No structures or buildings of any kind shall be erected in such rear yard.

Height: No building shall exceed 35'

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0307K with and effective date of 02/04/2015.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: (314) 615-0215
SIGNALS & LIGHTING:

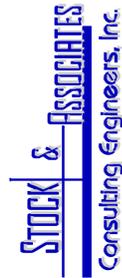
ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 14323
NGVD29 Elev = 580.22
"I" on the southwest corner of the first step on the east side facing Sappington Road of a commercial building addressed as #10028 Manchester Road; roughly 76' west of the centerline of Sappington Road and 146' south of the centerline of Manchester Road.

SITE BENCHMARK

Site Benchmark Elev = 552.53
"Sq." cut on S.E. Corner of sign base as shown hereon.

PREPARED BY:



SITE IMPROVEMENT PLANS FOR:

VEHICLE STORAGE LOT

10088 MANCHESTER ROAD
GLENDALE, MO 63122



11/20/24
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- MSD COMMENTS 2024-08-09
- CITY COMMENTS 2024-09-03
- CITY COMMENTS 2024-11-20

DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.

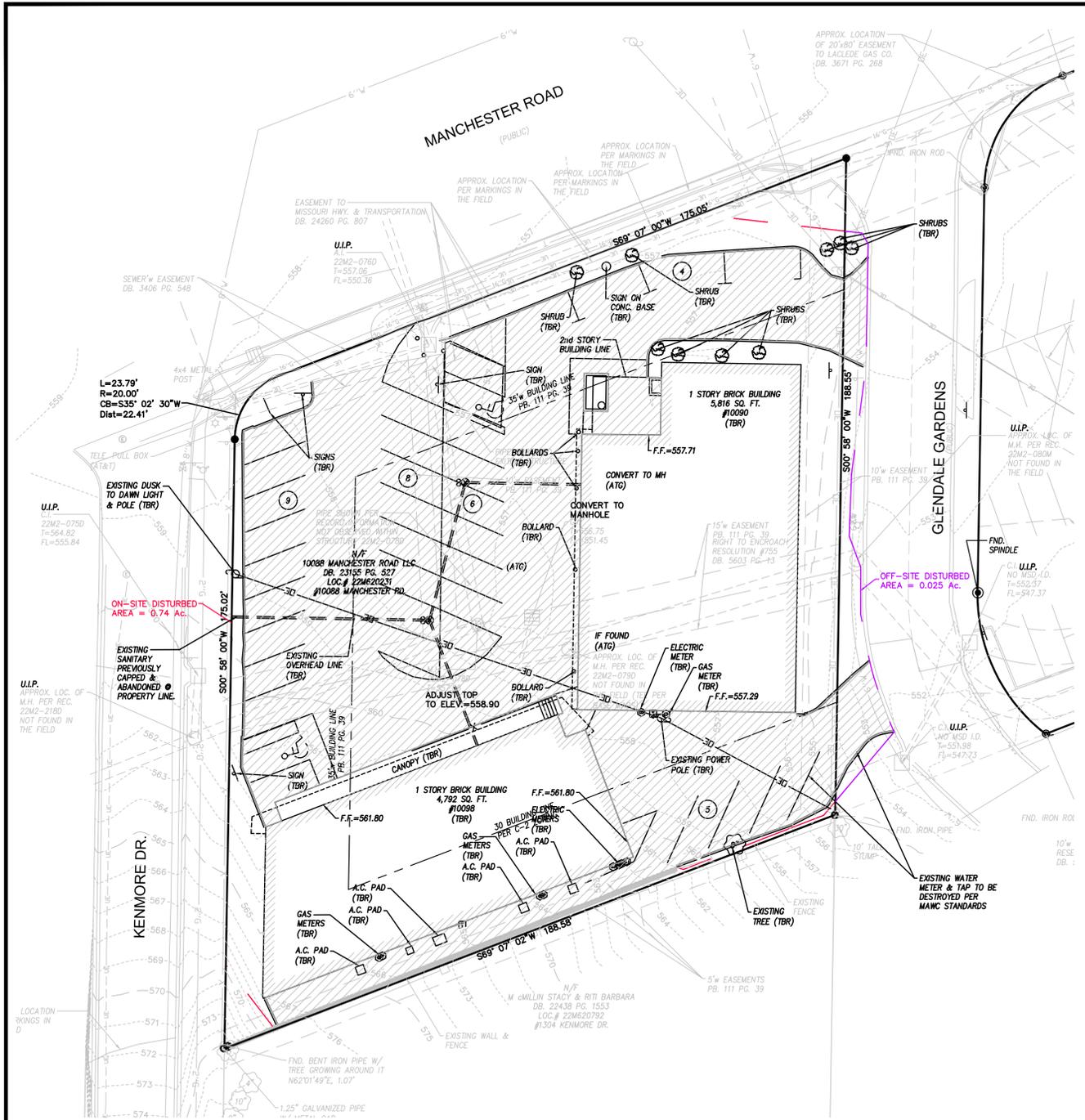
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S.L.C. H&T #:	H&T S.U.P. #:
N/A	N/A
M.D.N.R. #:	
N/A	

SHEET TITLE:

TITLE/SPECIFICATION SHEET

SHEET NO.:

C1.0



SITE DEMOLITION PLAN

GRAPHIC SCALE



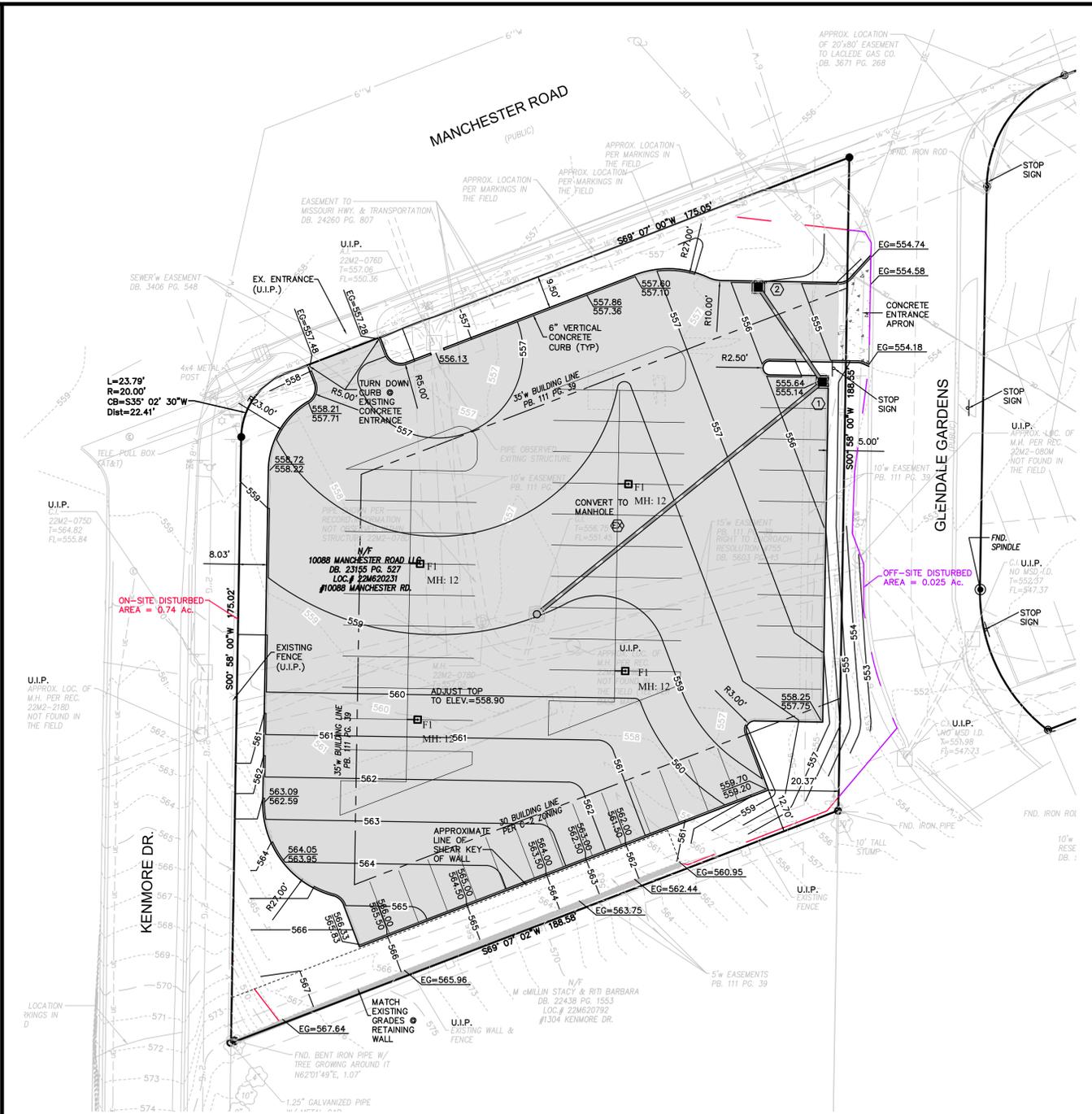
(IN FEET)
1 inch = 20 ft.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

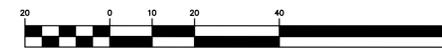
DEMOLITION NOTES

- ALL TREES THAT ARE NOT NOTED TO BE REMOVED (TBR) AND LOCATED OUTSIDE AND ADJACENT TO THE DISTURBED AREAS (AS INDICATED ON DEMO PLAN) SHALL REMAIN AND BE PROTECTED. SEE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR TREE PROTECTION DETAILS.
- DEMOLITION INCLUDES ALL MATERIAL WITHIN THE LIMITS OF CONSTRUCTION LINE SHOWN ON PLANS, UNLESS OTHERWISE NOTED ON SHEET.
- CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND/OR IRRIGATION SYSTEMS ADJACENT TO THE PROPERTY PRIOR TO ANY DIGGING OR EARTH MOVING.
- THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY SERVICE PROVIDERS THE DISCONNECTION AND REMOVAL OF ALL UTILITY SERVICES TO THE EXISTING STRUCTURES SHOWN TO BE DEMOLISHED.
- UTILITY RELOCATIONS TO BE COORDINATED WITH UTILITY PROVIDER.



SITE & GRADING PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTE:

NO NEW WATER LINE OR SANITARY SERVICES ASSOCIATED WITH THIS PROJECT.

PREPARED BY:

VEHICLE STORAGE LOT

SITE IMPROVEMENT PLANS FOR:

10088 MANCHESTER ROAD
GLENDALE, MO 63122



11/20/24
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

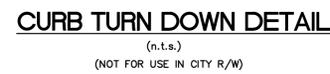
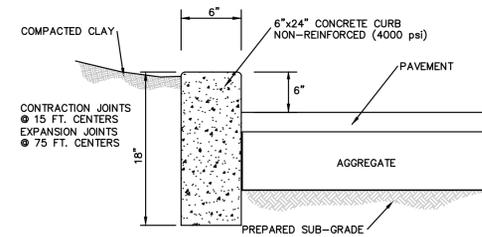
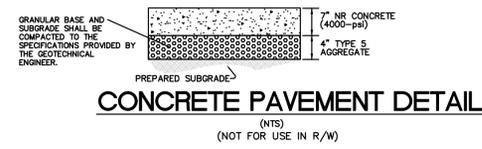
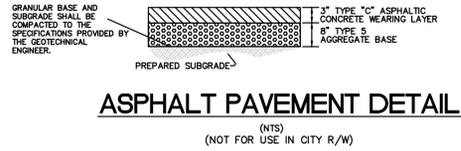
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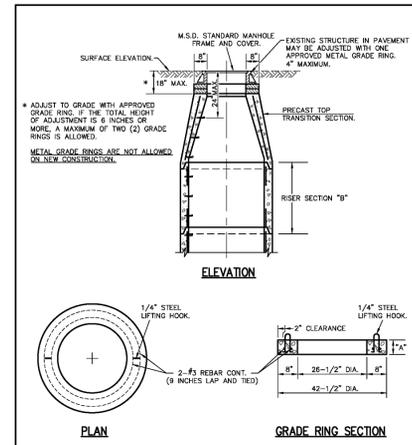
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DATE: 07/09/24	JOB NO: 222-7306.1
M.S.D. P #: 24MSD-00261	BASE MAP #: 22M2
S.L.C. H&T #: N/A	H&T S.U.P.: N/A
M.D.N.R. #: N/A	

SHEET TITLE:
DEMOLITION PLAN AND SITE & GRADING PLAN

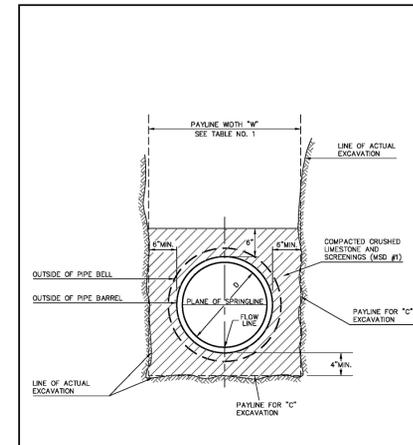
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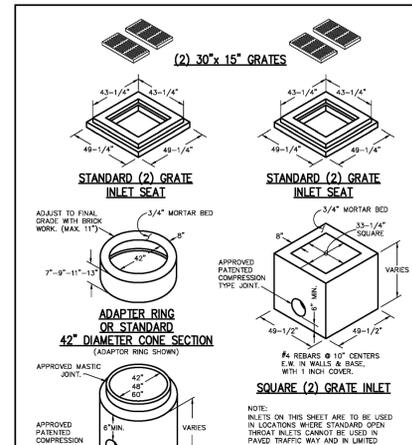
NOTE:
SUBGRADE SHALL BE COMPACTED PURSUANT TO GEOTECHNICAL ENGINEER.



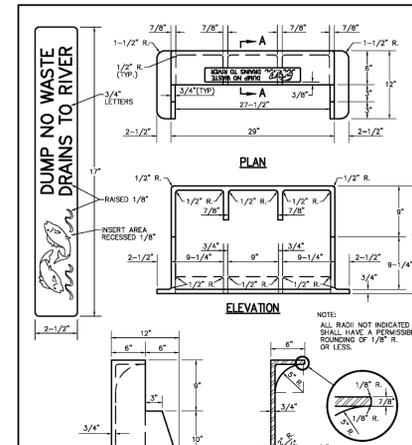
NOTES:
1) IF BRICK IS USED DO NOT PLASTER INSIDE OF MANHOLE.
2) IF MANHOLE IS BURIED MORE THAN 18 INCHES, A RISER SECTION WILL HAVE TO BE ADDED.
3) DIMENSION "A" SIDING GRADE RING HEIGHT OPTIONS (3 INCHES MINIMUM TO 11 INCHES MAXIMUM).
4) DIMENSION "B" SIDING GRADE RING HEIGHT OPTIONS (12 INCH, 24 INCH, 36 INCH AND 48 INCH).



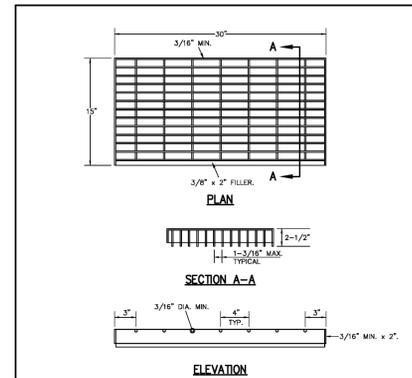
NOTES:
1) INLETS ON THIS SHEET ARE TO BE USED IN LOCATIONS WHERE STANDARD OPEN THROAT INLETS CAN NOT BE USED IN PAVED TRAFFIC WAY AND IN LIMITED EASEMENTS.
2) STANDARD DEPTH = 4.0 FEET.
3) ADJUSTMENTS SHALL BE MADE WITH PRECAST ADJUSTMENT RINGS AND APPROVED BITUMINOUS SEALANT.



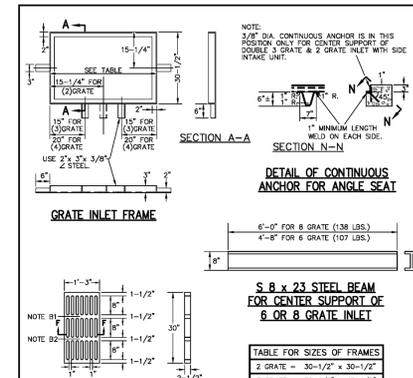
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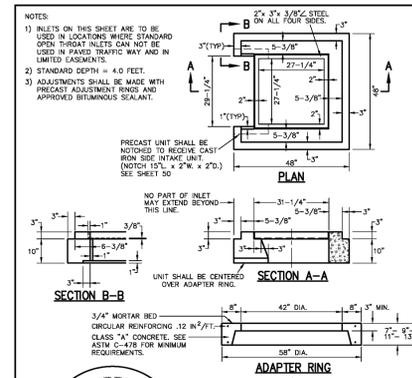
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1) INLETS ON THIS SHEET ARE TO BE USED IN LOCATIONS WHERE STANDARD OPEN THROAT INLETS CAN NOT BE USED IN PAVED TRAFFIC WAY AND IN LIMITED EASEMENTS.
2) STANDARD DEPTH = 4.0 FEET.
3) ADJUSTMENTS SHALL BE MADE WITH PRECAST ADJUSTMENT RINGS AND APPROVED BITUMINOUS SEALANT.



FINISH - HOT DIP GALVANIZED-(ASTM A123/A123M-97).
MATERIAL - MILD CARBON STEEL - ASTM A569.
CAPACITY - H-20 LOADING.
WEIGHT - 65 LB. MINIMUM.
TOLERANCES - ALL DIMENSIONS 1/8".
IDENTIFICATION - THE MANUFACTURER MUST PLACE HIS NAME OR MARK ON EACH UNIT FOR THE PURPOSE OF IDENTIFICATION.



NOTE B:
PROVIDE 1/8" RAISED LETTERING APPROX. 3/4" TO 1" HIGH.
B1: METRO ST. LOUIS B2: SEWER DIST. SEWERS.
MATERIAL: CAST GRAY IRON ASTM A48.

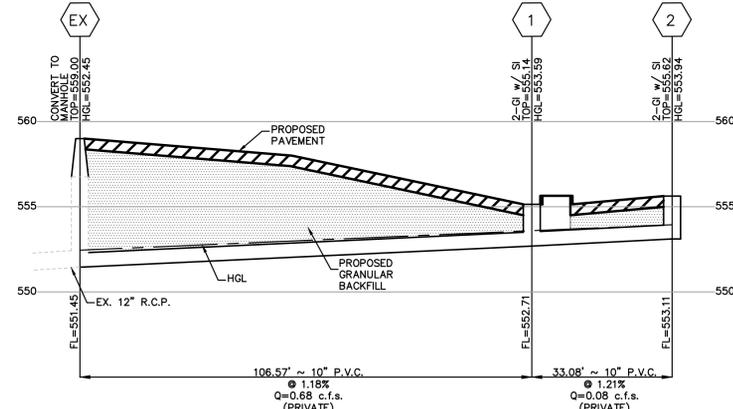


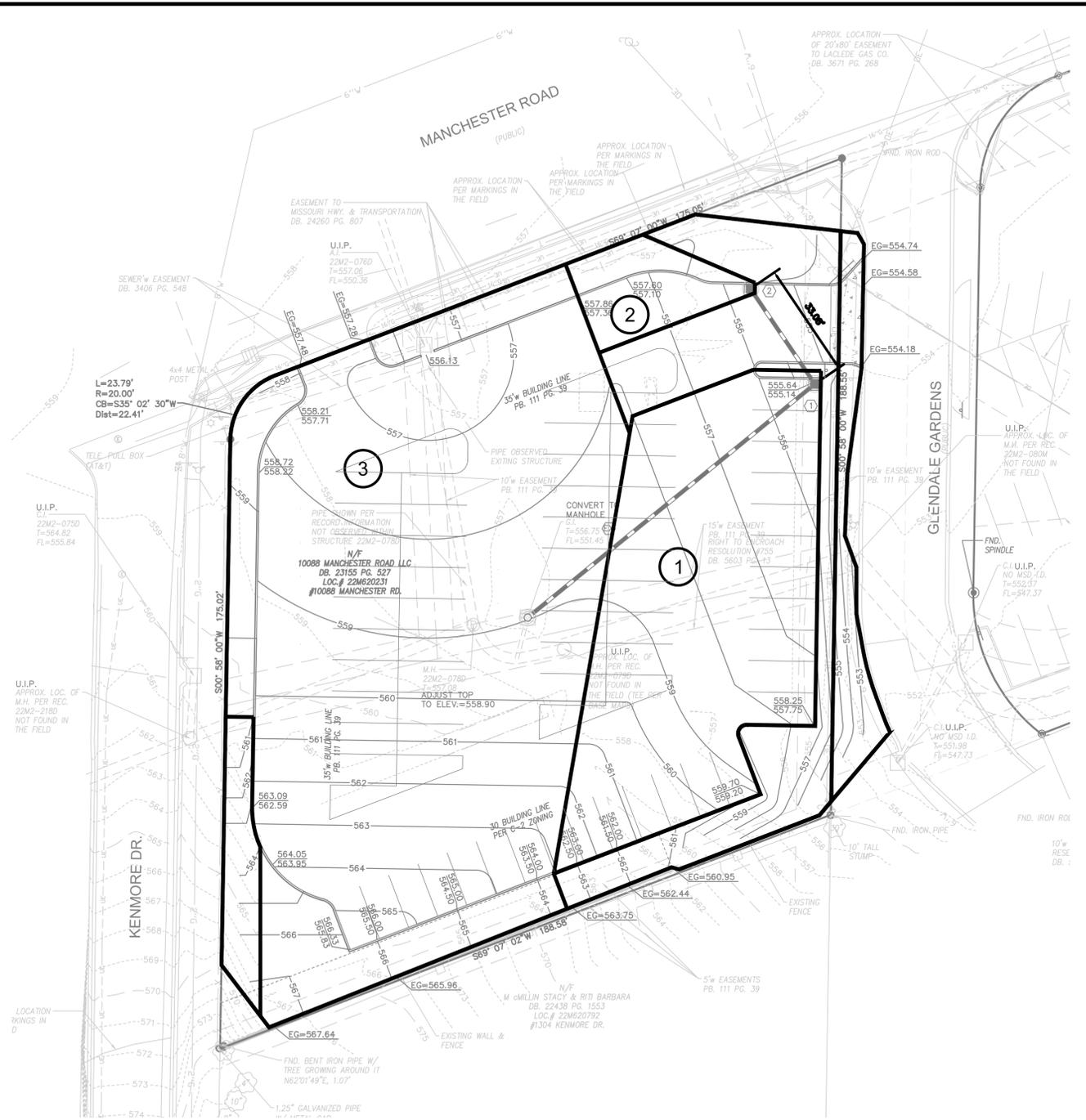
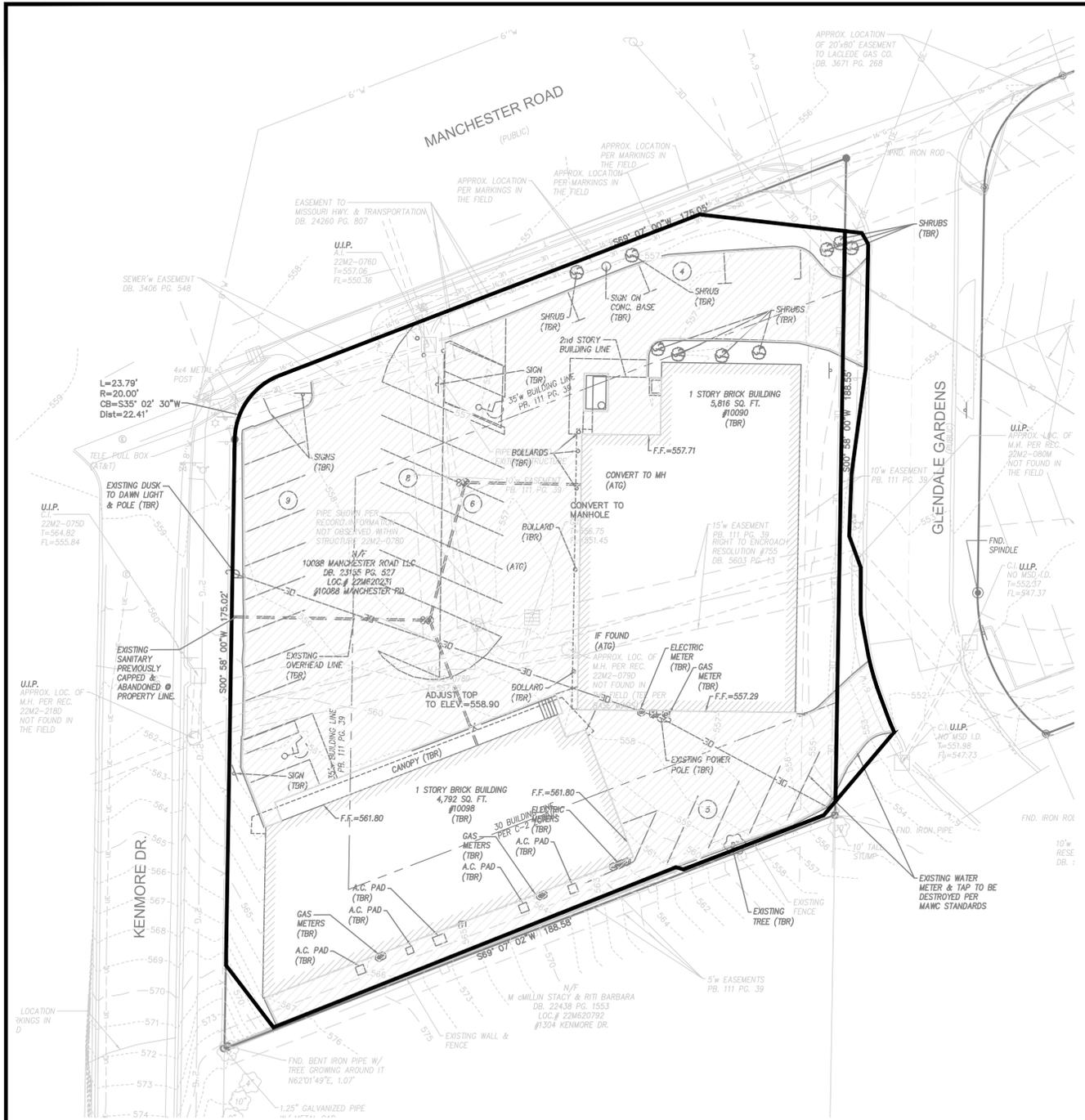
NOTE:
1) INLETS ON THIS SHEET ARE TO BE USED IN LOCATIONS WHERE STANDARD OPEN THROAT INLETS CAN NOT BE USED IN PAVED TRAFFIC WAY AND IN LIMITED EASEMENTS.
2) STANDARD DEPTH = 4.0 FEET.
3) ADJUSTMENTS SHALL BE MADE WITH PRECAST ADJUSTMENT RINGS AND APPROVED BITUMINOUS SEALANT.

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314-335-2072.

ALL SEWER DETAILS SHOWN ON THIS SHEET ARE FOR THE PRIVATE USE & CONVENIENCE OF THE CONTRACTOR. THE DETAILS ARE TO BE VERIFIED PER MSD'S STANDARD CONSTRUCTION SPECIFICATIONS, 2009. ALL METHODS, MEANS AND MATERIALS SHALL CONFORM TO MSD CURRENT STANDARD CONSTRUCTION SPECIFICATIONS, 2009.

Design Storm: 15-YR, 20-MIN																											
Project name: Vehicle Storage Lot																											
Project number: 2022-7588																											
Project Location: Glendale, MO																											
Calculated By: J.E.B.																											
Checked By: G.M.S.																											
Date: 7/9/2024																											
Revision:																											
Bend Coefficients:																											
HEAD LOSS																											
Hydraulic Elevations																											
ASSUME TOP OF PIPE																											
MEAN FULL FLOW VELOCITY:																											
FRICTION LOSS (H _f):																											
VELOCITY HEAD:																											
JUNCTION LOSSES (A _{JUNC}):																											
BEND LOSSES (BEND):																											
CURVE LOSS=V _c ² /CURVE COEFFICIENT																											
Note:																											
Structure Number	Upper structure	Lower structure	Upper structure	Lower structure	Length (ft)	Flowline Grade (ft/ft)	Pipe Size (in.)	Full Flow Cap. (cfs)	Total (ft)	Mean Full Flow Vel. (ft/s)	Reol. Coef.	Curve Coef.	Velocity Head (ft)	Q _v (ft ³ /s)	Pipe Coef. (ft)	H _f (ft)	Junction (ft)	Reol. (ft)	Curve (ft)	Total H _{loss} (ft)	Upper H.E. - H _u (ft)	Lower H.E. - H _l (ft)	Structure Upper H.E. = H _u (ft)	Structure Elevation	Free Board	Structure Number	
2	2	1	551.11	552.71	33.08	0.0121	10	2.42	0.08	0.15	0.00	0.00	0.00	0.013	0.00	0.00	0.00	0.00	0.00	0.00	551.04	552.50	552.50	553.04	553.62	1.68	2
1	1	EX1	552.71	551.45	106.47	0.0118	10	2.39	0.68	1.25	0.70	0.00	0.02	0.013	0.10	0.03	0.02	0.00	0.05	553.54	552.55	552.45	553.50	555.14	1.55	1	
EX1	EX1		551.45																		552.45						EX1





GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PRE-DEVELOPED RUNOFF: 15-YR. 20-MIN

EXISTING (ON-SITE):
0.26 Ac. x 4.20 c.f.s./Ac. = 1.09 c.f.s.
0.40 Ac. x 3.54 c.f.s./Ac. = 1.42 c.f.s.
0.08 Ac. x 1.70 c.f.s./Ac. = 0.14 c.f.s.

TOTAL = 2.65 c.f.s.

EXISTING (OFF-SITE):
0.01 Ac. x 3.54 c.f.s./Ac. = 0.04 c.f.s.
0.015 Ac. x 1.70 c.f.s./Ac. = 0.03 c.f.s.

TOTAL = 0.07 c.f.s.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

POST-DEVELOPED RUNOFF: 15-YR. 20-MIN

PROPOSED (ON-SITE):
0.58 Ac. x 3.54 c.f.s./Ac. = 2.05 c.f.s.
0.16 Ac. x 1.70 c.f.s./Ac. = 0.27 c.f.s.

DIFFERENTIAL = 2.32 c.f.s. - 2.65 c.f.s. = 0.33 c.f.s. [DECREASE]

PROPOSED (OFF-SITE):
0.005 Ac. x 3.54 c.f.s./Ac. = 0.02 c.f.s.
0.02 Ac. x 1.70 c.f.s./Ac. = 0.03 c.f.s.

DIFFERENTIAL = 0.05 c.f.s. - 0.07 c.f.s. = 0.02 c.f.s. [DECREASE]

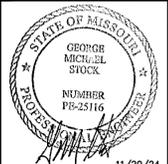
1 0.17 ACRES @ 3.54 C.F.S./AC. = 0.60 C.F.S. (TRIBUTARY TO #1)

2 0.02 ACRES @ 3.54 C.F.S./AC. = 0.08 C.F.S. (TRIBUTARY TO #2)

3 0.08 ACRES @ 1.70 C.F.S./AC. = 0.14 C.F.S.
0.35 ACRES @ 3.54 C.F.S./AC. = 1.24 C.F.S.
TOTAL = 1.38 C.F.S. (TRIBUTARY TO EXISTING AREA INLET NO MSD I.D.)

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE IMPROVEMENT PLANS FOR:
VEHICLE STORAGE LOT
10088 MANCHESTER ROAD
GLENDALE, MO 63122



11/20/24
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- MSD COMMENTS 2024-08-09
- CITY COMMENTS 2024-09-03
- CITY COMMENTS 2024-11-20

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 07/09/24	JOB NO: 222-7306.1
M.S.D. P.#: 24MSD-00261	BASE MAP #: 22M2
S.L.C. H&T #: N/A	H&T S.U.P. #: N/A
M.D.N.R. #: N/A	

SHEET TITLE:
DIFFERENTIAL RUNOFF MAPS

SHEET NO.:
C5.0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

GLENDALE CHRYSLER JEEP DODGE RAM

10088 MANCHESTER ROAD
GLENDALE, MISSOURI

Revisions:

Date	Description	No.
11/7/24	City Comments	1
11/18/24	City Comments	2

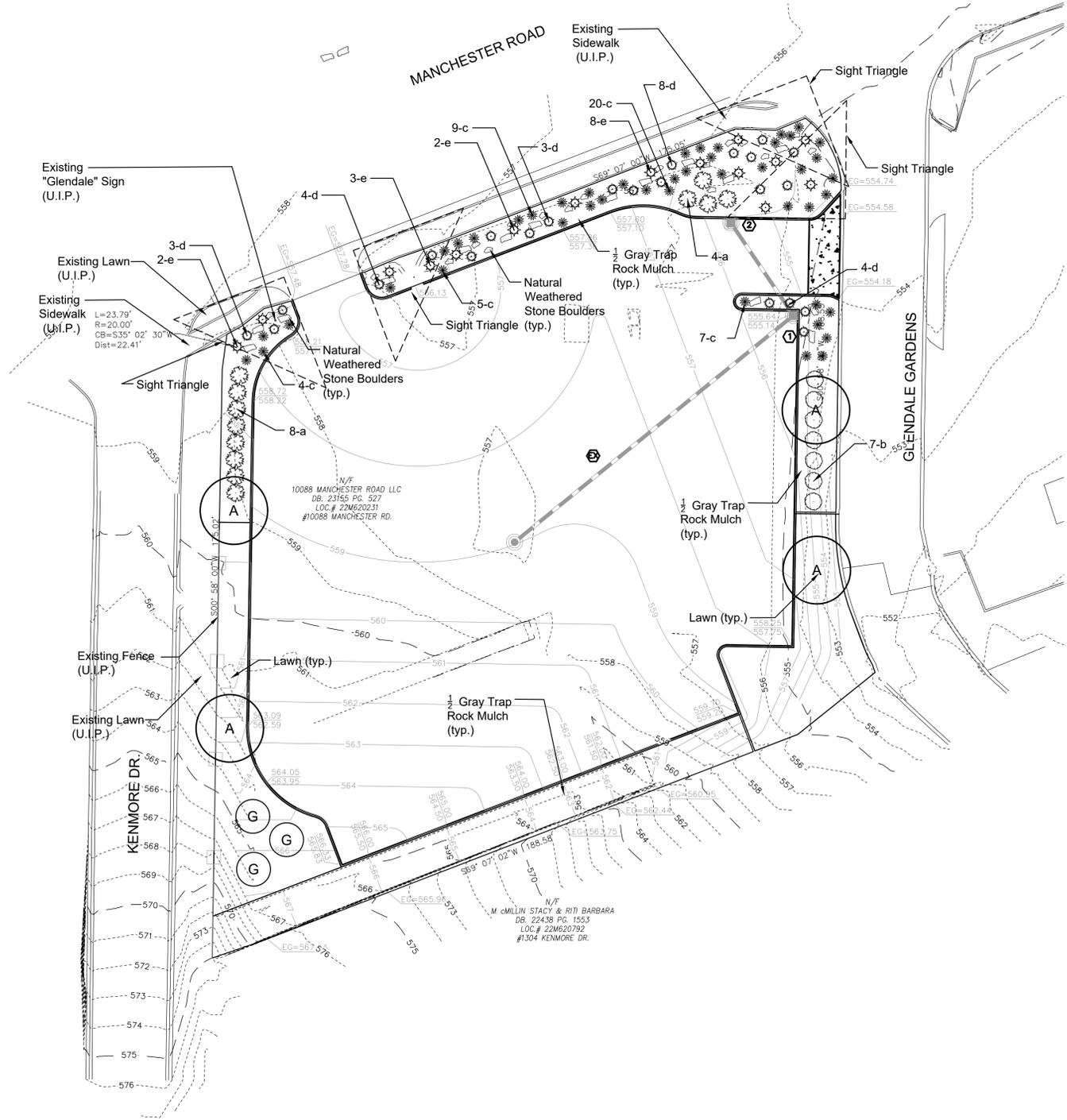
Drawn: RS
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spint 40 park drive, chesterfield, missouri 63005
t. 636-519-8666
www.loomis-associates.com

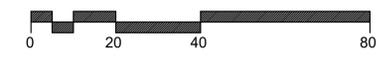
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC#0000191

Sheet Title:	LANDSCAPE PLAN
Sheet No:	L1.01
Date:	10/09/24
Job #:	813.093

PLANTING SCHEDULE					
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
A	2	<i>Quercus x warei</i> 'Nadler'	Kindred Spirit Oak	2.5"	B & B
B	2	<i>Ulmus parvifolia</i>	Lacebark Elm	2.5"	B & B
G	3	<i>Thuja</i> "Green Giant"	Green Giant Arborvitae	6' tall	B & B
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	12	<i>Weigela florida</i> 'Alexandra'	Wine & Roses Weigela	18"	
b	7	<i>Rhus glabra</i> 'Gro-low'	Grow-Lo Sumac	18"	
c	45	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 gal.	
d	22	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	3 gal.	
e	15	<i>Thuja occidentalis</i> "SMNTOBAB"	"Tater Tot" Arborvitae	12"	
	32	Weathered Stone Boulders	To match current Jeep frontage		



LANDSCAPE PLAN
SCALE 1"=20'





Internal Memorandum

Office of the City Administrator

To: Mayor and Board of Aldermen

From: Frank Johnson, City Administrator

Subject: Glendale Chrysler Vehicle Storage Lot Plan and Special Use Permit Modification

Date: November 15, 2024

Chapter 400.420(5)(a) permits operation of a new car dealership via the issuance of a Special Use Permit by the Board of Aldermen. Issuance and amendment of Special Use Permits is subject to review by the Plan Commission prior to consideration by the Board of Aldermen. In addition, Chapter 410.060 requires the owner or operator of a parking lot to submit any plans for the construction, maintenance, change, operation or improvement to the Plan Commission for its recommendation to the Board of Aldermen.

Glendale Chrysler has requested to modify the lot located at 10088 Manchester Road to resurface it as an additional vehicle storage lot for the dealership and, concurrently with that, amend the SUP so that it is included. The proposed improvement plans, including landscaping and photometrics, and an approval letter from MSD are included with the Board packet. The plans have been reviewed and approved by the City Engineer as well.

The proposed amended SUP is also included in your packet. The changes to the SUP are minor compared to the previous revisions considered last summer, and address the following:

- Adding a vehicle storage lot at 10088 Manchester Road as a permitted use in the relevant sections of the SUP.
- Noting that the vehicle storage lot will be constructed according to the submitted plans.
- Prohibiting the performance of automobile service work at 10088 Manchester.
- Section M has the most substantial changes. It relates both to the timing of the striping of the previous lots and the striping of the new lot, essentially providing deadlines as to when the work must be completed.

The City has traditionally handled requests from Glendale Chrysler by first soliciting input from the Plan Commission concerning their suggestions and recommendations. From the Plan Commission, the project with suggested conditions and modifications, if any, then goes on to the Board of Aldermen, who conduct a public hearing and then adopt the SUP by ordinance. As previously noted, the vehicle storage lot improvements require Plan Commission review, per 410.060.

Special Use: Operation of a new car dealership in the C-2 Commercial district is allowed as a special use granted by the Board of Aldermen. Before such special use can be issued, the Board of Aldermen must first determine that such use will not:

- a. Substantially increase traffic hazards or congestion.
- b. Substantially increase fire hazards.
- c. Adversely affect the character of the neighborhood.
- d. Adversely affect the general welfare of the community.
- e. Overtax public utilities.

Under the City Code, the Plan Commission shall investigate and report as to the effect of the proposed special use on any of the above criteria. The Board of Aldermen may set certain conditions on the Special Use Permit as may be necessary to reasonably ensure that operation of such use will not in the future violate the criteria above and ensure that such use shall not create a nuisance or any undue noise, smoke, noxious odors, light or dirt, or other conditions that adversely affect the character of the adjacent neighborhood, or affect the value and enjoyment of the adjacent residential district.

Plan Commission Recommendation

The Plan Commission reviewed the vehicle storage lot plan and proposed amendments to the SUP at their meeting on Wednesday, Nov. 13. They voted unanimously to approve the vehicle storage lot and the SUP with the following conditions:

- Install stop signs at the exits to Glendale Gardens Drive from the vehicle storage lot at 10088 Manchester Road and the dealership service lot at 10070 Manchester Road.
- Extend landscaping south along the vehicle storage lot's eastern frontage on Kenmore Dr.

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 REPAIR GARAGE AND OFFICE SPACE AT 10058 MANCHESTER ROAD AND A VEHICLE STORAGE LOT AT 10088 MANCHESTER ROAD

WHEREAS, the City of Glendale has, by Chapter 400 of the Municipal Code, divided the city into districts and established regulations governing the use of land and the location of buildings therein, and

WHEREAS, Section 400.420 of Chapter 400 of the Municipal Code of the City of Glendale, Missouri, provides that the Board of Aldermen by Special Use Permit, may authorize the location and operation of a new and used car dealership and in conjunction therewith a repair garage, and an outdoor new and used car sales and display lot within the C-2 Commercial District of the City; and

WHEREAS, Chrysler Corporation (formerly referred to as Chrysler Motors Corporation) was previously issued a Special Use Permit by ordinance No. 1359, and as amended by Ordinance Nos. 1442, 1473, 6-79 and 5-88, for the location of a New Car Dealership, Repair Shop, Body and Paint Shop and used Car Sales Lot in the C-2 Commercial District and storage in the S-1 District on the property located at 10070 Manchester as more fully described below; and

WHEREAS, Merlo Automotive Group, Inc., a wholly owned subsidiary of the Chrysler Corporation, was previously sold to H. Carlo Merlo and Shirley A. Merlo and the special use permit for 10070 Manchester Road, as amended from time to time, was transferred to the new ownership; and

WHEREAS, Merlo Automotive Group, Inc., previously applied for and was issued a special use permit by Ordinance Number 07-14 for a repair and body shop located at 10058 Manchester Road; and

WHEREAS, Merlo Automotive Group, Inc., currently operates a new and used car dealership and a repair shop located at 10070 and 10058 Manchester Road under special use permits pursuant to Ordinance Number 16-23; and.

WHEREAS, Merlo Automotive Group, Inc. has filed an application for a modification to its existing special use permits to allow for the construction of a vehicle storage lot upon a 0.757 +/-

acre parcel located at 10088 Manchester Road to the west of and adjacent to its existing dealership;
and

WHEREAS, the application for a modified special use permit for 10058, 10070 and 10088 Manchester Road was referred to the City Plan Commission for review, and, at its November 13, 2024 meeting, the City Plan Commission issued its recommendation to approve the issuance of the proposed modified special use permit subject to conditions;

WHEREAS, the Board of Aldermen called a Public Hearing on such proposed modified special use permit for the 18th day of November, 2024, and a notice of such Public Hearing was published on the City's website on November 1, 2024, published on October 26, 2024, in the St. Louis Countian, a newspaper of general circulation in the City of Glendale, and copies of such notice were mailed via First Class Mail to all property owners shown by the City's tax records within three hundred (300) feet of the boundaries of the subject property;

WHEREAS, a Public Hearing was held before the Board of Aldermen of the City of Glendale on November 18, 2024, at 7:00 P.M. with respect to this application.

WHEREAS, the Board of Aldermen of the City, after due and careful deliberation, has concluded that the issuance of said modified special use permit would meet the requirements of the Zoning Code of the City of Glendale, Missouri and would not: (a) substantially increase traffic hazards or congestion; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

The Board of Aldermen of the City of Glendale, after due and careful deliberation, does hereby conclude that the issuance of an amended special use permit for Merlo Automotive Group, Inc. ("Permitee") for the use of the premises at 10058, 10070 and 10088 Manchester Road, for purposes of operating a new car dealership and in conjunction therewith a repair shop, new and used car sales and display lot, vehicle storage, and a car wash for use solely by the dealership, subject to compliance with the conditions set forth in Section Three below, meets the requirements of the Zoning Code of the City of Glendale, Missouri and would not (a) substantially increase traffic hazards or congestions; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

SECTION TWO:

Subject to the conditions hereinafter provided, the Special Use Permit issued by Ordinance Number 16-23 is hereby voided and reissued in amended form to Permittee, and such corporation is authorized to continue to operate a new car dealership and in conjunction therewith, a repair shop and new and used car sales and display lot, vehicle storage and a car wash for use solely by the dealership on the following terms and conditions at 10058, 10070 and 10088 Manchester Road:

- (A) To continue to locate and operate a new car dealership and in conjunction therewith a repair shop, new and used car sales and display lot, office space, and in connection with the operation of such dealership to construct a 70' x 74' addition to its facility to house the dealership's expanded service and repair operations, a new 50' x 75' car wash, and a new 7' Bufftech Galveston style fence in Sierra Blend color, pursuant to the detailed final development plan as submitted to the City for 10070 and 10058 Manchester Road, Glendale, Missouri 63122 stamped as "Received" by the City on August 17, 2023, and to construct a vehicle storage lot upon the 0.757 +/- acre parcel at 10088 Manchester Road pursuant to the vehicle storage lot improvement plans as submitted to the City for 10088 Manchester Road, Glendale, Missouri 63122 stamped as "Received" by the City on November 20, 2024.

SECTION THREE:

The Special Use Permit herein granted shall be conditioned upon and shall become and remain in force and effect only under the following terms and conditions:

- (A) The special use permit granted herein shall run to Permittee and said special use permit may not be transferred or assigned to any subsequent owner or tenant of said premises without the express approval of the Board of Aldermen of the City of Glendale, which approval shall not be unreasonably withheld. No such transfer will be approved, however, unless it is to a new car agency enfranchised by the manufacturer of such cars for the operation of a new car agency.
- (B) The used car business and repair shop, as authorized herein, in conjunction with said enfranchised new car dealership, shall, at all times be owned, operated, and managed by the person, firm or corporation operating said new car dealership.
- (C) No signs of any nature shall be erected or installed on the subject property except in compliance with Chapter 530 of the Glendale City Code, unless specifically authorized by variance under 530.120 of the Glendale City Code.

- (D) All lights not necessary for reasonable security lighting of the area shall be extinguished no later than the hour of 10:00 p.m. official local time and shall not be relighted until the following daylight hours. Any addition, removal, or replacement of exterior light fixtures on the subject property shall require approval by the City of Glendale Building Commissioner to ensure that such change will not adversely impact adjoining properties.
- (E) Any public address system on the exterior portion of any of the buildings on the dealership premises shall not be directed toward any of the abutting residential property to the south and shall not be used to transmit or broadcast music. The public address system shall only be used for the purpose of calling employees and/or other people on the dealership premises.
- (F) The south 75 feet of the eastern 418 feet of 10070 Manchester shall be an undeveloped greenspace buffer zone. Said buffer zone shall be professionally landscaped with trees, bushes, and shrubs to provide significant visual screening of the dealership from the residential properties to the south.

Permittee shall maintain the grass, plants, and trees in the buffer zone. Maintenance includes, but is not limited to, regular mowing, mulching, dead-wooding of trees, and removing or replacing invasive, diseased, dying, or dead plants and trees as needed. Removal and replacement of trees in the buffer zone requires approval of the Building Commissioner or his or her designee. Selection of replacement trees shall consider factors such as visual screening effectiveness, maximum height, suitability to local climate and soil conditions, and a good faith effort of replacing lost caliper inches in aggregate where suitable as determined by the Building Commissioner.

- (G) In addition to regular landscape maintenance of the existing plants and trees in the buffer zone, Permittee shall install the following trees in the locations identified on the site plan stamped as "Received" by the City on August 17, 2023: two (2) 2.5" caliper red oaks, two (2) 2.5" caliper red maples, two (2) 2.5" caliper valley forge elms, eleven (11) 8' tall white pines, and fifteen (15) 8' tall green giant arborvitaes.

No storage of materials or parking of vehicles is allowed in the buffer zone. Permittee shall take steps to restrict vehicle access to the buffer zone to prevent vehicles from being parked in the greenspace.

Permittee will ensure that the buffer zone remains generally free of trash and other debris material.

- (G) Within 180 days of the issuance of the special use permit issued under Ordinance 16-23, Permittee was required to install and shall continue to be obligated to maintain in good repair a 7' tall Bufftech Galveston style fence, Sierra Blend in color along the eastern 418 feet of the southern boundary line of the 10070 Manchester property. Permittee shall install industrial grade weed block material and gravel between the new Bufftech fence and the property owners' fences immediately adjacent to the Bufftech fence.
- (H) Permittee shall maintain in good repair a 6' solid privacy fence along or near the west 250 feet of the south property line and the west property line of Permittee's property adjacent to Glendale Gardens.
- (I) Permittee is authorized to install a car wash for use by Permittee's employees when servicing vehicles or preparing a vehicle for sale. The car wash is prohibited from installing blowers or mechanical dryers and shall use no announcing or automated voice system. Non-employees, customers, and prospective customers are prohibited from using the car wash. The automated and non-automated car wash bays shall only be operated with their car wash bay doors closed. The automated car wash bay shall be programmed only to function while both automated garage doors are closed. The car wash shall be operated in compliance with the applicable St. Louis County Noise Ordinance at all times. The hours of operation of the automated car wash bay shall be restricted to Monday through Saturday and no earlier than 7:00 a.m. and no later than 8:00 p.m., official local time.
- (J) No body shop or paint shop work may be performed within service bays located on 10058 or 10070 Manchester Road. Other than the services outlined as prohibited by this section, the services that are permitted to take place within the service bays at 10058 and 10070 Manchester Road are those services that are commonly performed in a general automotive repair garage, including electric vehicle services. No automobile service shall be performed on the vehicle storage lot at 10088 Manchester Road.
- (K) Except for those vehicles awaiting immediate repair on the premises, no wrecked, damaged, or inoperable vehicles shall be stored on the subject property.
- (L) All car repair and garage work must be performed within the buildings designated for car repairs on the subject properties as identified on the approved site plan stamped as "Received" by the City on August 17, 2023.

- (M) The new and used vehicles displayed on said premises shall be stored or parked in neat and regular lines or aisles with painted/striped stalls in a manner that complies with applicable building and fire codes. Vehicles stored on the vehicle storage lot shall be parked in the designated parking spaces as set out in the vehicle storage lot improvement plans as submitted to the City for 10088 Manchester Road, Glendale, Missouri 63122 stamped as “Received” by the City on November 20, 2024. All striping of the vehicle display areas along Manchester Road and customer and service bay parking areas on the property were required to be repainted/restriped within 180 days of the issuance of the special use permit issued under Ordinance 16-23 and shall periodically be repainted/restriped to be clear and visible. All striping of the vehicle storage areas upon the property at 10070 Manchester Road shall be repainted/restriped within the latter of 60 days after completion of the MSD sewer project being constructed upon the property or May 31, 2025. The vehicle storage area at 10088 Manchester Road shall be striped and painted in accordance with the vehicle storage lot improvement plans as submitted to the City for 10088 Manchester Road, Glendale, Missouri 63122 stamped as “Received” by the City on November 20, 2024, within thirty days of the lot being paved, and such lot shall not be used for storage of vehicles after it is paved until the parking spaces have been properly painted and striped.
- (N) Customer Parking shall be provided for auto sales at a rate of three and one-third spaces for every 1,000 square feet of gross floor area utilized for sales and showroom.
- (O) Service bay parking shall be provided at a rate of 2 spaces for every 1 service bay.
- (P) All fire lane locations, markings, bollards, and signage shall be provided, maintained, and enforced as required by the Glendale Fire Department. No parking shall be allowed within designated fire lanes. Plans shall be provided to the Glendale Fire Department for review and approval indicating the fire lane to be striped and demonstrating the ability of the Glendale Fire Department apparatus to navigate around the primary building at 10070 Manchester after the building additions are constructed. Said plans must be received and implemented prior to the issuance of final occupancy permits for the car wash and service bay additions.
- (Q) For the purposes of supplementing real-time security and assisting the Glendale Police Department in protecting the dealership and community, Permittee shall provide for the installation and ongoing cost of license plate reader cameras in locations and numbers mutually agreed upon with the Chief of Police and Building Commissioner.

- (R) All refuse, trash, and any other items being temporarily stored pending disposal or disposed of will be stored in covered containers suitably screened. Dumpsters must be at least 5 feet from any building and not block any egress point or fire lane.
- (S) The existing primary structure at 10070 Manchester may be remodeled and expanded in accordance with the drawings submitted to the City of Glendale as the final development plan stamped as “Received” by the City on August 17, 2023, which drawings are incorporated herein by reference.
- (T) Approval of the final development plan for 10070 Manchester and the improvement plans for 10088 Manchester Road are contingent upon approval of plans by St. Louis Metropolitan Sewer District (MSD). Documentation of said approval shall be provided to the Building Commissioner.
- (U) Any future proposed buildings or change in the buildings shown on the attached drawings or their use requires approval of an amended Special Use Permit.
- (V) All conditions set forth in Section Three shall be subject to periodic compliance reviews by the City, and breaches of this Special Use Permit addressed in the manner outlined in Section Four. The Building Commissioner or his designee is authorized to inspect the outdoor areas of Glendale Chrysler at any time.

SECTION FOUR:

This Special Use Permit shall remain in full force and effect so long as Permittee shall comply with all the terms and conditions thereof. In the event that Permittee shall breach any of these conditions, Permittee shall be given a written notice of such breach by the City of Glendale, delivered to any person in charge of the office of Permittee. If such condition is not corrected within a reasonable time and in any event within thirty (30) days of the delivery of such notice, it is agreed that the City of Glendale shall have the right to close down the operations, under the Special Permit, until such time as Permittee shall comply with all terms and conditions of said permit or permits.

SECTION FIVE:

The permit issued hereby shall become effective and be in full force at such time as the City of Glendale has received an acknowledgement from Permittee accepting the terms of this ordinance.

SECTION SIX:

This Ordinance shall be effective immediately on its passage and approval.

This Ordinance passed and approved this 2nd day of December, 2024.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk



Debt Overview
December 2, 2024

501 N. Broadway
St. Louis, MO 63102

Direct: (314) 342-8467
Fax: (314) 342-2179
ghafoorim@stifel.com

Martin Ghafoori
Managing Director

STIFEL

Public Finance

Debt Overview and Capacity

City of Glendale, Missouri		
General Obligation Bonds		
Series 2016		
(FYE 6/30)	\$8,000,000	
Year	Par Amt	Coupon
2025	370,000	3.000%
2026	385,000	3.000%
2027	395,000	3.000%
2028	405,000	3.000%
2029	420,000	3.000%
2030	430,000	3.000%
2031	445,000	3.000%
2032	460,000	3.000%
2033	475,000	3.000%
2034	485,000	3.000%
2035	500,000	3.000%
2036	520,000	3.000%
2037		
Remaining Total	\$5,290,000	
Original Par	\$8,000,000	
Rating	AA	
Dated	11/2/2016	
Delivery	11/2/2016	
Due	Mar. 1, as shown	
Insr / Liqdt	None	
Sr. Mgr	Stifel	
Fin. Advisor	None	
AMT / Non	Fed BQ / State Exempt	
Next Call	3/1/2024 @ 100%	
Purpose	Fire Station and City Hall Project	

City of Glendale Debt Capacity Analysis	
Assessed Value (2024)	\$253,924,687
Ordinary Debt Limit (at 10%) ¹	\$25,392,469
Additional Debt Limit (at 10%) ¹	\$25,392,469
Outstanding Debt as of November 2024	\$5,290,000
Debt Capacity	\$45,494,937
Proposed 2025 Authorization	\$18,400,000
Debt Capacity After 2025 Authorization	\$27,094,937

¹ 10% of assessed valuation for general improvements, 10% of assessed valuation for road and sewer improvements, 10% of assessed valuation for the purpose of water, electric or light plan improvements (so long as the total indebtedness does not exceed 20%).

Current Debt Service Levy

Tax Year	Debt Year	AV	Growth*	Tax Rate*	Tax Rev @ 100.00%	Aggregate Debt Service	Req'd Levy	Use of Fund Bal	Fund Balance	% of DS
2022	2023	228,818,547	act.	0.274						
2023	2024	254,523,792	11.23%	0.246					251,000	48%
2024	2025	253,924,687	-0.24%	0.246	624,655	523,150	0.206	101,505	352,505	67%
2025	2026	264,081,674	4.00%	0.246	649,641	526,825	0.199	122,816	475,321	91%
2026	2027	266,722,491	1.00%	0.246	656,137	525,125	0.197	131,012	606,333	116%
2027	2028	274,724,166	3.00%	0.246	675,821	523,125	0.190	152,696	759,029	144%
2028	2029	277,471,408	1.00%	0.246	682,580	525,750	0.189	156,830	915,859	175%
2029	2030	283,020,836	2.00%	0.246	696,231	523,000	0.185	173,231	1,089,090	207%
2030	2031	285,851,044	1.00%	0.246	703,194	524,875	0.184	178,319	1,267,409	241%
2031	2032	291,568,065	2.00%	0.246	717,257	526,300	0.181	190,957	1,458,366	277%
2032	2033	294,483,746	1.00%	0.246	724,430	527,275	0.179	197,155	1,655,521	317%
2033	2034	300,373,421	2.00%	0.246	738,919	522,875	0.174	216,044	1,871,565	358%
2034	2035	303,377,155	1.00%	0.246	746,308	523,100	0.172	223,208	2,094,773	397%
2035	2036	309,444,698	2.00%	0.246	761,234	527,800	0.171	233,434	2,328,207	
6,299,200										

* Stifel is not making a projection as to future Assessed Valuation (AV) growth rates or changes to the Tax Rate.

12/31/2024 Estimated Fund Balance per the City 251,000

Historical Assessed Valuations		
Levy Year	Total AV	Growth
2023	254,523,792	11.23%
2022	228,818,547	4.81%
2021	218,307,345	6.69%
2020	204,618,006	1.11%
2019	202,380,372	NA
Average Growth		5.96%

Historical Collections		
Fiscal Year	% Total Collections	
2023	100.21%	
2022	102.02%	
2021	100.42%	
2020	98.80%	
2019	98.85%	
Average		100.06%

2025 General Obligation Bond Authorization

New Money Analysis Summary		
	June 2025	June 2028
Par	\$9,900,000	\$8,500,000
Interest	\$7,377,500	\$5,559,250
Total Debt Service	\$17,277,500	\$14,059,250
Interest Rate	5.00%	5.00%
Final Maturity	3/1/2045	3/1/2048

Debt Service Levy With 2025 Authorization

Tax Year	Debt Year	AV	Growth*	Tax Rate*	Tax Rev @ 100.00%	Aggregate Debt Service	\$9.9MM		\$8.5MM		Req'd Levy	Use of Fund Bal	Fund Balance	% of DS
							2025 Debt Service	2028 Debt Service	Aggregate Debt Service	2028 Debt Service				
2022	2023	228,818,547	act.	0.274										
2023	2024	254,523,792	11.23%	0.246									251,000	48%
2024	2025	253,924,687	-0.24%	0.246	624,655	523,150			523,150	0.206	101,505	352,505		31%
2025	2026	264,081,674	4.00%	0.596	1,573,927	526,825	618,750	-	1,145,575	0.434	428,352	780,857		48%
2026	2027	266,722,491	1.00%	0.596	1,589,666	525,125	1,109,250	-	1,634,375	0.613	(44,709)	736,148		45%
2027	2028	274,724,166	3.00%	0.596	1,637,356	523,125	1,111,875	-	1,635,000	0.595	2,356	738,504		45%
2028	2029	277,471,408	1.00%	0.596	1,653,730	525,750	430,250	677,500	1,633,500	0.589	20,230	758,733		46%
2029	2030	283,020,836	2.00%	0.596	1,686,804	523,000	430,250	680,750	1,634,000	0.577	52,804	811,537		50%
2030	2031	285,851,044	1.00%	0.596	1,703,672	524,875	430,250	681,875	1,637,000	0.573	66,672	878,210		54%
2031	2032	291,568,065	2.00%	0.596	1,737,746	526,300	430,250	677,375	1,633,925	0.560	103,821	982,030		60%
2032	2033	294,483,746	1.00%	0.596	1,755,123	527,275	430,250	677,250	1,634,775	0.555	120,348	1,102,378		67%
2033	2034	300,373,421	2.00%	0.596	1,790,226	522,875	430,250	681,250	1,634,375	0.544	155,851	1,258,229		77%
2034	2035	303,377,155	1.00%	0.596	1,808,128	523,100	430,250	684,250	1,637,600	0.540	170,528	1,428,757		87%
2035	2036	309,444,698	2.00%	0.596	1,844,290	527,800	430,250	676,500	1,634,550	0.528	209,740	1,638,497		100%
2036	2037	312,539,145	1.00%	0.596	1,862,733		430,250	1,204,500	1,634,750	0.523	227,983	1,866,481		114%
2037	2038	318,789,928	2.00%	0.596	1,899,988		717,875	919,625	1,637,500	0.514	262,488	2,128,968		130%
2038	2039	321,977,827	1.00%	0.596	1,918,988		1,405,125	227,750	1,632,875	0.507	286,113	2,415,081		148%
2039	2040	328,417,384	2.00%	0.596	1,957,368		1,408,000	227,750	1,635,750	0.498	321,618	2,736,699		167%
2040	2041	331,701,557	1.00%	0.596	1,976,941		1,408,125	227,750	1,635,875	0.493	341,066	3,077,765		188%
2041	2042	338,335,589	2.00%	0.596	2,016,480		1,405,500	227,750	1,633,250	0.483	383,230	3,460,995		212%
2042	2043	341,718,944	1.00%	0.596	2,036,645		1,405,000	227,750	1,632,750	0.478	403,895	3,864,890		237%
2043	2044	348,553,323	2.00%	0.596	2,077,378		1,406,375	227,750	1,634,125	0.469	443,253	4,308,143		263%
2044	2045	352,038,857	1.00%	0.596	2,098,152		1,409,375	227,750	1,637,125	0.465	461,027	4,769,170		291%
2045	2046	359,079,634	2.00%	0.596	2,140,115		-	1,636,625	1,636,625	0.456	503,490	5,272,659		323%
2046	2047	362,670,430	1.00%	0.596	2,161,516		-	1,632,625	1,632,625	0.450	528,891	5,801,550		355%
2047	2048	369,923,839	2.00%	0.596	2,204,746		-	1,634,875	1,634,875	0.442	569,871	6,371,421		
						6,299,200	17,277,500	14,059,250	37,635,950					

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12/31/2024 Estimated Fund Balance per the City 251,000

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2022	102.02%	
2021	100.42%	
2020	98.80%	
2019	98.85%	
Average		100.06%

Cost to Homeowner

Total Cost to Homeowners					
Payments on a Yearly Basis*					
Home Market Value (\$)					
Levy Increase	100,000	150,000	200,000	250,000	300,000
\$ 0.0100	1.90	2.85	3.80	4.75	5.70
\$ 0.1500	28.50	42.75	57.00	71.25	85.50
\$ 0.2000	38.00	57.00	76.00	95.00	114.00
\$ 0.2500	47.50	71.25	95.00	118.75	142.50
\$ 0.3000	57.00	85.50	114.00	142.50	171.00
\$ 0.3500	66.50	99.75	133.00	166.25	199.50
\$ 0.4000	76.00	114.00	152.00	190.00	228.00
\$ 0.4500	85.50	128.25	171.00	213.75	256.50

*For every \$0.01 increase in levy for a \$100,000 home value, annual payments increase by \$1.90. Residential property is assessed at 19% of Market Value. The tax levy is calculated per \$100 of assessed value.

Total Cost to Homeowners					
Payments on a Monthly Basis*					
Home Market Value (\$)					
Levy Increase	100,000	150,000	200,000	250,000	300,000
\$ 0.0100	0.16	0.24	0.32	0.40	0.48
\$ 0.1500	2.38	3.56	4.75	5.94	7.13
\$ 0.2000	3.17	4.75	6.33	7.92	9.50
\$ 0.2500	3.96	5.94	7.92	9.90	11.88
\$ 0.3000	4.75	7.13	9.50	11.88	14.25
\$ 0.3500	5.54	8.31	11.08	13.85	16.63
\$ 0.4000	6.33	9.50	12.67	15.83	19.00
\$ 0.4500	7.13	10.69	14.25	17.81	21.38

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AN ORDINANCE CALLING AN ELECTION IN THE CITY OF
GLENDALE, MISSOURI, ON THE QUESTION OF ISSUING
GENERAL OBLIGATION BONDS.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE,
MISSOURI, AS FOLLOWS:

SECTION 1. The Board of Aldermen of the City of Glendale, Missouri, finds it necessary and hereby declares its intent to borrow up to \$18,180,000 for the purpose of constructing, reconstructing, resurfacing, repairing and improving the City’s streets, sidewalks and curbs, including related stormwater control improvements (collectively, the “Project”) and to evidence such borrowing by the issuance of general obligation bonds of the City in an amount up to \$18,178,352.

SECTION 2. A bond election is hereby ordered to be held in the City on April 8, 2025, on the following proposition:

PROPOSITION S

Shall the City of Glendale, Missouri, issue its general obligation bonds in an amount up to \$18,180,000 for the purpose of constructing, reconstructing, resurfacing, repairing and improving the City’s streets, sidewalks and curbs, including related stormwater control improvements, and acquiring any land or right-of-way necessary therefor?

The authorization of the bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of the bonds as they fall due and to retire the same within twenty years from the date thereof.

SECTION 3. The form of the Notice of Bond Election for the election, a copy of which is attached hereto as **Exhibit A** and made a part hereof, is hereby approved.

SECTION 4. The City Clerk is hereby authorized and directed to notify the Board of Election Commissioners of St. Louis County, Missouri, of the adoption of this Ordinance no later than 5:00 p.m. on January 28, 2025, and to include in said notification all of the terms and provisions required by Chapter 115 of the Revised Statutes of Missouri, as amended.

SECTION 5. The City expects to make expenditures on and after the date of adoption of this Ordinance in connection with the Project, and the City intends to reimburse itself for such expenditures with the proceeds of the bonds. The maximum principal amount of bonds expected to be issued for the Project is \$18,180,000.

SECTION 6. The Mayor, the City Administrator/City Clerk and other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to carry out the purpose and intent of this Ordinance.

SECTION 7. This Ordinance shall take effect and be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED by the Board of Aldermen and APPROVED by the Mayor of the City of Glendale, Missouri, this 2nd day of December, 2024.

Mike Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk

EXHIBIT A

**NOTICE OF BOND ELECTION
CITY OF GLENDALE, MISSOURI**

Notice is hereby given to the qualified voters of the City of Glendale, Missouri (the “City”), that the Board of Aldermen of the City has called an election to be held in the City on April 8, 2025, commencing at 6:00 a.m. and closing at 7:00 p.m., on the propositions contained in the following sample ballot:

**OFFICIAL BALLOT
CITY OF GLENDALE, MISSOURI**

APRIL 8, 2025

PROPOSITION S

Shall the City of Glendale, Missouri, issue its general obligation bonds in an amount up to \$18,180,000 for the purpose of constructing, reconstructing, resurfacing, repairing and improving the City’s streets, sidewalks and curbs, including related stormwater control improvements, and acquiring any land or right-of-way necessary therefor?

YES
NO

INSTRUCTIONS TO VOTERS: If you are in favor of a proposition, place an X in the box opposite “YES.” If you are opposed to a proposition, place an X in the box opposite “NO.”

The election will be held at the following polling places in the City:

PRECINCT	POLLING PLACE
_____	_____
_____	_____

DATED: _____, 2025.

Board of Election Commissioners
of St. Louis County, Missouri

STREETS, SIDEWALKS, AND STORMWATER BOND - PROPOSED WORK SCHEDULE

YEAR 1 - 2026				
STREET	BEGIN	END	PROPOSED WORK	COST ESTIMATE
Glenvista Place	N. Berry Rd	Greenview Dr	3" Mill & Overlay with Patching and Curb Replacement	\$460,551
Greenview Dr	N. Berry Rd	Kirkham Ave	3" Mill & Overlay with Patching and Curb Replacement	\$773,621
Hill Dr	E. Essex Ave	Park Ave	3" Mill & Overlay with Curb Replacement	\$462,899
Armstrong Dr	Hill Dr	Park Ave	3" Mill & Overlay with Curb Replacement	\$390,193
Northarm Dr	Armstrong Dr	Halcyon Dr	2" Mill & Overlay with Curb Replacement	\$95,882
Southarm Dr	Armstrong Dr	Halcyon Dr	2" Mill & Overlay with Curb Replacement	\$102,147
Halcyon Dr	Northarm Dr	Southarm Dr	2" Mill & Overlay with Curb Replacement	\$173,671
Algonquin Estates Rd	Devon Rd	N. Berry Rd	Micro-surfacing and Cracksealing	\$66,540
Devon Rd	End	End	Micro-surfacing	\$41,571
Alexandra Ave	N. Sappington Rd	822 Alexandra Ave	Stormwater Improvement	\$487,886
Total estimated cost for all improvements - Year 1				\$3,054,961

YEAR 2 - 2027				
STREET	BEGIN	END	PROPOSED WORK	COST ESTIMATE
Flynn Forrest Lane	N. Berry Rd	Cul-de-sac	Street Slab Replacements	\$68,295
Glendale Gardens Dr	Manchester Rd	End	Street Slab Replacements	\$49,173
Kirkham Ave	N. Sappington Rd	Webster City Line	Micro-seal, Crackseal, & Pavement Markings	\$202,288
Oakway Place	N. Sappington Rd	Park Ave	2" Mill & Overlay, Curb Replacement & Sidewalk Reconstruction	\$542,215
Kirkham Ave	N. Berry Rd	Webster City Line	Sidewalk Reconstruction - South Side	\$94,000
Luther Ln	Lockwood Ave	Cul-de-sac	3" Mill & Overlay with Curb Replacement	\$323,828
Beverly Ave	N. Sappington Rd	End	3" Mill & Overlay with Patching and Curb Replacement	\$139,142
Hawbrook Rd	N. Sappington Rd	Luther Lane	2" Mill & Overlay with Curb Replacement	\$423,293
Park Ave	Lockwood Ave	Hill Dr	2" Mill & Overlay, Curb Replacement & Sidewalk Repair	\$354,816
Elmwood Ave	Clif Side Dr	Clif Side Dr	Stormwater Improvement	\$219,000
Sidewalk replacement work in conjunction with above				\$180,600
Total estimated cost for all improvements - Year 2				\$2,596,650

YEAR 3 - 2028				
STREET	BEGIN	END	PROPOSED WORK	COST ESTIMATE
Austin Place	Lockwood Ave	Willow Oak Ln	2" Mill & Overlay, Curb Replacement, & Sidewalk Reconstruction	\$721,003
Cornelia Ave	N. Berry Rd	Parkland Ave	2" Mill & Overlay, Curb Replacement, & Sidewalk Reconstruction	\$750,360
Willow Oak Lane	N. Berry Rd	Austin Place	2" Mill & Overlay with Curb Replacement	\$428,036
Beverly Ave	N. Berry Rd	Parkland Ave	3" Mill & Overlay, Patching, Curb Replacement, & Sidewalk Repair	\$845,153
Green Tree Lane	N. Berry Rd	Austin Place	2" Mill & Overlay with Curb Replacement	\$360,292
Trevillian Ave	N. Berry Rd	Austin Place	2" Mill & Overlay with Curb Replacement	\$405,745
Kings Pond Rd	N. Berry Rd	Algonquin Estates	3" Mill & Overlay with Patching and Curb Replacement	\$410,252
Berry Oaks Lne	N. Berry Rd	N. Berry Rd	Stormwater Improvement	\$15,000
Sidewalk replacement work in conjunction with above				\$39,900
Total estimated cost for all improvements - Year 3				\$3,975,741

YEAR 4 - 2029				
STREET	BEGIN	END	PROPOSED WORK	COST ESTIMATE
Glenway Dr	Alexandra Ave	Cul-de-sac	2" Mill & Overlay	\$194,047
Glen Elm Dr	N. Sappington Rd	Glenway Dr	2" Mill & Overlay	\$129,916
Queen Anne Place	N. Sappington Rd	Glenway Dr	2" Mill & Overlay	\$158,228
Edwin Ave	E. Essex Ave	Beverly Ave	3" Mill & Overlay with Patching and Curb Replacement	\$514,954
Elm Ave	E. Essex Ave	Beverly Ave	2" Mill & Overlay with Curb Replacement	\$351,450
Warwick Lane	N. Sappington Rd	Glenway Dr	2" Mill & Overlay	\$137,038
Parkland Ave	E. Essex Ave	Beverly Ave	2" Mill & Overlay with Curb Replacement	\$384,913
Idlewild Lane	Kirkham Ave	Chelsea Ave	3" Mill & Overlay with Patching and Curb Replacement	\$407,804
Alexandra Ave	N. Sappington Rd	805 Alexandra Ave	New Sidewalk Construction	\$834,000
Venneman Ave	E. Essex Ave	Chelsea Ave	New Sidewalk Construction	\$1,269,000
Total estimated cost for all improvements - Year 4				\$4,381,350

YEAR 5 - 2030				
STREET	BEGIN	END	PROPOSED WORK	COST ESTIMATE
Hawbrook Rd	N. Sappington Rd	Parkland Ave	3" Mill & Overlay with Patching and Curb Replacement	\$602,068
Springfield Ct	N. Berry Rd	Cul-de-sac	2" Mill & Overlay	\$67,237
Edwin Ave	Lockwood Ave	Beverly Ave	3" Mill & Overlay, Patching, Curb Replacement, & Sdkw Reconst	\$987,537
Elm Ave	Lockwood Ave	Beverly Ave	2" Mill & Overlay, Patching, Curb Replacement, & Sdkw Repairs	\$356,300
Beverly Ave	Parkland Ave	Edwin Ave	3" Mill & Overlay with Patching and Curb Replacement	\$312,418
Parkland Ave	Lockwood Ave	Beverly Ave	2" Mill & Overlay with Curb Replacement	\$356,193
Wingfield Rd	N. Berry Rd	Cul-de-sac	2" Mill & Overlay	\$142,925
Chelsea Ave	N. Sappington Rd	1013/1014 Chelsea	New Sidewalk Construction	\$1,090,000
Sidewalk replacement work in conjunction with above				\$28,200
Total estimated cost for all improvements - Year 5				\$3,942,878

2025 – 2030 Streets, Sidewalks and Stormwater Bond

Detail and Schedule of Proposed Work

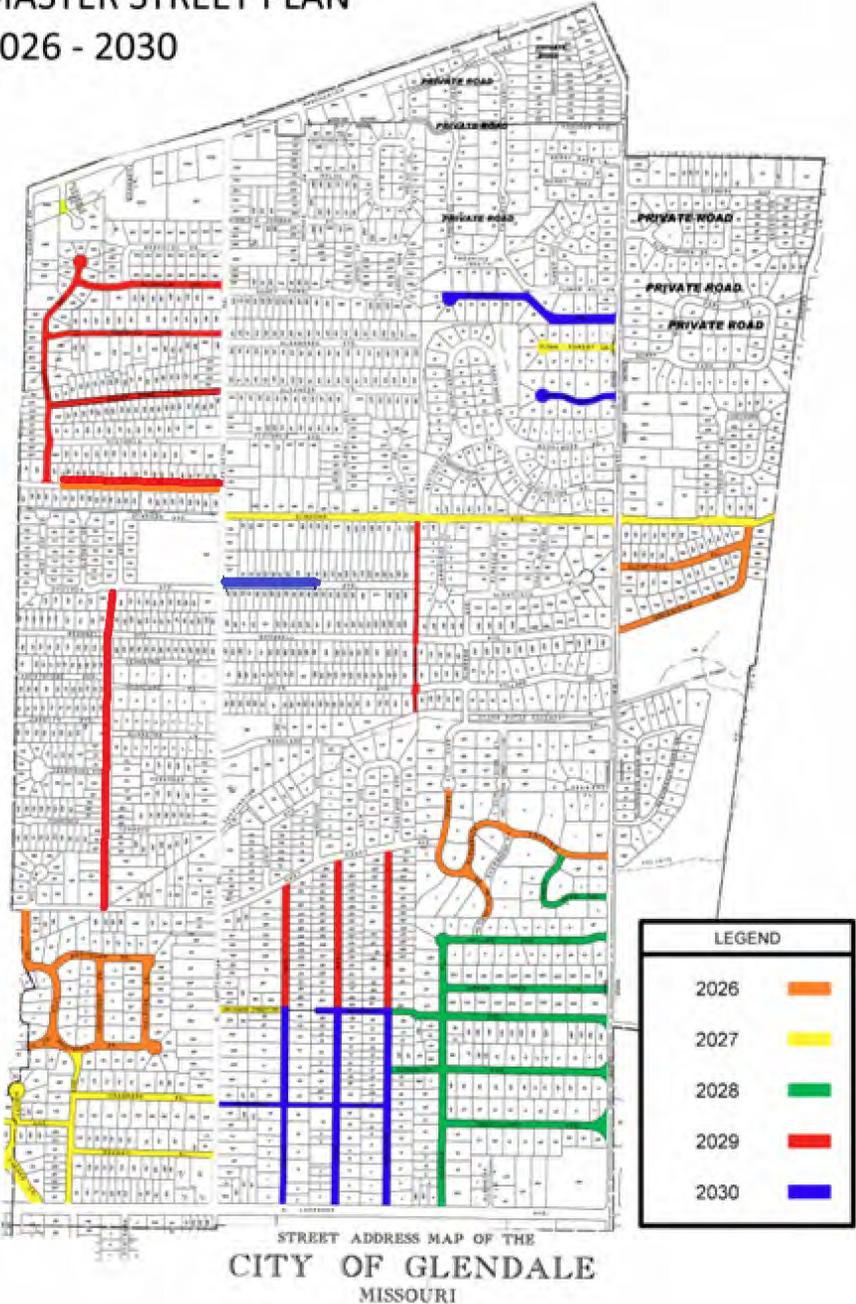
5-Year Street Improvement Plan

- Reconstruction of 33 streets.
- Mill and overlay 6 streets.
- 2 large-scale, and 3 small-scale stormwater improvement projects.
- Repair or Reconstruction of sidewalks along 10 streets.
- Construction of new sidewalks along 3 streets.
- Reconstruction of 8 ADA sidewalk ramps.

Total Cost: \$18,178,000

Estimated cost per household:

- \$0.25 per \$1,000 of assessed valuation.
- Approximately \$142/year for a \$300,000 home.
- Approximately \$11.88/month, per household.



Street Improvements

2 Categories:

Reconstructions

- Asphalt curbing replaced with concrete curbing.
- 2-inch pavement milling and asphalt overlay with concrete curb
- 3-inch pavement milling and asphalt overlay with concrete curb
- 2 and/or 3-inch pavement milling, asphalt overlay, full-depth repairs, and concrete curb

Maintenance

- Microsealing
- Crackseal with microseal
- Crackseal, microseal, and pavement markings
- 2-inch mill and asphalt overlay
- Concrete slab replacements

*depth of asphalt replacement determined by Paser score and condition of pavement at time of improvement.

Sidewalk Improvements

3 Categories:

Reconstruction

- Removal and replacement of all existing sidewalks along the street section
- Would include construction of ADA compliant ramps

Repair/Maintenance

- As-needed replacement or repair of stressed sidewalk slabs
- Replacement of sidewalk ramps to comply with current ADA standards

New Construction

- Construction of sidewalks in new locations
- Can be funded by bond or can be funded by future STP projects
- Can be omitted from the plan

Stormwater Improvements

- 3 projects selected from Stormwater Master Plan
- P009 – Alexandra Ave Storm Sewer
- P014C – Berry Oaks Inlet Replacement
- P017 – Clif Side Dr Storm Sewer

Proposed Improvements

Year 1 - 2026

Street Reconstructions:

- **Hill Dr**, Park Ave to E. Essex Ave
- **Northarm Dr**, Armstrong Dr to Halcyon Dr
- **Southarm Dr**, Armstrong Dr to Halcyon Dr
- **Armstrong Dr**, Hill Dr to Hill Dr
- **Halcyon Dr**, Northarm Dr to Southarm Dr
- **Greenview Dr**, N. Berry Rd to Kirkham Ave
- **Glenvista Pl**, N. Berry Rd to Greenview Dr

Pavement Maintenance:

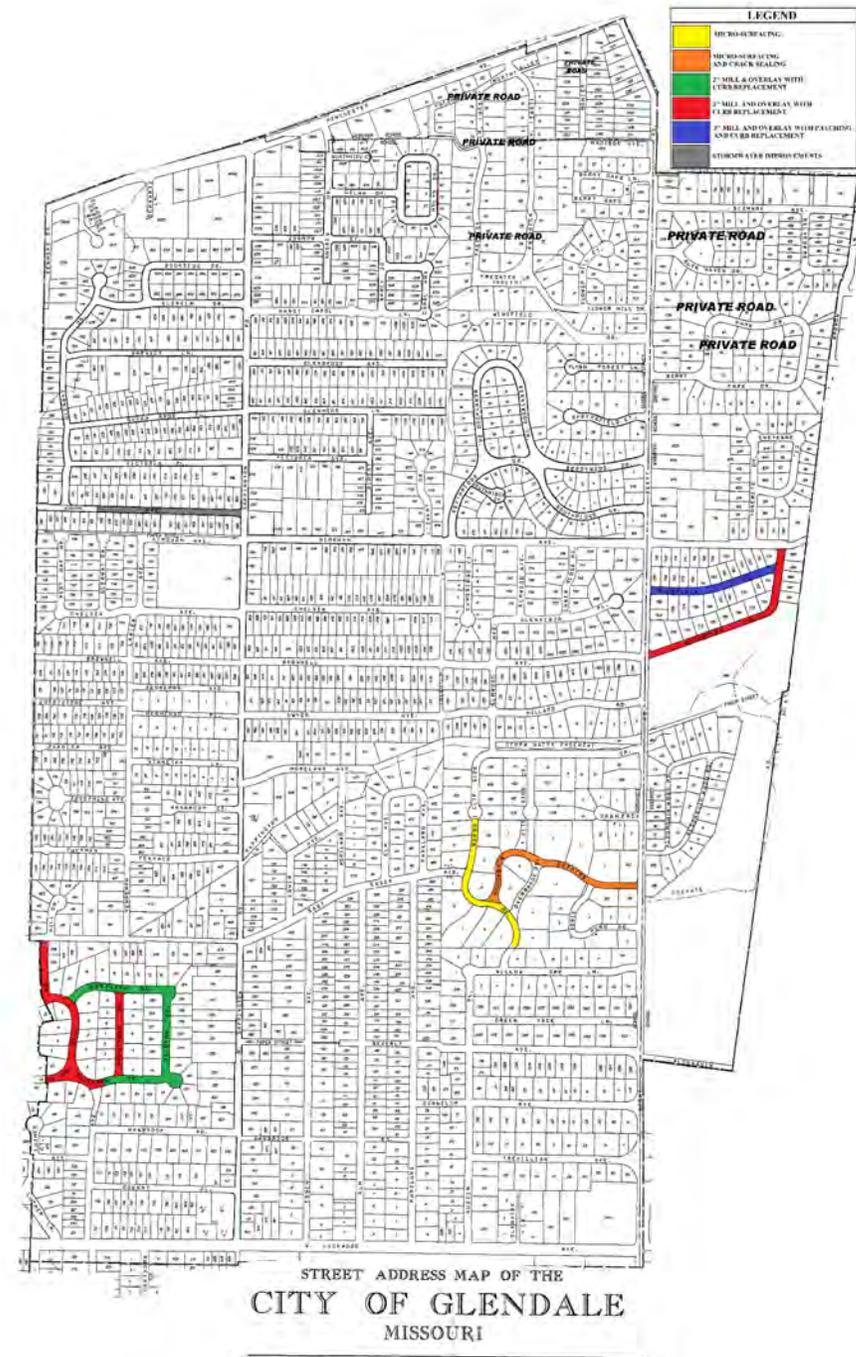
- **Devon Rd & Algonquin Est**, Devon Rd to N. Berry Rd

Estimated Cost: \$2,610,843

Stormwater Improvement Project:

- **Alexandra Ave**: N. Sappington Rd to 818 Alexandra Ave

Estimated Cost: \$487,886



Proposed Improvements

Year 3 - 2028

Street Reconstructions:

- **Willow Oak Lane**, N. Berry Rd to Austin Pl
- **Green Tree Lane**, N. Berry Rd to Austin Pl
- **Beverly Ave**, N. Berry Rd to Parkland Ave
 - includes sidewalk repairs along south side of street, N. Berry Rd to Austin Pl
- **Cornelia Ave**, N. Berry Rd Parkland Ave
 - includes sidewalk reconstruction along north and south sides of street
- **Trevillian Ave**, N. Berry Rd to Austin Pl
 - includes sidewalk repairs along north and south sides of the street.
- **Austin Place**, W. Lockwood Ave to Willow Oak Ln
 - includes sidewalk reconstruction along east side of street, W. Lockwood Ave to Cornelia Ave
 - includes sidewalk reconstruction along west side of street, Cornelia Ave to Beverly Ave
- **Kings Pond Rd**, Algonquin Est to N. Berry Rd

Estimated Cost: \$3,393,840



Proposed Improvements

Year 4 - 2029

Street Reconstructions:

- **Idlewild Ln**, Kirkham Ave to Chelsea Ave
- **Edwin Ave**, E. Essex to Beverly Ave
- **Elm Ave**, E. Essex to Beverly Ave
- **Parkland Ave**, E. Essex to Beverly Ave

Pavement Maintenance:

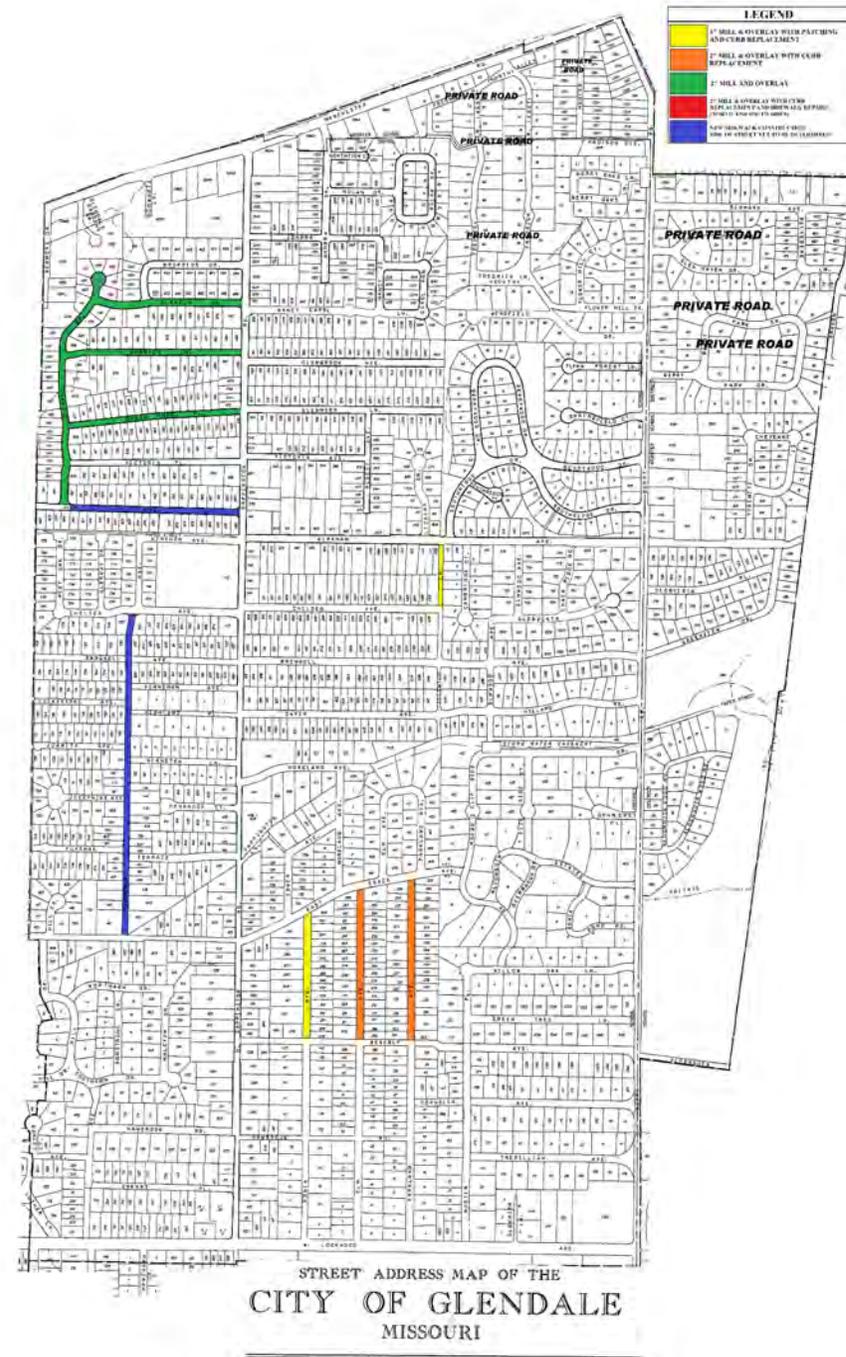
- **Glen Elm Dr**, N. Sappington Rd to Glenway Dr
- **Warwick Ln**, N. Sappington Rd to Glenway Dr
- **Queen Anne Pl**, N. Sappington Rd to Glenway Dr
- **Glenway Dr**, Alexandra Ave to cul-de-sac

Estimated Cost: \$2,458,351

New Sidewalk Construction:

- **Alexandra Ave**, N. Sappington Rd to 805 Alexandra Ave. Side of street TBD
- **Venneman Ave**, E. Essex Ave to Chelsea Ave. Side of street TBD

Estimated Cost: \$2,103,000



Proposed Improvements

Year 5 – 2030

Street Reconstructions:

- **Beverly Ave**, Parkland Ave to Edwin Ave
- **Hawbrook Rd**, N. Sappington to Parkland Ave
- **Edwin Ave**, Beverly Ave to W. Lockwood Ave

-includes sidewalk reconstruction along east and west sides of the street, W. Lockwood Ave to Hawbrook Ave

- **Elm Ave**, Beverly Ave to W. Lockwood Ave
-includes sidewalk repair along east side of street, W. Lockwood Ave to 12 Elm Ave
- **Parkland Ave**, Beverly Ave to W. Lockwood Ave

Pavement Maintenance:

- **Wingfield Rd**, N. Berry Rd to cul-de-sac
- **Springfield Ct**, N. Berry Rd to cul-de-sac

Estimated Cost: \$2,642,680

New Sidewalk Construction:

Chelsea Ave: North and south sides of the street from N. Sappington Rd to 1013-1014 Chelsea Ave

Estimated Cost: \$1,090,000



Sidewalk Reconstruction

STREET	SIDE	BEGIN	END	YEAR	BOND YEAR	COST ESTIMATE
Austin Place	East	Lockwood Ave	Beverly Ave	2028	3	\$143,000
Austin Place	West	Cornelia Ave	Beverly Ave	2028	3	\$40,000
Cornelia Ave	North	Austin Place	N. Berry Rd	2028	3	\$135,000
Cornelia Ave	South	Austin Place	N. Berry Rd	2028	3	\$136,000
Edwin Ave	East	Lockwood Ave	Hawbrook Rd	2023	5	\$86,000
Edwin Ave	West	Lockwood Ave	Hawbrook Rd	2023	5	\$86,000
Oakway Place	North	N. Sappington Rd	Park Ave	2027	2	\$112,000
Oakway Place	South	N. Sappington Rd	Park Ave	2027	2	\$112,000
Kirkham Ave	South	N. Berry Rd	Greenview Dr	2027	2	\$94,000

Sidewalk Maintenance/Repair

STREET	SIDE	BEGIN	END	YEAR	BOND YEAR	COST ESTIMATE
Beverly Ave	South	N. Berry Rd	Austin Place	2028	3	\$27,000
Elm Ave	East	Lockwood Ave	12 Elm Ave	2030	5	\$10,000
Park Ave	West	Lockwood Ave	Oakway Place	2027	2	\$9,000
Trevillian Ave	North	N. Berry Rd	Austin Place	2028	3	\$23,000
Trevillian Ave	South	N. Berry Rd	Austin Place	2028	3	\$23,000

New Sidewalk Construction

STREET	SIDE	BEGIN	END	YEAR	BOND YEAR	COST ESTIMATE
Chelsea Ave	North & South	N. Sappington Rd	1013/1014 Chelsea Ave	2030	5	\$1,090,000
Alexandra Ave	TBD	N. Sappington Rd	805 Alexandra Ave	2029	4	\$834,000
Venneman Ave	TBD	E. Essex Ave	Chelsea Ave	2029	4	\$1,269,000

Stormwater Improvements

P009 – Alexandra Ave Storm Sewer

Project # P009 Alexandra Ave Storm Sewer (From Sappington Road to Glenway Drive)

Construct 1,000 LF of 24-inch storm sewer and inlets.
The project will benefit 35 properties and no permanent easement will be required.

Storm Water Project Summary of Quantities and Engineer's Cost Estimate

Project Name: Alexandra Ave Storm Sewer (From Sappington Road to Glenway Drive)
Project Number: P009

Pay Item	Item Description	Unit	Unit Cost	Quantity	Extended Cost
418000000000ST	Inlet - Street	EA	\$2,050	5	\$10,250
412000240000ST	Pipe Sewer 24" (Storm)	LF	\$105	1005	\$105,517
3H50000000000C	Excavation	CY	\$28	933	\$26,119
41130000000000	Granular Backfill	CY	\$55	911	\$50,107
9D400000000000	Street Pavement - Asphaltic Concrete Rem. and Rep.	SY	\$85	1442	\$122,575
Subtotal:					\$314,562
1G6a0000000MOBX	Mobilization	LS	3.5%	1	\$11,010
8H000000000000	Protection and Restoration	LS	14%	1	\$44,030
Subtotal:					\$55,048
Construction Costs:					\$369,611
	Engineering	LS	20%	1	\$73,922
	Contingency	LS	10%	1	\$44,353
Total Costs:					\$487,886

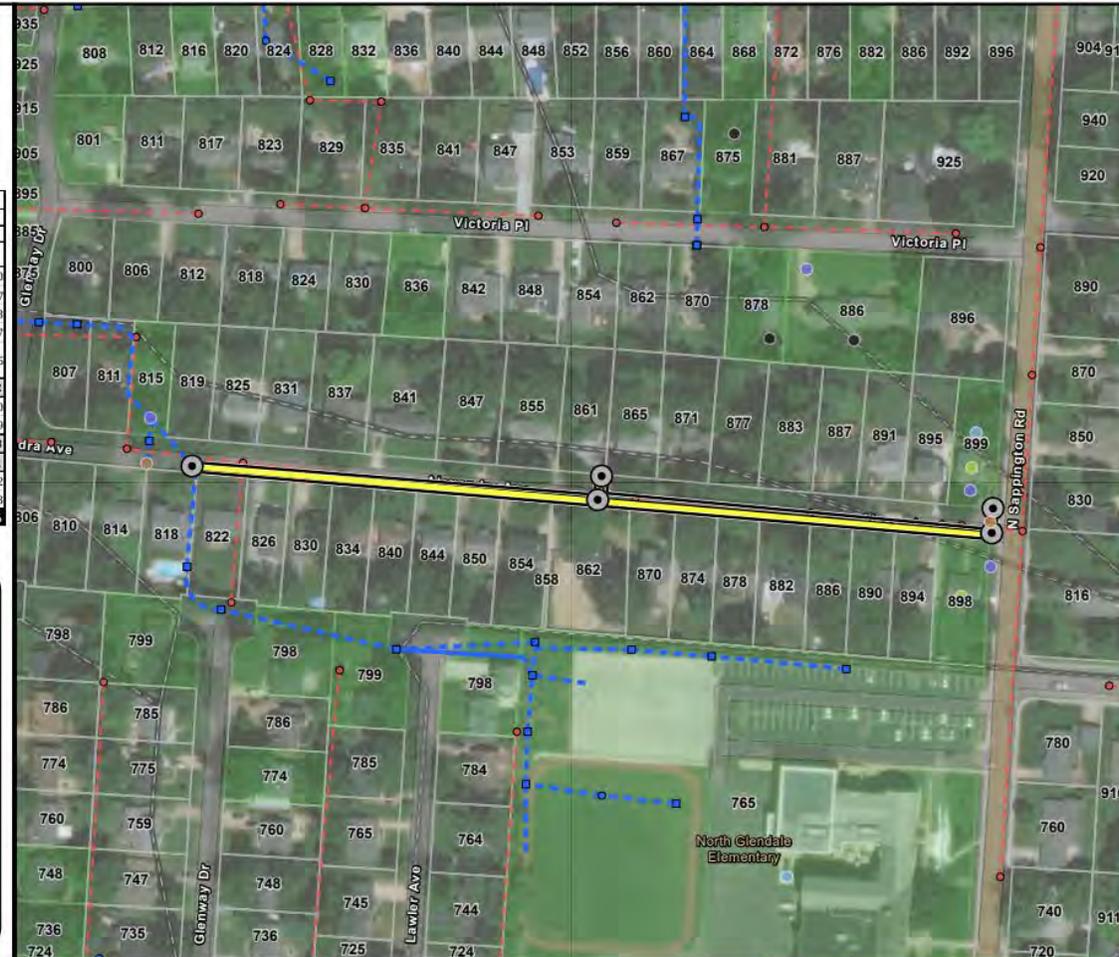


Legend

- Inlet-Street
- Street Pavement
- Pipe Sewer 24" (Storm)
- Existing Storm Water Manhole
- Existing Storm Water Inlet
- Existing Stormwater Network
- Existing Sewer Manhole
- Existing Sanitary Sewer Network

Problem Identification (PID)

- Backyard Flooding
- Basement Backups
- Driveway or Private Roadway Flooding
- Main Structure Building Flooding
- Public Roadway Flooding
- Storm Survey Parcels, House #
- Drainage Areas and Subwatersheds



7/6/2022



0 50 100 200 Feet

Stormwater Master Plan
Project # P009
Alexandra Ave Storm Sewer
(From Sappington Road to Glenway Drive)
Glendale, Missouri

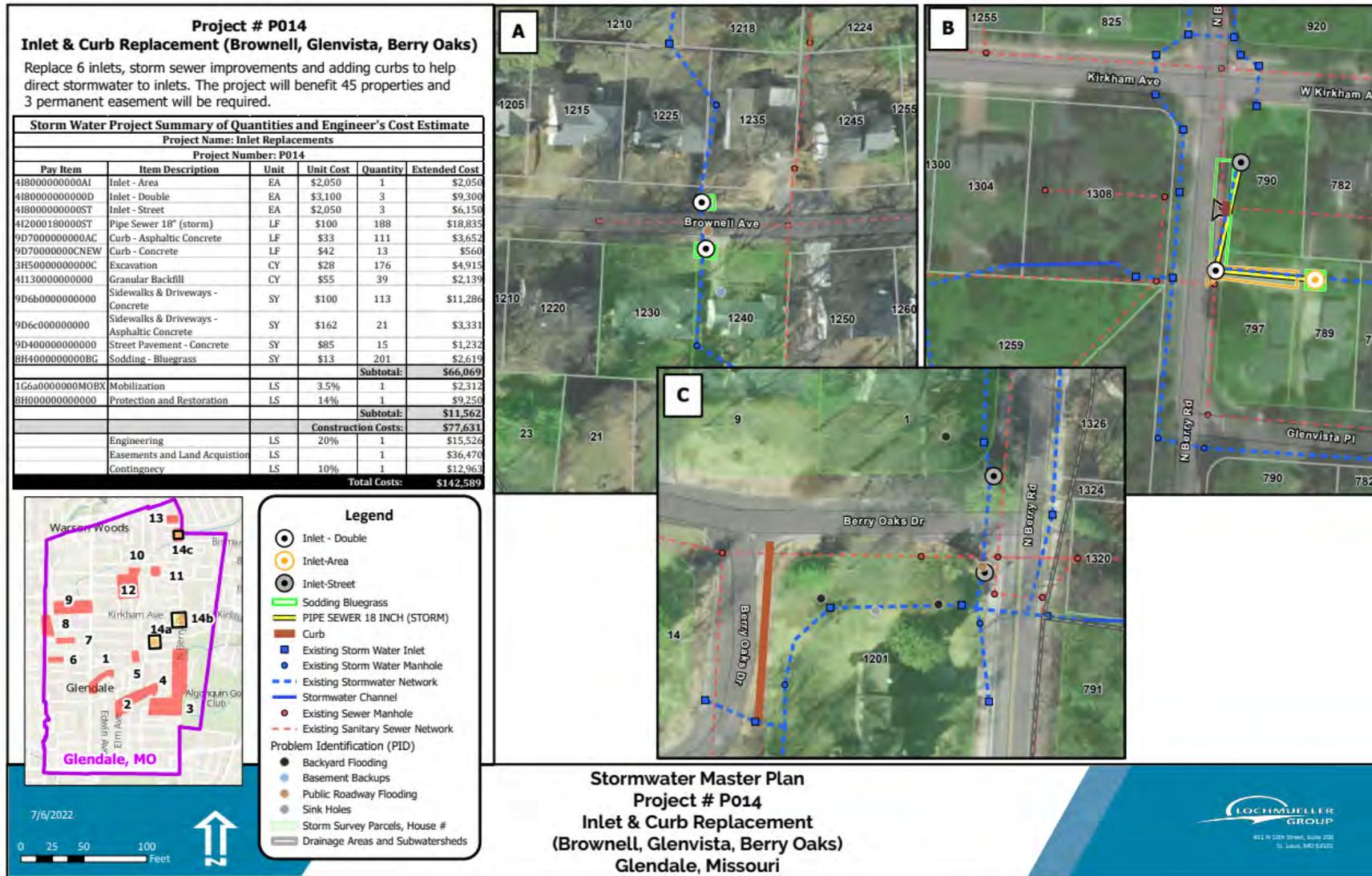


4211 N. 202nd Street, Suite 200
St. Louis, MO 63101

P009 – Alexandra Ave Storm Sewer

- Construct 1,000 LF of 24-inch storm sewer and inlets. The project will benefit 35 properties, and no permanent easement will be required.
- Estimated Construction Cost: \$487,886
- Proposed Construction in 2026 (Year 1 of Bond)

P014C – Berry Oaks Inlet Replacement



7/6/2022

P014C – Berry Oaks Inlet Replacement

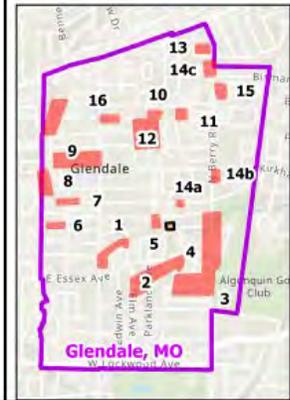
- Replace inlet and construct curb to direct water away from 1 property. No permanent easements required.
- Estimated Construction Cost: \$15,000
- Proposed Construction in 2028 (Year 3 of Bond)

P017 – Clif Side Dr Storm Sewer

Project # P017
Clif Side Dr Storm Sewer
 Install 135 LF of 60 in storm sewer parallel to existing 54 in storm sewer.
 The project will benefit one property and one permanent easement
 will be required.

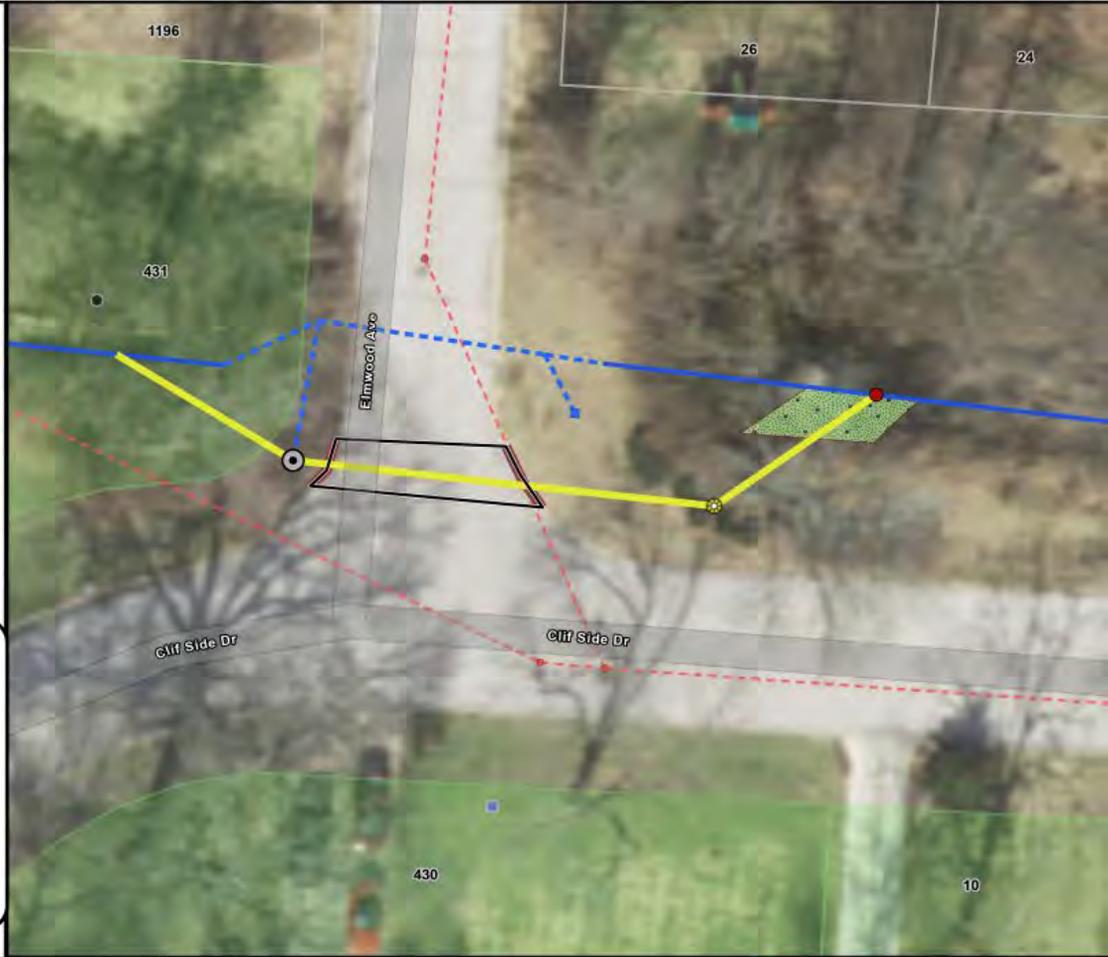
Storm Water Project Summary of Quantities and Engineer's Cost Estimate
 Project Name: Clif Side Dr Storm Sewer
 Project Number: P017

Pay Item	Item Description	Unit	Unit Cost	Quantity	Extended Cost
4160000000000	Manhole	LF	\$335	10	\$3,350
4180000000000	Inlet - Street	EA	\$2,050	1	\$2,050
4120003000000ST	Pipe Sewer 60" [storm]	LF	\$300	135	\$40,500
6j800060000000	Connection to Channel 60 Inch Pipe	PLC	\$9,000	1	\$9,000
3H50000000000C	Excavation	CY	\$28	420	\$11,760
41130000000000	Granular Backfill	CY	\$55	78	\$4,278
9D5c0000000000	Street Pmnt - Asphl Conc Surf & Righd Base - Rem & Rep	SY	\$95	300	\$28,500
6j60000000000RLX	Rock Lining	SY	\$78	200	\$15,600
6F50000000000BIOX	Bank Protection - Biostabilization	SY	\$60	200	\$12,000
9D70000000000C	Curb - Concrete Rem. and Rep.	LF	\$50	14	\$700
8H40000000000BG	Sodding - Bluegrass	SY	\$13	233	\$1,370
				Subtotal:	\$129,107
1G6a000000000MOBX	Mobilization	LS	3.5%	1	\$4,519
8H000000000000	Protection and Restoration	LS	14%	1	\$18,075
				Subtotal:	\$22,594
				Construction Costs:	\$151,701
	Engineering	LS	20%	1	\$30,340
	Easements and Land Acquisition	LS		1	\$18,120
	Contingency	LS	10%	1	\$18,204
				Total Costs:	\$219,000



Legend

- MANHOLE - STANDARD CONSTRUCTION
- Inlet-Street
- CONNECTION TO CHANNEL 60 INCH PIPE
- Street Pavement
- PIPE SEWER 60 INCH (STORM)
- BANK PROTECTION - BIOSTABILIZATION
- CURB - CONCRETE
- Existing Storm Water Inlet
- Existing Stormwater Network
- Stormwater Channel
- Existing Sewer Manhole
- Existing Sanitary Sewer Network



Stormwater Master Plan
 Project # P017
 Clif Side Dr Storm Sewer
 Glendale, Missouri



P017 – Clif Side Dr Storm Sewer

- Install 135 feet of 60-inch storm sewer parallel to existing 54-inch storm sewer. The project benefits 1 property and 1 permanent easement will be required.
- Estimated Construction Cost: \$219,000
- Proposed Construction in 2027 (Year 2 of Bond)

Comprehensive Street Maintenance Plan

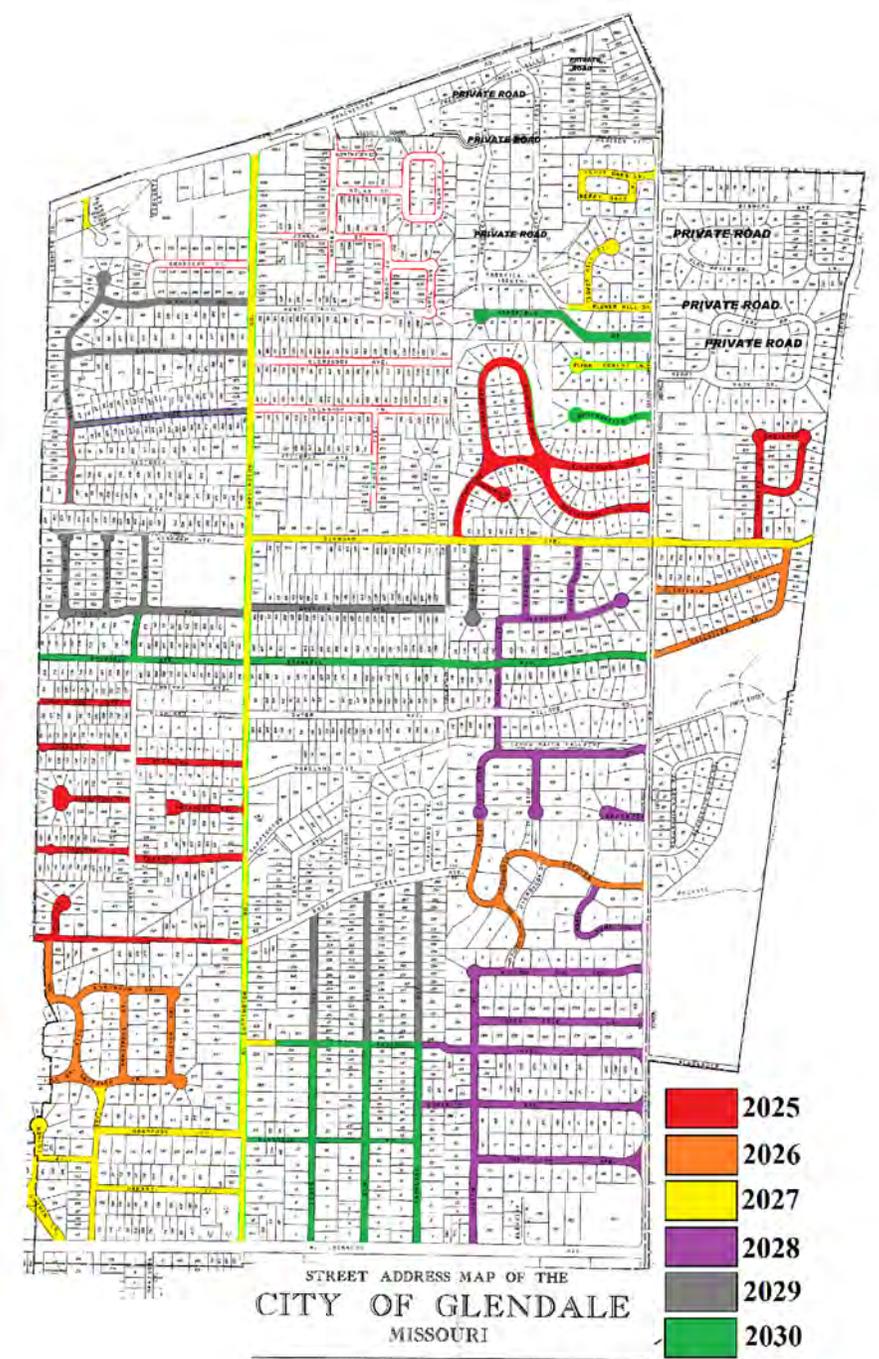
Street work performed within the Bond timeframe in addition to the work contained in the Bond and funded by the city's Capital Improvement Program

Additional Street Work Includes:

- Asphalt curbing replacement and Nova Chip street overlay in 2025 along Luckystone Ave, Juanita Ave, Josephine Ave, Hanamoor Ct, Winnetka Lane, 700 & 800 blocks of Fuhrmann Terrace, and 400 block of Hill Dr.
- Reconstruction of E. Essex Ave through STP program. 2025 & 2026
- N. Sappington Rd Preservation Project. 2027
- Application for Federal Aid – E. Essex Ave Phase 2, 2025
- Application for reclassification – Venneman Ave, 2026
- Continuation of Crackseal/Sealcoat program.

Comprehensive Street Improvement and Maintenance 2025-2030

The map to the right indicates the location and schedule of all street reconstruction and maintenance activities between 2025 & 2030.



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

WHEREAS, the City of Glendale, Missouri (the “City”), currently requires every person who owns or possesses any dog or cat within the City to procure a license from the City for each dog and cat annually and to pay a \$3.00 registration fee; and

WHEREAS, dogs and cats are now commonly microchipped and lost pets are frequently being posted to social media resulting in little benefit to the City having the information that is required as part of the City’s registration on file; and

WHEREAS, the revenue generated based on the \$3.00 annual fee for the issuance of the pet licenses does not cover the cost of the personnel time incurred in processing the pet license applications; and

WHEREAS, St. Louis County ordinances continue to require that all dogs, puppies over 4 months, cats, and kittens over 4 months be vaccinated for rabies, be registered with the County and wear a registration/rabies vaccination tag; and

WHEREAS, due to limited benefits of requiring pets within the City to be registered with and licensed by the City and the fact that the registration fees do not offset the staff time incurred in processing the pet licenses, the Board of Alderman has determined that repealing Sections 210.100 and 210.110 of the Municipal Code is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE. Sections 210.100 and 210.110 of the Glendale Municipal Code shall be repealed.

SECTION TWO.

It is hereby declared to be the intention of the Board of Aldermen that the sections, paragraphs, sentences, clauses, phrases and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words of this ordinance since the same would have been enacted by the Board of Aldermen without incorporation in the ordinance of any such unconstitutional or invalid portion of this ordinance.

SECTION THREE. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and finally passed by the Board of Aldermen of the City of Glendale, Missouri, this 2nd day of December, 2024.

Michael A. Wilcox
Mayor, City of Glendale

ATTEST:

Frank Johnson
City Administrator/City Clerk

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 A COUNTY-WIDE EMERGENCY COMMUNICATIONS RADIO SYSTEM

WHEREAS, the St. Louis County Emergency Communications Commission operates a county-wide radio and communication system that allows public safety and other local governmental agencies to communicate and coordinate response to emergency circumstances (the "System"); and

WHEREAS, the City of Glendale Board of Aldermen did initially enter into an agreement to participate in the county-wide emergency communications radio system by the passage of Ordinance 03-15; and

WHEREAS, the Board of Aldermen of the City of Glendale finds it in the best interest of the City of Glendale to continue participation in the System.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Glendale, Missouri, as follows:

SECTION ONE:

The Board of Aldermen of the City of Glendale, Missouri, approves the agreement with St. Louis County, Missouri, acting for the St. Louis County Emergency Communications Commission, entitled "User Agreement for St. Louis County Agencies Interoperable Radio System" in substantially the form attached hereto as Exhibit A.

SECTION TWO:

The City shall and the Mayor and other appropriate officers, agents and employees of the City are authorized to execute the Agreement with St. Louis County, Missouri, acting for the St. Louis County Emergency Communications Commission, in substantially the form attached hereto as Exhibit A, and to take such further actions and execute and deliver such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent and purpose of this Ordinance.

SECTION THREE:

This Ordinance shall be in full force and effect both from and after its passage and approval.

This ordinance passed and approved this 2nd Day of December 2024.

Mike Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk

**USER AGREEMENT FOR ST. LOUIS COUNTY AGENCIES
INTEROPERABLE RADIO SYSTEM**

THIS AGREEMENT is by and between ST. LOUIS COUNTY, MISSOURI, (“County”) on behalf of the St. Louis County Emergency Communications Commission, hereinafter referred to as the “ECC”; and GLENDALE, MISSOURI POLICE DEPARTMENT, hereinafter to as “Agency”;

WITNESSETH:

WHEREAS, ECC developed a county-wide emergency communications radio system with Motorola Solutions, Inc. (“Motorola”) whereby Motorola continues to maintain the county-wide emergency communications radio system and associated commercial items, commercial computer software, radios and other equipment, subsystems and services (“the System”);

WHEREAS, ECC the is the sole owner and operator of a county-wide emergency communications radio system providing communication links that permit participating governmental entities to communicate within the geographical boundaries of St. Louis County and beyond;

WHEREAS, the ECC grants law enforcement and emergency services agencies access the System,;

WHEREAS, it is desirable to have a unified countywide interoperable radio system to promote communication between all governmental entities and further the goal of protecting and providing public safety services to the people of St. Louis County;

WHEREAS, ECC intends to enhance its ability to communicate for both routine and emergency operations and to permit Agency to use the System, subject to the rules, regulations, policies and standards established by the ECC;

WHEREAS, the Agency is a law enforcement, fire or local government agency who provides assistance in emergency situations to St. Louis County residents and visitors;

WHEREAS, the Agency therefore affects and furthers the goal of protecting the health, safety, and welfare of the people of St. Louis County;

WHEREAS, Agency is authorized to enter into this Agreement by Ordinance Number _____, and Ordinance 26,293 authorizes the County Executive to execute this Agreement on behalf of County;

NOW, THEREFORE, the parties agree as follows:

1. **Definitions.** The following definitions apply to these terms, as used in this Agreement:

Infrastructure – all fixed electronic and civil components that make up the System. This

includes owned or leased radio towers, monopoles, and rooftop installations; RF transmitters, microwave components, combiners, antenna systems, controllers, comparators, routers, GPS time standards, and other network hardware; environmental equipment shelters and HVAC subsystems; UPS and emergency power generator systems; and countywide recording systems.

Subscriber Radios or Radios – mobile (vehicle-mounted) and portable (handheld) radios; desktop control stations and desksets; digital vehicular repeater systems; RF modems used for mobile data; and associated accessories (batteries, battery chargers, shoulder microphones, holsters, etc.).

Primary Agency – a hospital, law enforcement, fire service, or other public safety agency that has been granted permission to use the System.

System – the county-wide emergency communications radio system and associated commercial items, commercial computer software, equipment, subsystems and services.

Encryption – the conversion of data into a form called cipher text that cannot be understood by unauthorized entities.

Motorola Contract – the contract dated December 15, 2011, as amended and renewed, between ECC and Motorola for the P-25 800 MHZ Digital Trunked Radio/Microwave System Project (RFP No. 2010-07-RH).

2. **Use of the System.** ECC hereby grants Agency permission to use the System, subject to the following:
- a. Agency shall comply with the rules, regulations, policies and standards established by the ECC (except in the event of conflict with the terms and conditions of this Agreement, which shall control).
 - b. Agency shall comply with all laws, rules and regulations relating to use of the System, including but not limited to FCC regulations. Agency shall comply with any and all mandates issued by the FCC and authorized regulatory agencies. If, subsequent to this Agreement, technical or other changes are mandated by the FCC, Agency must timely comply with the mandate(s). The ECC will not be responsible for any costs, damages or losses incurred due to the regulatory mandate(s).
 - c. Agency shall comply within 1 year of receipt of notice from the ECC with any voluntary upgrades or changes to the System by the ECC, including change in vendor. The ECC shall have the sole discretion to upgrade or change the System. The ECC will not be responsible for any expenditure, losses, or other claims caused by or attributed to such voluntary upgrades or changes to the System.
 - d. Agency is prohibited from selling, assigning or transferring any right of use to the System, in whole or in part, to any other person or entity.

3. **Title and Ownership of Subscriber Radios.** ECC transferred ownership of Subscriber Radios specified in the original Agreement in 2013 to the Agency to enhance its ability to communicate during routine and emergency operations anywhere within St. Louis County and the rest of the metropolitan area. Agency shall not transfer, sell, give or otherwise dispose of any of the Radios without the consent of the ECC. Agency understands and agrees that it will be primarily responsible for funding and procuring replacement and additional radios in the event of growth of its agency. Agency agrees it generally must fund any cost differences for additional radio features or substitutions that it requests.

4. **Programming, Data Conversion, Fleetmapping & Interoperability Template Design.** The ECC will be responsible for programming Subscriber Radios. Costs for conversion of GPS data and/or interface to CAD or other computer management systems will be the responsibility of individual user agencies, including Agency if applicable. The ECC will be responsible for initial and ongoing fleetmapping and interoperability template design and codeplug provision for user agencies including Agency. This will include design of specific talkgroups to meet the routine needs of individual agency operations including Agency.

5. **Infrastructure.**

- a. Operation, Maintenance & Support – The ECC will be responsible for the operation, technical performance, preventative maintenance, modifications/additions, hardware/software upgrades, routine corrective repairs, and emergency restoration of the Infrastructure. The ECC will oversee and manage contractors authorized to maintain and support the Infrastructure. The ECC shall comply with all FCC and regulatory laws, rules and regulations relating to use of the System. ECC will provide Agency with 1 year notice of any voluntary upgrades or early compliance with mandates to the System affecting Agency.
- b. Physical Security – The ECC will ensure that reasonable physical security measures are taken to protect the equipment sites of the Infrastructure.
- c. Critical System Data – The ECC will ensure that all System data, custom configurations, and interoperability & fleetmapping templates are regularly backed up and secured in an off-site protected location, in accordance with St. Louis County standards and best practices.
- d. Radio Licenses – The ECC is the named licensee, and will be responsible to acquire and maintain all licenses required by the Federal Communications Commission (FCC) for the operation of the System. The ECC will investigate and remediate any complaints of interference or substandard performance of the System. The ECC will comply with all applicable laws including but not limited to FCC regulations.

- e. Backup Network Testing – The ECC will schedule, coordinate, and conduct tests of backup systems, including countywide, all-agency FailSoft drills pursuant to ECC best practice.
- f. System Inventory – The ECC shall be responsible to maintain and update an inventory of the Infrastructure in accordance with the fixed assets policies of St. Louis County.
- g. System Funding – The ECC shall, on an annual basis, submit a budget request to County Council for sufficient funds to handle the insurance and ongoing maintenance and upgrade costs for the Infrastructure, including contingency funding to address unforeseen emergency requirements.

8. **Subscriber Radio Warranty and Maintenance.** The ECC funding for Subscriber Radio Warranty and Maintenance ended on December 31, 2021. The Agency is now and has been since December 31, 2021, responsible for obtaining warranty coverage for Subscriber Radios, mobile and portable, through Motorola or a Motorola factory authorized repair center. The Agency shall ensure that all maintenance performed on Agency's Subscriber Radios is performed by a certified technician employed by ECC authorized vendor or Motorola depot repair center. Agency agrees to take proper care of each of the Radios as recommended by the manufacturer and standard operating procedures. Agency will be responsible for coordinating repair scheduling and/or drop off with the maintenance contractor.

9. **Loss or Theft.** Agency agrees to notify ECC immediately (or as soon as reasonably possible) upon discovery of the loss or theft of any of the Radios. The ECC will suspend the missing Radio's electronic registration within the System, so that it cannot be used by unauthorized persons.

10. **Emergency Response/Mutual Aid.** ECC agrees and understands that the Agency is free to use the Radios for all of its operations, including those which may involve travel outside of the metropolitan area for special events and emergency/mutual aid response.

11. **Notices.** Any notice, request, complaint, demand or other communication required by this Agreement to be given to or filed with ECC or Agency, shall be in writing and shall be given or filed in the manner and at the addresses specified below.

County:

Director of Emergency Communications Commission
 St. Louis County Police Department
 1150 Hanna Road
 St. Louis, Missouri 63021
 Email: _____

With a copy to:

County Counselor

St. Louis County Government Center
41 S. Central Ave. 9th Floor
Clayton, MO 63105

AGENCY:

Name/Title: Jeffrey Beaton, Chief of Police

Address: 424 N. Sappington Road, Glendale, MO 63122

Email: jbeaton@glendalemo.org

With a copy to:

Name/Title: Robert A. Catlett, Jr, Captain/Assistant Chief

Address: 424 N. Sappington Road, Glendale, MO 63122

Email: rcatlett@glendalemo.org

or at such different address as the parties may give by written notice mailed, emailed or delivered personally to the addresses of the other party listed above. Any mailed notices will be effective three days after deposit in the United States Mail, properly addressed with postage prepaid.

12. **Liability Protection.** Agency and ECC acknowledge that service disruptions will occur from time to time and agree to hold each other harmless for all such disruptions. ECC assumes no responsibility with respect to the use or storage of the Radios, and Agency and ECC assume no responsibility for any accidents or claims arising out of use of the Radios. Notwithstanding the foregoing, it is not the intent through this Agreement of any Party to in any way affect, waive, or modify the doctrines of sovereign immunity, official immunity or other similar protections that would otherwise be available to any Party to assert against third party claims that may arise or be brought.

13. **Term.** The initial term of this Agreement shall be from the date set forth above and through December 31, 2034 unless sooner terminated pursuant to Section 15 or Section 16. ECC and Agency agree to negotiate a successor agreement in good faith in accordance with their intent that Agency shall be able to continue to use the System at no cost to achieve the common goal of enhanced communications.

14. **Default and Termination for Cause.** Any material violation of this Agreement is a default. In the event of a default, each party shall give the other party written notice of the alleged default, and each party will be afforded a reasonable opportunity to cure the default or present their disagreement for resolution to a mediator in accordance with the dispute resolution process set forth in section 14A. Failure to cure a default or participate in the dispute resolution process will result in a termination of this Agreement, but no such termination shall take effect

until 90 days after the governing body of Agency or ECC finds and determines, by resolution or ordinance, that the Agreement should be terminated for cause. If Agency or ECC finds and determines by resolution or ordinance that the default has been cured during such 90 day period, and that reasonable assurance has been provided against further default, then this Agreement shall remain in effect.

14A. **Dispute Resolution Process.** Prior to mediation, the parties will first attempt to settle their disputes by a meeting between representative(s) designated by the Emergency Commissions Commission and representatives designated by the Agency. If, after such meeting, the parties are unable to resolve a conflict involving an alleged default, all claims or causes of action arising out of this Agreement shall be litigated in a court of competent jurisdiction.

15. **Funding Out.** If the governing body of a party should not appropriate or otherwise make available funds sufficient to fulfill the party's obligations under this Agreement, such party may unilaterally terminate this Agreement, without financial penalty, upon 90 days written notice to the other party.

16. **Transfer of Radio Ownership.** In the event that Agency's services are assumed by another agency participating in the System, Agency may transfer its Radios to that new agency by providing written notice of the assumption to ECC. The Agency shall be required to comply with ECC policy 17-20 Transfer of Subscriber Guideline Policy, including returning the Radios to ECC for reprogramming and competing transfer forms as instructed by ECC.

17. **Amendments.** This Agreement may be amended only by written agreement of ECC and Agency.

18. **Venue.** In the event that any actions or proceedings are initiated with respect to this Agreement, the parties agree that the venue thereof shall be St. Louis County, Missouri, and that this Agreement shall be governed by the laws of the State of Missouri.

19. **Fairness.** Agency understands that it does not operate in an identical manner to each and every other agency that will be using the System and, therefore, agrees that it may be treated differently in some respects by ECC. On the other hand, ECC understands that Agency expects to be treated fairly relative to other agencies including St. Louis County agencies and, therefore, agrees to treat Agency in an equitable manner as compared to such other agencies, taking into account differences in demonstrated need and all other relevant factors.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the later of the dates below written.

St. Louis County

County Executive

Date Executed by the County: _____

Attest:

Administrative Director

Chair, Emergency Communications Commission

Approved as to legal form:

County Counselor

Approved:

Accounting Officer

Legal Review: _____

CE: Review: _____

By: _____

Print Name: _____

Title: _____

Date: _____

I, _____, affirm that I am the ___[title]_____ of _____, and that I signed this Agreement on behalf of said agency, by authority of its board of directors, and that I acknowledged this Agreement to be the free act and deed of the said agency.

Approved as to legal form:

Agency Attorney



Internal Memorandum

Office of the City Administrator

TO: Honorable Mayor Mike Wilcox
and the Glendale Board of Aldermen

FROM: Frank Johnson, City Administrator

DATE: November 27, 2024

ADMINISTRATION

Communications Coordinator Job Search

- We conducted four in-person interviews last week for Alex’s replacement, and I expect to be able to make a job offer soon.

Blueprint Glendale – Comprehensive Plan and Zoning Code Update

- The Steering Committee held their third meeting on Nov. 25, at which H3 presented the draft future land use plan and an initial preview of the zoning code update. The meeting produced a lot of helpful comments and insight which H3 will incorporate into the draft zoning code update.

Events Update

- We have established a date and name for the additional City event, which will be called the Glendale Summer Bash and is scheduled for June 13. We have also booked The John Huges Experience as the musical entertainment. Mayor Wilcox is working to secure sponsorships to help cover the cost of the event.
- To accommodate the new event and help spread the City’s events across the year, the Firehouse Run will be moved to March 23. We have already been in contact with Big River Running and have the date reserved. Jazzfest will again be held in September.

Webster Groves Facility Usage

- After much delay, I have received a report from Webster Groves on Glendale resident usage for their recreation facilities under our new agreement. For the first six months of the agreement, we had 33 residents purchase memberships and 159 daily admissions for a total subsidy of \$3,547.50.

POLICE DEPARTMENT

- Captain Bob Catlett gave a presentation to members of the Glendale Lutheran Church on Nov. 17. The topic of the presentation was “Avoiding Scams.”
- Captain Catlett and Finance Director Dan Lawrence participated in a Code Enforcement program demo with a company called CloudPermit on Nov 19.
- Glendale Police Officers assisted with traffic control during the Annual North Glendale Elementary School’s “Turkey Trot” fun run on Nov. 26.

- Glendale Police Officers will assist with the Annual “Turkey Day Run” on Nov. 28, which goes through the Cities of Kirkwood, Glendale and Webster Groves.

FIRE DEPARTMENT

See the attached report for a bi-weekly summary of the department runs.

Charlie Kohler Memorial Procession

- On Dec. 2, the Fire Department will be participating in the procession for Charlie Kohler, a Warson Woods resident, participant in the battle of Iwo Jima, and a World War II purple heart recipient. The department will pay honor to the procession with flag raisings and salutes along the route from West County Mall to Jefferson Barracks. A movie based on the life of Charlie and his brother is currently under development by Amazon and is expected to be announced at Chrliies’ Celebration of Life Service at Chaminade on Nov. 30.

PUBLIC WORKS DEPARTMENT

Christmas Décor

- Crews installed Christmas lights on the decorative streetlights along N. Sappington Rd. on Nov. 20-21. Crews also identified GFCI outlets on 5 of the streetlights that were not functioning and scheduled replacement of the GFCI’s by Meyer Electric.
- Crews installed Christmas lights on the roofline of the City Hall complex.

Equipment Sharing

- Glendale lent its electronic message boards to Kirkwood on Nov. 20 and assisted Kirkwood with posting the boards along Lockwood Ave displaying a message about the upcoming road closure for the annual Turkey Day run.
- Crews delivered block party barricades to N. Glendale Elementary on Nov. 22 for use during the annual Boy Scout food drive.

Fleet Maintenance

- The muffler on the #4 dump truck was replaced at Midas in Crestwood.
- Crews changed the oil and oil filters on the city’s backhoe and skid steer.

Forestry

- Crews removed a hazardous city tree at 198 Cornelia Ave. on Nov. 19.
- Happy Tree Service removed a hazardous city tree at 1210 Sappington Rd. on Nov. 20.

Grounds Cleanup

- Crews placed the summer equipment, such as mowers and sod cutting equipment, into storage and removed from storage the salt removal equipment, such as snow plows and salt spreaders. The winter equipment was tested for proper operation.
- Crews filled a 20-yard roll-off dumpster on Nov. 19 with vegetative material collected from recent tree removals.

Training

- Crews attended an annual training session entitled Good Housekeeping and Pollution Prevention on Nov. 19 at the Maryland Heights Community Center hosted by MSD.

REMINDERS/UPCOMING EVENTS

Board of Aldermen Meeting

Monday, December 2, 7 p.m.

Architectural Review Board

Wednesday, December 11, 6 p.m.

Boards and Commissions Holiday Party

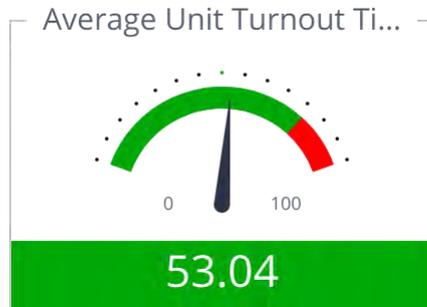
Tuesday, December 17, 7 p.m.

Bi Weekly Run Report

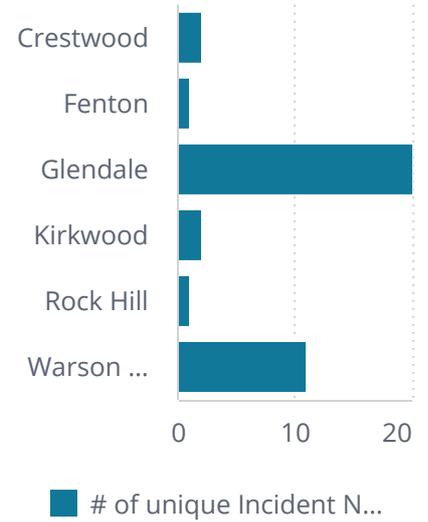
Total Calls

Calls Ran
37

NFPA standard 80 seconds



Calls Per Area



Call Volume by Type

- 100 - Fire
- 300 - Rescue & EMS
- 400 - Hazardous Condition
- 500 - Service Call
- 600 - Good Intent Call
- 700 - False Alarm

