



MINUTES
BOARD OF ALDERMEN MEETING
March 3, 2025 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, March 3, 2025. 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 Roberts
Alderman Capshaw Cushing
Alderman Lane
Alderman Kayser
Alderman Nauman
Alderman Roettger

Also present were: Frank Johnson, City Administrator; Brian Malone, 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 Roettger and unanimously carried, to approve the agenda as submitted.

APPROVAL OF MINUTES

Moved by Alderman Kayser, seconded by Alderman Lane and unanimously carried, to approve the regular meeting minutes of February 18, 2025.

CITIZEN COMMENTS

Sarah Vitale, 425 N. Sappington Rd.: Ms. Vitale spoke in opposition to the rezoning of 415 N. Sappington Rd. She voiced concerns regarding spot zoning and the spread of commercial development along N. Sappington Rd. She also reminded the Board of Aldermen that she submitted a petition with over 100 signatures of Glendale residents opposing project to the City of Glendale.

Jack Bauman, 292 Elm Ave.: Mr. Bauman noted that although he had no skin in the game regarding the coffee shop ordinances, he felt that if the neighbors of 415 N. Sappington Rd. are opposed to the project, the project shouldn't go forward. He referenced the process for chicken coop approval where if one neighbor is opposed, the coop is not approved. He felt a similar system should be applied to the coffee shops.

Mayor Wilcox said the neighbor behind the proposed coffee shop had concerns and wanted more information but wasn't opposed to the project per his public

comment at earlier meetings. Mayor Wilcox noted that the resident to the south had not spoken at the public hearings in opposition to the project.

**ORDINANCES FOR
SECOND READING &
FINAL APPROVAL**

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.

The Board of Aldermen discussed the rezoning request. Aldermen Roettger said that the biggest concern the Board heard regarding this ordinance is the spread of commercial zoning along N. Sappington Rd. He felt that the Board has been judicious in their previous decisions and noted that the spread of commercial zoning is not their intent.

Alderman Nauman echoed Alderman Roettger’s comments. He felt like this rezoning does not meet the definition of spot zoning because it’s adjacent to commercial property.

Alderman Capshaw Cushing noted that the C-1 zoning classification is for businesses suitable for a neighborhood, and a coffee shop meets that definition.

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

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”

Moved by Alderman Lane, seconded by Alderman Nauman and unanimously carried, to provide final approval of Bill 05-25.

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 reminded the Board of Aldermen that if the preliminary development plan is approved, the applicant has 12 months to submit final development plans to the City. The final development plan will be presented first to the Plan Commission, which will review and provide a recommendation to the Board of Aldermen. The Board of Aldermen will hold public hearings and review the plan bearing in mind the Plan Commission's recommendation.

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

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”

Moved by Alderman Lane, seconded by Alderman Nauman and unanimously carried, to provide final approval of Bill 06-25.

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

ORDINANCES FOR FIRST READING

Bill 07-25 –
Intergovernmental
Agreement for Vector
Control Services
(Assigned Ord. No. 07-25)

Mayor Wilcox introduced Bill 07-25, an ordinance authorizing the execution of an intergovernmental agreement for vector control services with St. Louis County.

Moved by Alderman Kayser, seconded by Alderman Nauman and unanimously carried, to approve the first reading of Bill 07-25 by title only.

Mr. Johnson explained that this is a renewal of vector control services from St. Louis County, which are provided on as needed and when requested basis. The contract includes a modest price increase.

Alderman Nauman asked if information on this service could be shared with the public through social media and the newsletter. Mr. Johnson noted that it would be as we enter the summer months.

The first reading of Bill 07-25 passed unanimously.

RESOLUTIONS

R07-25 – Waste Reduction Grant Program with St. Louis County

Mayor Wilcox introduced Resolution 07-25, a resolution authorizing the endorsement of the City of Glendale with St. Louis County's grant program for the City's waste reduction efforts.

City Administrator Frank Johnson noted that the City's secure document destruction and electronics recycling event in 2024 was extremely popular and that much of the event's expenses are reimbursed by this St. Louis County Grant Program. Staff noted that the event is scheduled for May 17, 2025 and will occur at the North Glendale Elementary School parking lot to allow for better traffic flow.

Moved by Alderman Nauman and seconded by Alderman Lane and unanimously carried to approve Resolution 07-25.

R08-25 – Contract for Crack Sealing and Seal Coating of Streets

Mayor Wilcox introduced Resolution 08-25, a resolution authorizing a contract with E. Meier Contracting for crack sealing and seal coating of Southridge Drive, Berrywood Drive, Yosemite Drive, Cheyenne Court, and Springfield Court.

City Administrator Frank Johnson explained that this contract is for the City's annual crack sealing and seal coating program and the cost is \$32,000 for five streets.

Moved by Alderman Lane and seconded by Alderman Roettger and unanimously carried to approve Resolution 08-25.

DISCUSSION

Glendale Historical Archives

City Administrator Frank Johnson stated he recently was contacted by the president of the Kirkwood Historical Society (KHS) regarding the archival materials stored at City Hall relating to the history of Glendale. The KHS recently received items that reflect Glendale and Kirkwood's history. She wanted to know if the City would be open to donating the materials we have to the Kirkwood Historical Society so that they can be preserved and accessible to the public.

The Board of Aldermen members confirmed that Glendale Historical Society once existed, but it now has no active members. They expressed concern about donating the materials to the KHS but were open to the idea of submitting them on loan. The Board agreed that the best option would be to encourage active participation in the Glendale Historical Society. Alderman Nauman expressed interest in being involved in sorting through the archives.

Recreation Use Agreements

Mr. Johnson reached out to the cities of Kirkwood and Webster Groves regarding the use agreements for recreation facilities and program access. The City of Kirkwood shared positive feedback from last year’s performance and has been promoting the share use program to the public. He noted that the City has been promoting it as well. The City of Webster Groves has experienced some employee turnover, so feedback has not been received yet, but the program seems to be working well.

Blueprint Glendale

The Blueprint Glendale Steering Committee held a work session on February 24 to review the proposed new zoning code. He anticipates that it will take about three meetings to get through all the code review.

Other Items

- The Spring Newsletter should be landing in mailboxes the first or second week of March.
- Prop S Open House meetings are taking place March 27 and 31.
- Firehouse Run volunteers continue to grow.

**ALDERMEN
COMMENTS**

Alderman Lane announced that she has a Prop S sign in her yard.

**EXECUTIVE SESSION
(CLOSED)**

Moved by Alderman Roettger, seconded by Alderman Kayser 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 Nauman, seconded by Alderman Roettger to adjourn the Board of Aldermen public meeting at 7:45 p.m.