



MINUTES
BOARD OF ALDERMEN MEETING
October 20, 2025 –7:00 p.m.

CALL TO ORDER A meeting of the Board of Aldermen of the City of Glendale was held on Monday, October 20, 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 Nauman
Alderwoman Volk
Alderwoman Capshaw Cushing
Alderwoman Lane
Alderwoman Fiordelisi
Alderman Stewart

Also present were: Frank Johnson, City Administrator; Brian Malone, City Attorney; Kori Neely, City Engineer; Jeff Beaton, Police Chief; Terry Jones, Public Works Superintendent; Jim Silvernail, Fire Chief; and Gabby Macaluso Wesche, Community Engagement Officer.

APPROVAL OF AGENDA Moved by Alderman Nauman, seconded by Alderwoman Capshaw Cushing, and unanimously carried, to approve the agenda as submitted.

APPROVAL OF MINUTES Moved by Alderman Nauman, seconded by Alderwoman Lane, and unanimously carried, to approve the minutes from the joint meeting between the Board of Aldermen and Plan Commission on September 29, 2025.

CITIZEN COMMENTS Mayor Wilcox explained that with regards to the second reading of B23-25, which consists of an ordinance approving the final development plan of a proposed coffee shop at 415 N. Sappington Rd. and is scheduled to occur at tonight’s meeting, the City received an email from concerned residents Michael Mosblech and Leslie Drewel.

Mayor Wilcox noted that he wants to make sure this email and the concerns it raised are given the notice it deserves. He asked Alderwoman Volk to share the email she received and the response she provided because not everyone on the Board of Aldermen received the email. Mayor Wilcox noted that if Mr. Mosblech, Ms. Drewel, or anyone else in the audience wanted to discuss the final development plan, this would be the time.

Mr. Mosblech of 821 E. Essex Ave. addressed the Board of Aldermen noting that he and Ms. Drewel wrote an email to the City and they received a nice response back.

Mr. Mosblech said they have ongoing concerns about light, sound, parking, traffic, and hours of operation for the coffee shop. He said he gets the sense that their concerns are being waived away by the City and wants to see something structured and written to address these concerns.

Mr. Mosblech expressed concern about the proposed coffee shop's impact on property values.

Mr. Mosblech also shared concerns about the coffee shop's hours of operation and the expansion of the venue's menu to include ice cream, outdoor dining, early morning and evening hours, etc. He thinks that the City should put together a written description of reasonable hours for C-1 businesses.

TREASURER'S REPORT

Mr. Johnson noted that through three months of the fiscal year, the deficit for the General Fund is \$339,787 compared to a deficit of \$179,651 for the previous fiscal year. He explained that there are three items causing the current deficit to be greater than last year.

- The first is the one-time Spire revenue receipt during September 2024 of \$31,584 that should have been received in the previous fiscal year.
- The second is overtime in the Police Department of nearly \$24,000 that will be reimbursed by the Capital Police.
- The last factor is the budgeted increase in personnel costs which includes the 6% COLA. The extra cost in personnel is approximately \$100,000 through 3 months.

He noted that the good news is that revenues are doing fine as gross receipts utility electric and water are ahead by \$22,000 and \$17,000 respectively compared to previous year.

Alderman Lane asked what the impact of the police department overtime is expected to be by October 31, the last day Glendale police officers will provide security on behalf of the Capital Police.

Chief Beaton didn't have exact hours or costs, but he anticipates this detail being more costly than the July detail because it includes nearly a month of time compared to just a couple weeks in July.

Alderman Lane expressed concerns that the federal government will not reimburse the City given the current federal government shutdown. She's concerned that it's taxing our labor force and our citizens. She said she hopes that the City won't agree to providing this security in the future.

Chief Beaton said he agrees and that's why he told the Capital Police that he won't provide services to them beyond normal emergency call response beyond October 31, 2025.

ORDINANCES FOR SECOND READING & FINAL APPROVAL

Bill 23-25 – Final Development Plan (Assigned Ord. No. 23-25)

Mayor Wilcox introduced Bill 23-25, an ordinance approving the final development plan of Lisa and Jamie Houston for the development of property located at 415 N. Sappington Rd. under the "C-1" commercial district.

Moved by Alderman Nauman and seconded by Alderwoman Lane and unanimously carried to approve the second reading of Bill 23-25 by title only.

Mr. Johnson noted that the applicants, Lisa and Jamie Houston were not able to attend tonight's meeting in person, but that Jamie Houston would join via Zoom.

Mr. Johnson reminded the Board that Section 400.610 of the municipal code outlines a two-step process for commercial development. First was the submittal of a preliminary development plan, which the applicant submitted earlier this year and which the Board of Aldermen approved on March 3, 2025.

Mr. Johnson explained that the second step is submitting a final development plan, which is required to provide additional details and information, as outlined in 400.610(C).

The final development plan was reviewed by the Plan Commission on August 13, 2025. The Plan Commission recommended approval of the final development plan, with conditions.

Mr. Johnson noted that Jamie and Lisa Houston have submitted the revised final development plan for the proposed coffee shop at 415 N. Sappington Rd. The final development plan addresses all the comments from the Plan Commission and the previous City Engineer, and it has received approval from MSD.

The final step is for the Board of Aldermen to approve or deny the development plan. If approved, the Houstons will then be able to proceed with applying for a demolition permit and a building permit for the actual construction. They will also be required to put down a performance bond

or escrow in an amount determined by the City. They will have 24 months to begin construction, or the approval is automatically voided. The development regulations are detailed in Section 400.610 of the municipal code.

Mayor Wilcox explained that a few members of the Board of Aldermen received an email from Mr. Mosblech and Ms. Drewel, which expressed the concerns shared by Mr. Mosblech during his public comment. Mayor Wilcox asked Alderwoman Volk to share the response she provided.

Alderwoman Volk summarized her email response.

- The coffee shop project is not a city-led initiative, and the property was privately purchased by individuals using their personal vision to design/create a coffee shop, Dwell.
- The construction coordination plan for the project includes a phased timeline and a requirement that all construction workers park on the Dwell site during construction. Additionally, there's a 48-hour notice that's required before activity commences that would impact traffic.
- The City will coordinate with the police and fire departments to ensure that there is safe access for any firetrucks passing by the project and pedestrians on the sidewalk.
- The City Hall parking lot is a public parking lot and open to all users. The recent shift to having all firefighters park in City Hall's north parking lot was unrelated to Dwell and done to maintain open access to the south lot for easy access to City Hall.
- With regards to hours of operation, no final decision has been made. The proposed hours are still under review.
- With regards to outdoor entertainment, the Houstons clarified at the last Board of Aldermen meeting that they don't intend to host bands or amplified music. Any future outdoor entertainment or expansion of use would require a Special Use Permit (SUP) issued by the City. The SUP process would require another round of public hearings.
- The notice to adjacent property owners was provided in accordance with city ordinances prior to the Board of Aldermen meeting. Even though a similar notice is not provided by code prior to a plan commission meeting, staff will go above and beyond in the future to contact neighboring property owners.
- Any future tenant seeking to deviate from the approved use or site plan would need to come back through a public process.

Mayor Wilcox noted that parking has been brought up as a concern. He said he spoke with Diana Allen, owner of the Glendale Grind, about her concerns regarding construction equipment parking in the south City Hall lot. He assured her that during construction of Dwell, no construction vehicles would be allowed to parking on the parking lot and that those vehicles will be restricted to the Dwell site.

Mayor Wilcox noted that Dwell would have to adhere to city and county ordinances already in existence that regulate lights and noise.

Alderwoman Volk and Mayor Wilcox noted that they could not speak to the issue of property values. Mayor Wilcox noted that the owners of 411 N. Sappington Rd., the residential property next door to Dwell, have never attended a meeting or contacted the City regarding the project. A member of the audience, Sarah Vitale, noted that those owners/residents signed a petition against the coffee shop.

Alderman Stewart noted that the Board received a memo from City Attorney, Jim Hetlage, earlier this month regarding regulating the coffee shop's hours. In the memo, Mr. Hetlage noted that hours for outdoor dining could be regulated through the conditional use process. He asked if his understanding of the process regarding outdoor dining approval was correct. Mr. Johnson clarified that this is correct.

Alderwoman Capshaw Cushing noted that the memo from Mr. Hetlage was very helpful. She noted that the operational hours are a topic to be revisited in the future and it's really too early to determine or restrict them in this part of the process. Mr. Johnson noted that the City can regulate Dwell's hours of operation through a Special Use Permit.

Mayor Wilcox noted that the City is in uncharted waters right now with regards to Dwell's proposed hours of operation. He said the commercial tenants in the commercial property next door to Dwell could have operated after 5:00 p.m., but they didn't want to.

Alderwoman Volk explained that she is concerned about the nuisance aspect of noise. She thought the City could rely on the City's codes regarding noise regulation, but it's very subjective and loose. She thinks that the decibel level should be capped at something reasonable. She asked Chief Beaton how the police department handles sound complaints.

Chief Beaton explained that it's usually on a case-by-case basis. He'll send an officer by to assess the situation and if they determine that the noise is at the level where it disturbs the peace of someone else, they will

talk to the owner of the residence or business to mitigate the issue. He noted that business owners can get an engineer to conduct a noise level study to determine the noise level at their own expense. He said that St. Louis County can also do this upon request.

Mr. Johnson noted that the same thing occurs regarding lighting by way of a photometric study. He said this was required of the applicant and included in the plans because the city requires this lighting impact to be 0.

City Attorney Brian Malone noted that St. Louis County has an ordinance that limits noise to various decibel levels for various uses that applies to both incorporated and unincorporated areas.

Alderman Nauman noted that the City required as part of a Special Use Permit for Glendale Chrysler a decibel study to measure the potential sound impact of a new carwash on nearby residents. He explained that the City has repeatedly used Special Use Permits to help guide commercial development and manage their impact on residents.

Alderman Nauman also noted that the Board members extensively review the materials provided to them in preparation for meetings. He also explained that before these projects come before the Board, the Plan Commission extensively reviews and provides recommendations to the Board for either approval or denial.

Alderman Stewart asked Mr. Houston what his anticipated hours and vision of operation would be after 5:00 p.m. Mr. Houston said the plan as of now is to operate from 6:00 a.m. to 8:00 p.m. to accommodate shift workers.

Alderman Stewart asked if Mr. Houston planned to get his conditional use permit before they break ground or later in the process. Mr. Houston said that at this point, he's not sure.

Alderman Lane noted that the Houstons have met all the requirements put before them from the City including MSD approval, traffic study, lighting study, etc.

The Board asked if the City could pass an ordinance with greater decibel restrictions than St. Louis County and handle it through our municipal court. Mr. Malone explained that this would create an authority question, so he'd need to do some research on the matter.

Moved by Alderman Nauman, seconded by Alderwoman Lane to provide final approval of Bill 23-25.

The vote thereon was as follows:

Alderman Nauman	“Aye”
Alderwoman Volk	“Aye”
Alderwoman Capshaw Cushing	“Aye”
Alderwoman Lane	“Aye”
Alderwoman Fiordelisi	“Aye”
Alderman Stewart	“Aye”

Bill 23-25 passed with a vote of 6 Aye, 0 Nay, 0 Absent

Bill 24-25 – Stormwater Management & Grading Permit Regulations (Assigned Ord. No. 24-25)

Mayor Wilcox introduced Bill 24-25, an ordinance adopting chapters 250, 420, 425 and 430 of the Glendale Municipal Code to establish new ordinances for the regulation of non-stormwater illicit discharges, connections to stormwater drainage systems, erosion and sediment control, and maintaining post-construction stormwater quality, and to establish stormwater enforcement regulations and remedies.

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

Mr. Johnson reminded the Board that this ordinance would serve as a tool for the City to make sure that Best Management Practices for stormwater water and permeable pavers will work correctly and are maintained appropriately. Additionally, the ordinance gives the city the ability to address stormwater issues post-construction of a home, addition, or business. Mr. Johnson noted that these regulations were developed by the City’s former engineer, Lochmueller, and seek to accomplish three main goals:

- (1) Institute a new grading permit that will help the City track projects that contribute to impervious surface area and provides for more rigorous standards for erosion and sediment control, particularly for larger projects.
- (2) Codify the kinds of runoff that count as “illicit discharge” in compliance with state and federal clean water regulations.
- (3) Institute maintenance and inspection standards for post-construction stormwater quality infrastructure, such as drywells, infiltration trenches or French drains.

Alderman Nauman asked about enforcement of maintenance requirements amidst changes in ownership. Mr. Johnson said that it doesn't require formal records like an easement, but it does require lifetime maintenance of the infrastructure.

Moved by Alderwoman Lane, seconded by Alderwoman Volk to provide final approval of Bill 24-25.

The vote thereon was as follows:

Alderman Nauman	“Aye”
Alderwoman Volk	“Aye”
Alderwoman Capshaw Cushing	“Aye”
Alderwoman Lane	“Aye”
Alderwoman Fiordelisi	“Aye”
Alderman Stewart	“Aye”

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

RESOLUTIONS

R45-25 – Contract with HR Green Inc. for Professional Engineering and Construction Management

Mayor Wilcox introduced Resolution 45-25, a resolution authorizing a contract with HR Green Inc. for professional engineering and construction management services pertaining to the Glenway stormwater project.

Mr. Johnson explained that this resolution approves the engineering work for a project to address a severe stormwater issue on Glenway Dr. that the City became aware of following the development of the Stormwater Master Plan. He noted that this City is taking the opportunity to address it now due to the proximity of the MSD's ongoing sanitary sewer project in the area. He said the plan is to take advantage of the fact that MSD will already have a contractor in the area doing restoration work, and have them extend their project scope to encompass the stormwater fixes needed.

Moved by Alderman Nauman, seconded by Alderwoman Lane and unanimously carried, to approve Resolution 45-25.

DISCUSSION

Fire Pumper Truck Replacement

City staff and Fire Department representatives, including Chief Silvernail and Captain Kozlowski, discussed the planned purchase of a new fire pumper truck, a capital project currently scheduled for FY2028. Due to long lead times (up to three years for delivery), the department

recommended beginning the process sooner to ensure timely replacement of aging apparatus.

Current Fleet Condition

- The City operates two fire engines: Engine 1410 (frontline, ~7 years old) and Engine 1490 (reserve, 26 years old).
- NFPA standards recommend full retirement after 25 years; Engine 1490 has exceeded this limit and is considered not ideal for continued use.
- A replacement would allow Engine 1410 to move into reserve status once the new engine arrives, keeping the City on an appropriate rotation and replacement schedule.

Need for a Reserve Apparatus

- The department emphasized the importance of maintaining a reserve engine for operational continuity during maintenance or mechanical failures of the frontline truck.
- Borrowing or sharing reserve apparatus with other departments has proven unreliable.
- A reserve unit provides flexibility for major incidents or special events and supports long-term cost effectiveness by stabilizing the fleet replacement cycle.

Truck Committee Process and Recommendation

- A Truck Committee, consisting of Fire Captain Brad Kauffeld and representatives from all shifts who are nominated rowby the each fire captain. The Committee evaluates truck options, new technologies, combustible engine features, etc.
- Committee members attended the Missouri Winter Fire School exposition to review manufacturers and technologies.
- Three vendors—KME, Rosenbauer, and Pierce—were considered. After detailed reviews and meetings, KME was unanimously recommended.
- KME was chosen for its proven reliability with the current frontline truck, its ability to customize for Glendale’s needs (tight streets, low tree canopies, and compact turning radius), and because the City of Kirkwood’s garage is certified to perform warranty and maintenance work on KME vehicles, reducing downtime and service delays.
- The committee carefully balanced performance features and cost, prioritizing safety and practicality over optional or aesthetic upgrades.

Design and Customization Improvements

- Lessons learned from the current KME (Engine 1410) informed several proposed design improvements, including adjustments to

hose bed layout and pump panel configuration for better efficiency and accessibility.

- Most existing equipment will transfer to the new truck, minimizing additional expenses.

Cost and Replacement Timing

- The estimated purchase price is approximately \$1.3 million, consistent across all vendors.
- The price would be locked in at the time of order, with incremental payments as the chassis and components are produced.
- The new engine would likely be delivered in about three years, aligning with the department's 10–12-year frontline lifecycle and 25-year total service expectation.
- Once retired, Engine 1490 could potentially be sold, with an estimated resale value of about \$20,000.

Discussion Points

- Board members inquired about the feasibility of purchasing a gently used fire engine. Staff advised against this option due to limited availability, customization requirements, and potential overlap in future replacement cycles.
- Members acknowledged that maintaining a reserve engine is essential for reliability and compliance with NFPA standards.
- The Board discussed possible inflation impacts on cost and confirmed that ordering sooner would help control future price increases.

Next Steps

- Interested Board members were invited to meet with the Fire Truck Committee to review detailed specifications and recommendations prior to formal purchase consideration.
- Board of Aldermen members Volk and Capshaw Cushing expressed interest in serving on the Fire Truck Committee. Mr. Johnson said he and Chief Silvernail would coordinate a meeting date with fire department staff and the aldermen.

REPORTS

Mr. Johnson provided the following updates to the Board of Aldermen:

- Fire Prevention Week: The Fire Department celebrated Fire Prevention Week through various community outreach activities, including visits to North Glendale Elementary and Rohan Woods School.
- Proposition S Open Houses: Open houses are scheduled for November 10 and 13 at 6:00 p.m. at City Hall. While open to all residents, they will primarily focus on those affected by the 2026 street improvement projects.

- Water Main Projects: City staff have met with Missouri American Water and nearby municipalities regarding water main replacements on Sappington Road and Berry Road. The Sappington Road main is expected to be replaced later this year, and the Berry Road project is planned for 2026.
- Architectural Review Board (ARB): The ARB approved a Floor Area Ratio (FAR) variance for 400 Parkland Avenue. Mr. Johnson explained that the City's zoning code allows the ARB to review and grant exceptions to FAR requirements. The variance was supported due to the home's split tri-level design, where the addition of a garage does not significantly impact the building's height or massing.
- Board of Adjustment: The Board of Adjustment will consider a height variance for a proposed new home at 785 Bismark Avenue. Because the lot slopes substantially to the rear, the rear elevation of the home exceeds the City's 35-foot maximum height when measured from the average grade.
- Halloween Decorating Contest: Submissions were due October 19, with voting to take place this week.

Mr. Johnson also noted that an upcoming appointment will be made to the Board of Adjustment to replace a retiring member in January. The Mayor will recommend a candidate for the Board's consideration. An open call for volunteers to serve on the City's Boards and Commissions will be issued soon. The City will appoint official positions including the City Treasurer and Municipal Judge in May 2026.

Mr. Johnson asked the Board to select a preferred date for a one-hour work session to review and update the Blueprint Glendale goals and strategies. The Board expressed a preference for November 17 at 6:00 p.m.

Mrs. Wesche noted that she sent out calendar invites to the Board of Aldermen members and administrative staff for the following city events:

- December 5 from 6:30-8:30 p.m.: Tree Lighting Ceremony
- December 12 from 6:30-9:30: Employee Appreciation Holiday Party
- December 16 from 7:00-9:00 p.m.: Boards and Commissions Celebration of Service

ALDERMEN COMMENTS

Alderman Stewart asked City Engineer Neely and Mr. Jones if the City would be able to modify its grant application for Phase Two of the East Essex Avenue road improvements to improve its competitiveness in the next round of funding. Ms. Neely explained that the City missed

qualifying by only three points in the previous round and therefore has a strong likelihood of receiving funds in the upcoming cycle.

Alderman Fiordelisi thanked Chief Silvernail and his staff for the detailed information regarding the firetruck replacement.

Alderman Nauman noted that the Tree Board recently met to plan Arbor Day 2026 and a tree information campaign for social media.

**EXECUTIVE SESSION
(CLOSED)**

Moved by Alderwoman Lane, seconded by Alderwoman Volk to adjourn to Executive Session pursuant to § 610.021, RSMo: 1) legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys; (2) matters relating to any documents and information pertaining to a negotiated contract until a contract is executed; (3) hiring, firing, disciplining of particular employees; and (13) individually identifiable personnel records/performance ratings.

The vote thereon was as follows:

Alderman Nauman	“Aye”
Alderwoman Volk	“Aye”
Alderwoman Capshaw Cushing	“Aye”
Alderwoman Lane	“Aye”
Alderwoman Fiordelisi	“Aye”
Alderman Stewart	“Aye”

ADJOURN

Moved by Alderman Nauman, seconded by Alderwoman Volk and unanimously approved to adjourn the Board of Aldermen public meeting at 8:34 p.m.