



MINUTES
BOARD OF ALDERMEN MEETING
FEBRUARY 18, 2025 –7:00 p.m.

- CALL TO ORDER** A meeting of the Board of Aldermen of the City of Glendale was held on Tuesday, February 18, 2025 in-person and virtually due to inclement weather. 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**
- | <u>Aldermen Present</u> | <u>Aldermen Absent</u> |
|--------------------------|------------------------|
| Alderman Roberts | |
| Alderman Capshaw Cushing | |
| Alderman Lane | |
| Alderman Kayser | |
| Alderman Nauman | |
| Alderman Roettger | |
- Also present were: Frank Johnson, City Administrator; Jim Hetlage, City Attorney; Jeff Beaton, Police Chief; Jim Silvernail, Fire Chief; and Gabby Macaluso, Deputy City Clerk.
- APPROVAL OF AGENDA** Moved by Alderman Nauman, seconded by Alderman Lane and unanimously carried, to approve the agenda as submitted.
- APPROVAL OF MINUTES** Moved by Alderman Nauman, seconded by Alderman Lane and unanimously carried, to approve the regular meeting minutes of February 3, 2025.
- CITIZEN COMMENTS** Mayor Wilcox noted that this request for public comment was separate from public comment related to the public hearings.
- There were no attendees who wished to make public comments not related to the public hearings regarding 415 N. Sappington Rd.
- TREASURER’S REPORT** City Administrator Frank Johnson noted that through seven months of the current fiscal year, the General Fund has a surplus of \$265,469 compared to a surplus of \$553,968 through January 2024. The negative performance compared to last year is mostly a timing issue as property tax receipts received from STL County have not been received as quickly as the County is understaffed.

ORDINANCES FOR FIRST READING & PUBLIC HEARINGS

Bill 05-25 – Rezoning of 415 N. Sappington Road to “C-1” Commercial District (Assigned Ord. No. 05-25)

Mayor Wilcox introduced Bill 05-25, an ordinance rezoning 415 N. Sappington Road from “R-2” single-family dwelling district to “C-1” commercial district and directing that the official district map of the City of Glendale be amended to reflect such change.

Mr. Johnson noted that before the public hearing portion of the meeting, he will provide a brief overview of the Bill 05-25 and the rezoning process. He explained that Chapter 400.100 of the Glendale Municipal Code requires that any changes modifications to the boundaries of the zoning districts must go before the Plan Commission for its recommendation and report. If the Plan Commission recommends the changes, the measure goes before the Board of Aldermen for approval. The changes may be initiated by the Plan Commission or the property owners. In this case, the property owners of 415 N. Sappington Rd., Lisa and Jamie Houston, submitted a rezoning request in conjunction with the preliminary development plan on December 13, 2024.

Mr. Johnson explained that the Houston’s proposal calls for the demolition of the single-family residence located at 415 N. Sappington Rd. and the construction of a new building for use as a coffee shop. The proposed rezoning would change the existing zoning district from “R-2” single-family dwelling to “C-1” local commercial district with permitted uses including bakeries, delis, ice cream parlors, coffee shops, certain retail stores, professional offices, and other similar low-impact businesses.

Mr. Johnson noted that the Plan Commission reviewed the rezoning request at their January 8, 2025 meeting and voted 7-0 to approve recommendation of the rezoning.

Mayor Wilcox explained to the audience that there are two public hearings; the first one is regarding the rezoning request and second one is regarding the preliminary development plan for 415 N. Sappington Road. He noted that if the rezoning ordinance didn’t pass, the ordinance approving the preliminary development plan would be moot.

Mayor Wilcox explained that the order of the public hearing would include a presentation by the applicant, Lisa and Jamie Houston, followed by public comment. He noted that the allotted public speaking time per speaker is three minutes. Following the public comment portion, the Board of Aldermen will discuss and consider a vote to approve the first reading of B05-25.

Lisa Houston presented her request for rezoning. She explained that she grew up in Kirkwood, but babysat children in Glendale. After college, she moved to Seattle to work as a nurse, which is where she met her husband, Jamie. As their

family grew, they decided move back to St. Louis and bought a home in Glendale. She wanted a place where families could hang out and a place where she could meet other moms, but there were no places like that in Glendale. In spring 2024, she noticed the house at 415 N. Sappington Road was for sale and began looking into the property as a potential site for her coffee shop. She called the City to ask if it was in the commercial district, and learned that it wasn't. The City explained that a property owner could request rezoning of their property, but there was a process that would need to be followed.

Ms. Houston explained that in June 2024, her husband participated in the Blueprint Glendale public meeting and his group, and the larger group expressed a community need for a coffee shop, ice cream parlor, and park. When Mr. Houston shared their idea for opening a coffee shop, his group was very receptive to the idea.

She noted that they eventually purchased the property at 415 N. Sappington Road. When inspections revealed that the existing structure needed a lot of work to convert it to a commercial building, they decided to demolish the structure and build a new building. They worked with their architect to create a new building, and those plans are in the preliminary development plan.

Ms. Houston explained that they designed the building to look like a house, so it fits in with the surrounding neighborhood. She also explained that the property will feature an outdoor play area at the back of the property, an indoor play area, tables for people to work on projects, and a pickup window for people stopping while walking by.

Ms. Houston noted that the property will include parking spaces and will not overtax public utilities. She noted that overflow parking could occur on surrounding streets. Additionally, she has commissioned a traffic study to assess the current flow of traffic in front of 415 N. Sappington Road and determine the impact the proposed coffee shop would have on traffic.

**Public Hearing –
Rezoning Request for 415
N. Sappington Road**

Mayor Wilcox opened the public hearing regarding the rezoning request for 415 N. Sappington Road from “R-2” single-family dwelling to “C-1” local commercial district at 7:20 p.m. He noted that the hearing will start with public speakers who have written their names on the speaker sign-up sheet, but everyone will get a chance to speak who wants to. He reminded speakers that everyone is limited to three minutes, speakers must be respectful, and comments must be addressed to the Board of Aldermen and not the audience. The Public Hearing included the following speakers and statements.

Michael Mosblech, 821 East Essex: Mr. Mosblech stated that his backyard is adjacent to 415 N. Sappington Rd. He said that he didn't know about the rezoning request until he read about it in the Webster-Kirkwood Times. He expressed concerns that if rezoning to “C-1” local commercial is granted for 415 N. Sappington Road, the other properties to the south will also be rezoned

to commercial. He also expressed concerns regarding the play area in the rear of the coffee shop property, specifically the potential noise and irritation to his dog. He's also concerned about lights, water displacement, and other environmental issues. He asked why the detention pond is not in the updated drawings.

Kelli McDonald, 784 Fuhrmann Terrace: Ms. McDonald spoke in support of the rezoning of 415 N. Sappington Road. She doesn't think that the impact on one or two properties should determine a land use decision but feels that the impact on the entire community should be considered. Ms. McDonald also said that the property's location across the street from the Glendale fire station makes it more ideal as a commercial rather than residential property. Additionally, she feels that the rezoning of one property will not lead to a domino effect of more properties along Sappington Road being rezoned to commercial.

Kelly Mottl, 704 Fuhrmann Terrace : Ms. Mottl spoke in support of the rezoning of 415 N. Sappington Road. She said that the rezoning to allow for a coffee shop at the location will serve a public need. She would like to see the expansion of the commercial area on Sappington Road because the community wants family-oriented services in Glendale. She noted that although the City has not yet adopted a comprehensive plan, the one being considered does support the expansion of business districts that serve the community. She thinks that the concerns of adjacent properties can be addressed in a way that also allows the coffee shop to exist.

Sarah Vitale, 425 N. Sappington Rd.: Ms. Vitale spoke in opposition to the rezoning of 415 N. Sappington Road. She described the rezoning of this property as spot rezoning and noted that this has been held to be illegal in areas. She noted that because the draft of the Blueprint Glendale comprehensive plan says Glendale needs more commercial development, she feels that more rezoning to commercial will occur in the future. Ms. Vitale also noted that neighbors of 415 N. Sappington Rd. are opposed to the rezoning. She stated that she submitted a petition with over 100 signatures of Glendale residents opposing project to the City of Glendale and was told that copies were distributed to the Board of Aldermen members.

Ms. Vitale expressed concerns regarding adequate parking for 415 N. Sappington Rd. and cited Ms. Houston's description of using nearby streets for overflow parking as evidence of this limited parking. She asked that the Board of Aldermen think about this impact on the property's neighbors and first responder response time. Ms. Vitale also expressed concerns regarding the ability of commercial trash service providers to be able to access the property.

Ms. Vitale stated that she feels discriminated against as the neighbor to the north and feels the City has not been transparent. She noted that she has filed a Freedom of Information Act request with the City for records related to the

rezoning request. Ms. Vitale stated that she will sue the Houstons and the City of Glendale if there's water damage on her property from the Houstons' project.

Gates Watel, 1 Kings Pond Rd.: Mr. Watel spoke in support of the rezoning of 415 N. Sappington Road, noting that he grew up in Glendale in the 1980s. He stated that last year he moved back to St. Louis with his family, and he chose to buy a home in Glendale because of its walkability and sense of community. He thinks this proposed project will benefit the community and add to its walkability. He cited the fact that 415 N. Sappington Road took so long to sell as an indicator that the property isn't ideal for residential use and that rezoning to commercial makes sense. He doesn't think that a one parcel expansion of the commercial district will turn Glendale into Kirkwood or Webster Groves. He thinks that creating a greater community space will give people more places to walk to. He thinks that the fears of trash trucks and limited parking are exaggerated since most people will walk or bike to the coffee shop.

Michael Burt, 623 Brookehaven: Mr. Burt noted that while he currently lives in Kirkwood, he used to reside in Glendale at 806 Alexandra and served on the Plan Commission. He reminded the Board of Aldermen that they have to remember that they are doing things that preserve the community character. Mr. Burt noted that nearby shopping areas in Kirkwood and Webster Groves are not too far to travel to. He said that at its core, Glendale is a bedroom community, not a commercial destination. He cautioned that today's measure is to expand the commercial district by one property, but it could spread to include more properties in the future. He reminded the Board of Aldermen that this rezoning is permanent and will be regarded as a prior decision.

Sarah Modray, 402 Venneman Ave.: Ms. Modray stated that she is not in favor of or against the rezoning of 415 N. Sappington Ave., but she is concerned about overflow parking on her street and the ones that surround her as she lives directly behind the property. She noted that her children walk to the bus stop at Venneman Ave. and Essex Ave., and these streets lack or have limited sidewalks. She is worried about the flow of traffic and the safety of her children as they walk and bike in the area.

Paul Potter, 830 Alexandra Ave.: Mr. Potter supports the rezoning of 415 N. Sappington Road for two main reasons. The first reason is that Glendale is a community, and he moved to the City of Glendale 11 years ago for the sense of community and care it provides. He thinks a coffee shop like the one proposed is a community. The second reason is that it provides another place to walk or bike to and chat with neighbors and fellow residents. He thinks that this will be great for the community and for Glendale long term.

Becky Monarchi, 3 Edwin Ave.: Ms. Monarchi noted that she views this proposed coffee shop as being very similar to Hanneke's Westwood Deli. She asked if there's been any issues with Hanneke's because from her perspective Hanneke's is an asset to the community and views this coffee shop as also

being a community asset. She also noted that the concerns of neighbors are valid and should be addressed in a way that preserves the properties and their neighbors.

Mike Vitale, 425 N. Sappington Rd.: Mr. Vitale spoke against the rezoning of 415 N. Sappington Rd. He asked if this property is rezoned and if he buys the property next to it would marijuana sales be permitted a permitted use in the “C-1” commercial district. He stated that if the City rezones 415 N. Sappington Rd., it will open Pandora’s box regarding land use and the expansion of commercial development along Sappington Road.

Luke Baumgartner, 744 Venneman Ave.: Mr. Baumgartner stated that he trusts the Board of Aldermen to make the right decisions and reminded them that they are voting for the people of Glendale.

The City of Glendale received four public comments via email from individuals who were attending the meeting via Zoom due to the inclement weather. These emailed comments were read aloud at the meeting and include:

Rachel Nobels: Dear Frank and the Board of Alderman, I am reaching out to you to show my support and enthusiasm for the proposed zoning change at 415 N Sappington. I believe this proposal is a wonderful opportunity for our community. For the zoning change, I do not have concerns about the change in traffic nor do I think it will negatively affect the neighborhood or wellbeing of the neighbors. In fact, I think it could do the opposite. For me/my family, the rezoning would allow my family to have an ice cream shop within walking distance. I hope you also see the benefits and vote to move this project forward.

Rachel Flannigan: Hello Mr. Johnson, I am writing to express my support for rezoning the plot of land across Sappington from the fire station. I support rezoning the plot to one of the commercial options available to a plot of that size. As it stands now as a residential property, very few families would be interested in a residence directly across from a fire station and adjacent to a shopping center. This is clearly something you and the Board of Alderman are already keenly aware of. I am asking that the Board strongly consider rezoning so that the city of Glendale can continue to grow and thrive.

Heidi Osmundsen, 724 Fuhrmann Terrace: Dear Frank and the Board of Alderman, I am writing to you today in support of the zoning change of 415 N Sappington. I cannot attend tonight’s in-person meeting but will be on Zoom and appreciate you reading my comments.

I believe the location under discussion is ideal for the expansion of the commercial zone. I am always interested in having places I could walk to and many of the things on the approved C-1 list fall into this, whether it is an ice cream shop, a barber, or yes, a coffee shop.

I am most looking forward to having more natural community spaces. A huge draw for my family to move to Glendale is the small town feel and opportunities for community gathering. One thing I think makes this location uniquely suited for commercial is its current proximity to other commercial spaces, the Jazz Fest and being on a “major road”.

I believe Glendale can fully support a new commercial spot and that the city will greatly benefit from this change. I also have no concerns about the flow of traffic, as the traffic is already busy from 8:15-8:45 and 3:15-3:45...I cannot imagine more people on Sappington for a coffee shop than those who drive to North Glendale.

I appreciate you considering this proposal and hope you see the great benefits that will come from this change!

Gail Goodenow, 931 Glenmoor: Dear Mayor and Aldermen and women, As a longtime resident of Glendale, I wish to pass on my opinion regarding two coffee shops across from City Hall. I am very thankful that two groups are interested in the location. That said, I don’t believe we should have two coffee shops in Glendale. I believe they would be competing with each other, resulting in the disappointing failure of one shop. I hope the new coffee shop will occupy that building long-term just like our wonderful Hanneke’s Grocery.

With no additional public comments provided, Mayor Wilcox closed the public hearing at 7:52 p.m.

Bill 05-25 – Continued:
Rezoning of 415 N.
Sappington Road to “C-1”
Commercial District
(Assigned Ord. No. 05-25)

Mayor Wilcox reintroduced Bill 05-25, an ordinance rezoning 415 N. Sappington Road from “R-2” single-family dwelling district to “C-1” commercial district and directing that the official district map of the City of Glendale be amended to reflect such change.

Moved by Alderman Lane, seconded by Alderman Nauman and unanimously carried, to approve the first reading of Bill 05-25 by title only.

Mr. Johnson noted that this ordinance is for the rezoning approval. The next public hearing and ordinance reading will be regarding the preliminary development plan for 415 N. Sappington Rd. This plan will address the lighting, traffic, parking, and stormwater elements. Mr. Johnson also noted that the City’s attorney has advised that a marijuana dispensary is not a permitted use within “C-1” zoning district, but it is a permitted use within the City’s “C-2” zoning district.

Mayor Wilcox asked the Board of Aldermen if they had any comments.

Alderman Roettger said his biggest concern is regarding parking and traffic flow. He noted that the spread of commercial zoning is a valid concern, but he

believes that the Board of Aldermen has been thoughtful and made careful decisions over the years. He also noted marked differences in the two tones that the Board heard today from the speakers. On one side, the Board heard about positivity, community, and what residents want. On the other side, the Board heard negativity and threats of litigation. He said the latter did not resonate well with him.

Aldermen Roettger asked what will be learned from the traffic study in relation to the proposed coffee shop.

Mr. Johnson explained that it will assess the ingress and egress of the lot, as well as the traffic flow on Sappington Road in front of 415 N. Sappington Road. The data provided would be considered by the Plan Commission and the Board of Aldermen as part of the final development plan review should the process move forward. He asked if we have existing parking or traffic issues today with the existing businesses adjacent to 415 N. Sappington Road. Mr. Johnson said no issues have been reported to him. The traffic study will look at the traffic impact of the proposed coffee shop.

Mayor Wilcox asked that the Plan Commission also review the traffic impact on the operation of the fire station should the project progress to that point.

Alderman Kayser noted that the Board of Aldermen must make decisions for the good of the entire community.

Alderman Lane said that she agreed with the statements of colleagues. She also noted the threatening tone of some individuals who spoke against the rezoning. She said she's looking to see if the rezoning of the property is in harmony with the community's values.

Alderman Capshaw Cushing noted that the "C-1" zoning allows for businesses that are low impact meaning that it allows for businesses designed to be in a neighborhood. She also noted that 415 N. Sappington is across the street from the fire station and city hall, which are zoned "C-1" institutional.

Alderman Roberts noted that he's looking at this property for it fits in where it's located, specifically the neighborhood where it's located.

Alderman Nauman noted that the Plan Commission is comprised of professionals that the Board of Aldermen trusts to make decisions. He stated that the Plan Commission thoroughly reviews these projects and in the case of 415 N. Sappington Road, they voted 7-0 to approve the rezoning.

At the conclusion of the Board's comments, Mayor Wilcox called for a vote for the first reading of Bill 05-25. He explained that if the first reading is approved, the second reading and final approval will occur on the March 3, 2025 meeting.

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”

The first reading of Bill 05-25 passed with a vote of 6 Aye, 0 Nay.

Bill 06-25 – Preliminary
Development Plan for 415
N. Sappington Road
(Assigned Ord. No. 06-25)

Mayor Wilcox introduced Bill 06-25, an ordinance approving the preliminary development plan of Lisa and Jamie Houston for the development of property located at 415 N. Sappington Road under the “C-1” commercial district.

Mr. Johnson noted that the original plans were submitted to the Plan Commission, and the updated plans address some of the Commission’s initial concerns, but they do not address every concern. The main objective of the updated plans was to show the reconfigured layout, the patio, and outdoor area. He noted that this was why the detention pond is not on the updated plans, but the feature has not been dropped from the overall plan.

Additionally, Mr. Johnson noted that another difference between the original plans and the updated plans is that now the site plan includes nine 10-foot-wide parking spaces.

Mr. Johnson explained that the City requires that trash be serviced from a property, but it does not require a commercial dumpster for commercial properties.

Mayor Wilcox noted that before he opens the public hearing, the architect, Brian Ivy, will provide a presentation sharing the design of the proposed coffee shop at 415 N. Sappington Road.

Mr. Ivy explained that he incorporated the suggestions and feedback from the Plan Commission into the updated plans, which include these specifically addressed topics, but not all features of the proposed development.

- The building was flipped so that it squares off the commercial district with the fire station and serves as a bookend to the commercial district.
- A front porch was added to the building to mimic the back porch on the rear of the building. There is a covering proposed to provide weather protection for guests.
- Bike and stroller parking was provided in front of the building.
- A privacy fence and heavily landscaped area was enhanced in the rear of the property to provide a buffer to neighbors.

- A trash enclosure will be added as they expand upon the plans—need more information about the frequency of pickups and volume of trash.

Mr. Ivy noted that they tried to architecturally make the building look like a house. The design inspiration was based on Ms. Houston's preference for the Cape Cod design style. The simple design will provide more money for the finishings such as moldings, shutters, cornices, etc.

Mr. Johnson asked if the roof and parking lot water runoff would still be piped to the detention pond. Mr. Ivy said that this was still the intent. The civil engineer met with the Metropolitan Sewer District (MSD), but he doesn't have the final drawings yet.

Mr. Johnson noted that MSD must sign off on the stormwater plans in order for the project to be approved by the City.

Mr. Ivy showed the Board of Aldermen the plans for the indoor space. He noted the pickup window up front, the office space upstairs for the Houstons, an indoor play area, and the covered outdoor play area in the back of the building.

Alderman Nauman expressed concerns regarding noise and asked about the type of materials that would be used to mitigate noise. Mr. Ivy responded that he did not yet have materials determined.

Alderman Nauman noted that Glendale Chrysler used a fencing material called Bufftech in their property's fence to help reduce sound for their residential neighbors. He suggested a similar product be considered for use on the coffee shop property to protect its neighbors from sound.

Mr. Ivy said he would explore material options but wanted to make sure the look still fit in with the residential neighborhood around it.

Alderman Roberts asked about lighting on the property and noted that it is a matter of great concern for neighbors. Mr. Ivy said they do not have a definite lighting plan yet, but his preference to place lighting on the building to minimize the use of light poles. He also noted that they still need to do a photometric study to identify light trespasses and make sure light isn't bleeding across the property line. They would use shields to direct light toward the building and away from neighbors.

Alderman Kayser asked Mr. Ivy what would stop kids from going back to the play area after hours. He asked if there would be a fence. Mr. Ivy responded that at this point there is no enclosure of the play area, but that's something he would discuss with the Houstons.

Alderman Roettger stated that the hours of operation would impact traffic flow and parking issues. He asked when traffic, parking, and hours of operation would come into play in the plan review process.

City Attorney Jim Hetlage explained that the applicant needs to have the traffic and photometric studies complete and submitted within their final development plan to the City. Mr. Hetlage noted that hours of operation can be delineated in the ordinance approving the final development plan.

Alderman Roettger asked if drivers can see if there's an available parking space before they pull into the parking lot. If not, he asked if there was room to turn around and exit the lot. Mr. Ivy said that there is limited sight and no space to turn around. Mr. Ivy noted that they can stripe off a parking space at the back of the lot for turning around, but cars usually park in those spaces. He understood the concern and will consider approaches to handling this issue. The Board of Aldermen also noted that being across the street from City Hall would make enforcing parking rules timely and convenient.

Mr. Ivy noted that the traffic study will provide recommendations for mitigating traffic issues and techniques for enhancing traffic flow.

**Public Hearing –
Preliminary Development
Plan for 415 N.
Sappington Road**

With the conclusion of Mr. Ivy's presentation and comments/questions from the Board of Aldermen, Mayor Wilcox opened the public meeting at 8:28 p.m.

Michael Mosblech, 821 East Essex: Mr. Mosblech stated that he is not against the rezoning, necessarily, or the proposed coffee shop, but he has concerns with having a business in his backyard. He likes the idea of the shop having a residential look, the non-commercial lighting, privacy barrier and detention pond. He wants to make sure that he'll still have access to maintain his fence and property. Mr. Mosblech noted that he has an interest in knowing the hours of operation since the proposed coffee shop plans to host open-mic nights and if they decide to host music-based events that could cause noise issues.

Additionally, Mr. Mosblech and his wife have concerns about overflow parking occurring on side streets, particularly on E. Essex.

With no other members of the public wishing to speak, Mayor Wilcox closed the public hearing at 8:34 p.m.

**Bill 06-25 – Continued:
Preliminary Development
Plan for 415 N. Sappington
Road
(Assigned Ord. No. 06-25)**

Mayor Wilcox reintroduced Bill 06-25, an ordinance approving the preliminary development plan of Lisa and Jamie Houston for the development of property located at 415 N. Sappington Road under the "C-1" commercial district.

Moved by Alderman Nauman, seconded by Alderman Lane and unanimously carried, to approve the first reading of Bill 06-25 by title only.

Mayor Wilcox asked the Board of Aldermen if they had any comments or discussion regarding Bill 06-25.

Alderman Nauman thanked Mr. Ivy for being flexible and working with the Plan Commission and incorporating their feedback into the preliminary development plan.

Alderman Lane asked the Houstons and the Mosblechs be good neighbors to each other and if there are issues that come up, they talk to each other.

With no other comments, Mayor Wilcox called for a vote for the first reading of Bill 06-25. He explained that if the first reading is approved, the second reading and final approval will occur on the March 3, 2025 meeting.

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”

The first reading of Bill 06-25 passed with a vote of 6 Aye, 0 Nay.

ORDINANCES FOR SECOND READING & FINAL APPROVAL

Bill 03-25 – Municipal
Code Amendments
Regarding Temporary
Signs
(Assigned Ord. No. 03-25)

Mayor Wilcox introduced Bill 03-25, an ordinance amending sections 515.010, 515.030, 515.050, 515.080, 515.090 and 515.110 of the Glendale Municipal Code pertaining to temporary signs in residential zoning districts in the City.

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried, to approve the second reading of Bill 03-25 by title only.

Moved by Alderman Capshaw Cushing, seconded by Alderman Kayser to provide final approval of Bill 03-25.

The vote thereon was as follows:

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

Bill 05-25 passed with a vote of 6 Aye, 0 Nay.

Bill 04-25 – Municipal Code Amendment Regarding Table III-A of Title III (Assigned Ord. No. 04-25)

Mayor Wilcox introduced Bill 04-25, an ordinance amending Table III-A of Title III of the Glendale Municipal Code regarding no parking on a portion of Glendale Gardens Drive and matters relating thereto.

Alderman Nauman asked when the signs would be placed. Mr. Johnson noted that he would check with Public Works Superintendent Terry Jones, but likely when the ground is soft enough.

Moved by Alderman Lane, seconded by Alderman Roettger and unanimously carried, to approve the second reading of Bill 04-25 by title only.

Moved by Alderman Nauman, seconded by Alderman Capshaw Cushing to provide final approval of Bill 04-25.

The vote thereon was as follows:

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

RESOLUTIONS

R03-25 – Concrete Patio and Ramp Repairs at Fire Station

Mayor Wilcox introduced Resolution 03-25, a resolution authorizing the execution of an agreement with Decorative Concrete Resurfacing for concrete patio and ramp repairs at the Glendale Fire Station.

City Administrator Frank Johnson explained that the Capital Improvement Program included a project to replace the concrete patio and ramp due to deterioration, but the bid results determined that repair was possible.

Alderman Nauman requested that the Eagle Scout plaques on the benches be saved and given to him to return to the Scouts.

Mr. Johnson said he would make sure Public Works staff saved the plaques.

Moved by Alderman Lane and seconded by Alderman Nauman and unanimously carried to approve Resolution 03-25.

R04-25 – Purchase of Rapid Flashing Beacons Crosswalk System

Mayor Wilcox introduced Resolution 04-25, a resolution authorizing the purchase of one rectangular rapid flashing beacons crosswalk system from Traffic and Parking Control Co., Inc.

City Administrator Frank Johnson explained that this system was planned for as part of the Capital Improvement Program and would be installed on the last unprotected crosswalk on Kirkham Ave. in the City of Glendale. The crosswalk is located at the intersection of Kirkham Ave. and Greenview Dr., near the City's boarder with the City of Webster Groves.

Moved by Alderman Lane and seconded by Alderman Nauman and unanimously carried to approve Resolution 04-25.

**R05-25 – Grant
Application to the Missouri
Highway Safety Program**

Mayor Wilcox introduced Resolution 05-25, a resolution authorizing the Glendale Police Department to apply for a hazardous moving violation traffic safety grant through the Missouri Highway Safety Program.

City Administrator Frank Johnson explained that the grant would be used for traffic enforcement training costs and personnel overtime pay to enhance traffic safety enforcement. The proposed grant request is \$13,838, split into \$11,838 for overtime and \$2,000 for training.

Moved by Alderman Lane and seconded by Alderman Kayser and unanimously carried to approve Resolution 05-25.

**R06-25 – New Firehose
Purchase**

Mayor Wilcox introduced Resolution 06-25, a resolution authorizing the purchase of new fire hose from Feld Fire.

City Administrator Frank Johnson explained the fire hose, which has reached its end-of-life according to National Fire Protection Association (NFPA) standards, needs to be replaced. He noted that this is a recurring budget item each year.

Moved by Alderman Roettger and seconded by Alderman Capshaw Cushing and unanimously carried to approve Resolution 06-25.

DISCUSSION

Annual Appointments

City Administrator Frank Johnson stated that due to specific regulations in the City Code of Ordinances, the appointments for the offices of City Attorney, Municipal Prosecutor, City Engineer and Municipal Judge must be made annually in May for one-year terms following the municipal elections. He recommended to the Board of Aldermen reappointment of all currently serving officials but asked them to let him know if they had any concerns.

Mr. Johnson noted that in the case of the City Engineer, Lochmueller's contract with the City will reach the five-year mark in November 2025. He said that the contract has no defined end date but identified this summer as an appropriate time to review the contract and issue an RFQ for engineering services.

Other Major Contracts

Mr. Johnson noted that the City has several other major contracts that are due for renewal in the near future:

- Auditor – *Current three-year contract with FEW ended with FY24, so the City will be issuing an RFP soon for auditing services for FY25-27.*
- Dispatching – *Current four-year contract expires December 31, 2025.*
- Kirkwood Fire Chief – *Current five-year contract expires January 1, 2026.*
- IT services – *Current three-year contract with Miken expires January 1, 2026.*
- Website hosting and design – *Current four-year contract expires March 1, 2026.*

Prop S Bond Election Open House

Mr. Johnson announced that the City would be holding two Prop S Bond Election Open House meetings on March 27 and March 31 from 5:00-7:00 p.m. at City Hall.

Employee Annual Benefits Renewal & Wellness Screening

Mr. Johnson explained that the City will learn the new health insurance rates for employees at the St. Louis Area Insurance Trust (SLAIT) board meeting in April.

The City will provide a wellness screening to employees on March 26. This screening is a benefit provided through the City's membership in SLAIT.

Glendale Firehouse Run

Deputy City Clerk Gabby Macaluso reminded the Board of Aldermen that the Glendale Firehouse Run is scheduled for Sunday, March 30, but we do need additional volunteers.

ALDERMEN COMMENTS

Alderman Lane thanked staff for clearing snow and thanked the Board of Aldermen for how the meeting was handled tonight.

Alderman Roberts echoed Alderman Lane's comments and thanked Mr. Johnson for his work in handling the meeting and rezoning processes.

EXECUTIVE SESSION (CLOSED)

Moved by Alderman Lane, seconded by Alderman Roettger to adjourn to Executive Session in accordance with Section 610.021(1) for the purpose of dealing with matters relating to privileged communications between the City's representatives and its attorney; and (ii) Section 610.021(9) preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups.

The vote thereon was as follows:

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

ADJOURN

Moved by Alderman Kayser, seconded by Alderman Roettger to adjourn the Board of Aldermen public meeting at 9:02 p.m.