



**NOTICE OF PUBLIC MEETING  
MARCH 3, 2025 – 7:00 P.M.  
BOARD OF ALDERMEN MEETING  
TENTATIVE AGENDA**

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF FEBRUARY 18, 2025 MINUTES
- V. CITIZEN COMMENTS
- VI. ORDINANCES FOR SECOND READING AND FINAL APPROVAL
  - B05-25 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, 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
  - B06-25 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, 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
- VII. ORDINANCES FOR FIRST READING
  - B07-25 AN ORDINANCE AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT FOR VECTOR CONTROL SERVICES WITH SAINT LOUIS COUNTY
- VIII. RESOLUTIONS
  - R07-25 A RESOLUTION AUTHORIZING THE ENDORSEMENT OF THE CITY OF GLENDALE WITH SAINT LOUIS COUNTY’S GRANT PROGRAM FOR THE CITY’S WASTE REDUCTION EFFORTS
  - R08-25 A RESOLUTION AUTHORIZING A CONTRACT WITH E. MEIER CONTRACTING INC. FOR CRACK SEALING AND SEALCOATING OF SOUTHRIDGE DRIVE, BERRY WOOD DRIVE, YOSEMITE DRIVE, CHEYENNE COURT, AND SPRINGFIELD COURT
- IX. DISCUSSION
  - a. Glendale Historical Archives
- X. REPORTS
- XI. ADJOURNMENT
- XII. EXECUTIVE SESSION

Notice is hereby given that, subject to a motion duly made and adopted, the Board of Aldermen will hold a closed meeting pursuant to (i) RSMo 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.

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Gabrielle Macaluso  
Deputy City Clerk

Posted 10:30 A.M. February 28, 2025



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

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**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**

Aldermen Present

Aldermen Absent

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 again and lied to by the City for what she described as a lack of transparency regarding the rezoning process. 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 7 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 7 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 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.

AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, 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

**WHEREAS**, pursuant to Section 400.610 of the Municipal Code of the City of Glendale and as a component of its application for a planned development, Lisa and Jamie Houston, have submitted an application for rezoning of a parcel of land located at 415 N. Sappington Road (the “Property”) from “R-2” Single-Family Dwelling District to “C-1” Commercial District, and

**WHEREAS**, the application for rezoning was reviewed by the Plan Commission (the “Commission”) on January 8, 2025, and the Commission recommended that the Board of Aldermen approve the proposed rezoning of the Property, and

**WHEREAS**, notice of a public hearing before the Board of Aldermen of the City of Glendale on February 18, 2025, to consider a Preliminary Development Plan and the rezoning of the Property was duly published, and notice thereof given to nearby property owners in accordance with applicable statutes and Code provisions, and

**WHEREAS**, the Board of Aldermen finds that the proposed rezoning of 415 N. Sappington Road would be 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:**

The following described property is hereby rezoned from “R-2” Single-Family Dwelling District to “C-1” Commercial District:

One parcel of land located at 415 N. Sappington Road within the City of Glendale, Missouri, and as more fully described on the attached Exhibit A, hereto.

**SECTION TWO:**

The City shall and the Mayor and other appropriate officers, agents and employees of the City are hereby authorized and directed to change the City’s District Map to reflect the rezoning of said parcel.

**SECTION THREE:**

The City of Glendale staff are hereby authorized and directed to provide such assistance as may be necessary to carry out the intent of this ordinance.

**SECTION FOUR:**

This Ordinance shall be in full force and effect after its passage and approval, as provided.

Read two times and finally passed by the Board of Aldermen of the City of Glendale, Missouri, this 3rd day of March, 2025.

---

Michael A. Wilcox  
Mayor

ATTEST:

---

Frank Johnson  
City Clerk

EXHIBIT A

*[Legal Description of 415 N. Sappington Road, Glendale, Missouri]*

PART OF LOT 1 OF THE PARTITION OF BERNARD H. VENNEMAN'S HOMESTEAD FARM, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI

AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, 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

**WHEREAS**, Lisa and Jamie Houston (the “Applicants”) have submitted a Preliminary Development Plan for a commercial development under the Municipal Code of the City of Glendale, Missouri (the “Code”) at the property consisting of 415 N. Sappington Road (the “Property”), and

**WHEREAS**, as a component of its application for a planned development, Applicants have submitted an application for rezoning of the Property from “R-2” Single-Family Dwelling District to “C-1” Commercial District, and

**WHEREAS**, on February 18, 2025, the Board of Aldermen approved rezoning of the Property from “R-2” to “C-1” through Bill 05-25 and Ordinance 05-25, and

**WHEREAS**, the Preliminary Development Plan was reviewed by the Plan Commission (the “Commission”) on January 8, 2025, upon proper and timely notice as required by the Code, and the Commission recommended that the Board of Aldermen approve the Preliminary Development Plan subject to certain conditions and suggestions, and

**WHEREAS**, the Board of Aldermen have received and reviewed the recommendation, conditions and suggestions from the Commission regarding the Preliminary Development Plan, and

**WHEREAS**, notice of a public hearing before the Board of Aldermen of the City of Glendale on February 18, 2025, regarding the Preliminary Development Plan was duly published in accordance with applicable statutes and Code provisions, and

**WHEREAS**, the Board of Aldermen finds that the Preliminary Development Plan conforms to the zoning ordinances of the Code for purposes of review and approval of a preliminary development plan pursuant to Section 400.610 of the Code of Ordinances, but acknowledges that such Preliminary Development Plan remains preliminary in nature and requires further detail and compliance with the conditions expressed below in order to warrant approval of a final development plan, and

**WHEREAS**, the Board of Aldermen after consideration of the information and statements presented at the public hearing, finds that it is in the best interest of the residents of the City of Glendale to approve the Preliminary Development Plan, under the conditions set forth herein.

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

**SECTION ONE:**

In accordance with Section 400.610(B) of the Code, the Preliminary Development Plan is hereby approved and the Applicant is hereby authorized to proceed with preparation of the Final Development Plan.

**SECTION TWO:**

The approval and authorization is expressly conditioned on the Applicant submitting a Final Development Plan that complies with the requirements of Section 400.610(C) of the Code, addresses the comments of the Plan Commission as set forth in the minutes of the January 8, 2025 meeting of the Plan Commission and includes the following:

1. Provide a traffic study of pedestrian and vehicle movements and estimated vehicle counts.
2. Provide photometric plan with particular attention to light levels at the Property boundary.

It is noted that approval of the Preliminary Development Plan does not constitute approval to construct the project as set forth on in the Preliminary Development Plan and that the Applicants are required to submit an application for approval of the Final Development Plan within twelve (12) months of the Board’s approval of the Preliminary Development Plan.

**SECTION THREE:**

The City of Glendale staff are hereby authorized and directed to provide such assistance as may be necessary to carry out the intent of this ordinance.

**SECTION FOUR:**

This Ordinance shall be in full force and effect after its passage and approval, as provided.

Read two times and finally passed by the Board of Aldermen of the City of Glendale, Missouri, this 3rd day of March, 2025.

\_\_\_\_\_  
Michael A. Wilcox  
Mayor

ATTEST:

\_\_\_\_\_  
Frank Johnson  
City Administrator/City Clerk

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN  
INTERGOVERNMENTAL AGREEMENT FOR VECTOR CONTROL  
SERVICES WITH SAINT LOUIS COUNTY:

**WHEREAS**, the provisions of Sections 70.210 through 70.320 RSMo empowers municipalities and other political subdivisions to contract and cooperate with each other for a common service; and

**WHEREAS**, Saint Louis County is authorized by Article II, Section 2.180(20) of the County Charter to cooperate and contract with other political subdivisions for common services; and

**WHEREAS**, Saint Louis County, acting through its Department of Health, offers to contract with municipalities located in whole or in part in St. Louis County for vector control services, which include mosquito control by means of larvacide and adulticide, and rodent abatement; and

**WHEREAS**, the application and frequency of mosquito control chemicals is strictly regulated by the Department of Natural Resources for the State of Missouri and compliance is best assured by use of such contract

**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 hereby approves the Local Government Contract with Saint Louis County, Missouri for Vector Control Services between the City and Saint Louis County in substantially the form attached hereto as Exhibit A (the "Intergovernmental Agreement").

**SECTION TWO:**

The Mayor and other appropriate officers, agents and employees of the City are hereby authorized to execute the Intergovernmental Agreement, in substantially the form attached hereto as Exhibit A, incorporated herein by reference, 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 of this Ordinance.

**SECTION THREE:**

In the event any word, words, phrase, phrases, sentence, sentences, paragraph, paragraphs, section, sections contained and appearing in this ordinance, shall be held or declared invalid, unlawful or unconstitutional for any cause or reason, then it is hereby declared that the remaining such portions and provisions of this ordinance shall be and remain unaffected thereby and shall remain in full force and effect.

**SECTION FOUR:** This Ordinance shall be in full force and effect from and after its passage and approval.

This Ordinance has been read two times and adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Michael A. Wilcox  
Mayor

\_\_\_\_\_  
Frank Johnson  
City Administrator/City Clerk



**LOCAL GOVERNMENT CONTRACT WITH ST. LOUIS  
COUNTY, MISSOURI FOR VECTOR CONTROL SERVICES**

This contract is made by and between the \_\_\_\_\_ a Municipal Corporation, (hereinafter referred to as “Municipality”) and St. Louis County, Missouri, (hereinafter referred to as “County”).

Witnesseth:

Whereas, Municipality has enacted Ordinance No. /Resolution No. \_\_\_\_\_ authorizing said Municipality to enter into this contract with County for vector abatement services to be performed within said Municipality through County’s Department of Public Health; and

Whereas, County is authorized by Article II, Section 2.180 (20) of County’s Charter to cooperate and contract with other political subdivisions for common services; and

Whereas, Section 604.020 SLCRO 1974, as amended, authorizes the County Executive to contract on behalf of the Department of Public Health with political subdivisions to provide public health services; and

Whereas, in conformity with Section 604.040 SLCRO 1974, as amended, the St. Louis County Council has adopted Resolution No. 7083, 2023, that sets forth the terms and conditions upon which vector abatement services are to be provided to Municipality.

Now therefore, in consideration of the mutual promises and undertakings herein set forth, County and Municipality agree as follows:

1. County shall provide vector abatement services as indicated:
  - a. Mosquito Abatement Services:
    - i. Including Adulticiding, per County guidelines, to include all necessary materials, equipment, and personnel.
    - ii. Surveillance, trapping and testing adult mosquitoes for the presence of arboviral diseases, at no additional cost to the municipality.
    - iii. Including Larviciding, per County guidelines, to include all necessary materials, equipment, and personnel.
  - b. Rodent Abatement services:
    - i. Including rodent inspections and abatement, per County guidelines, to include all necessary materials, equipment, and personnel.

2. Municipality shall:

- a. Pay County for vector abatement services including adulticiding at the hourly rate of one hundred two dollars (\$102.00), for other mosquito abatement services including larviciding at the hourly rate of seventy-two dollars (\$72.00), and for rodent abatement services at the hourly rate of forty - eight dollars (\$48.00).
  - b. Make all payments by check payable to the order of "St. Louis County Department of Public Health". Billing for the previous year's services will occur annually in January. Payments for the previous years' service, under above paragraph "a" of this section, must be received by County before the 31<sup>st</sup> day of March, after the year after which services are provided. Remit payment to St. Louis County Department of Public Health, 6121 N. Hanley Road, Berkeley, MO 63134.
3. The costs per hour for services may be revised annually by County. County shall provide written notice to Municipality of the change in cost no later than May 1 of any year in which the services will be rendered.
4. The initial contract term shall be five (5) years. Either party may terminate this contract upon thirty days written notice.

St. Louis County, Missouri

Municipality Name:

By: \_\_\_\_\_  
County Executive

\_\_\_\_\_  
By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:  
  
\_\_\_\_\_  
Administrative Director

I, \_\_\_\_\_, affirm that I  
am the \_\_\_\_\_ of the  
\_\_\_\_\_, and that I  
signed this Agreement on behalf of said  
municipality, as authorized by \_\_\_\_\_  
\_\_\_\_\_, and that I  
acknowledged this Agreement to be the  
free act and deed of the said  
municipality.

APPROVED:  
  
\_\_\_\_\_  
Director, Department of Public Health

Approved As To Legal Form:  
  
\_\_\_\_\_  
County Counselor

APPROVED:  
  
\_\_\_\_\_  
Accounting Officer

Legal Review: \_\_\_\_\_

Fiscal Review: \_\_\_\_\_

CE Review: \_\_\_\_\_

A RESOLUTION AUTHORIZING THE ENDORSEMENT OF THE CITY OF GLENDALE WITH SAINT LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS

*WHEREAS*, the City of Glendale is desirous of expanding the level of participation that the citizenry currently utilizes with regards to recycling and waste diversion; and

*WHEREAS*, goals have been set to reduce the amount of solid waste in the landfills; and

*WHEREAS*, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2025 Saint Louis County Waste Reduction Grant Program to municipalities; and

*WHEREAS*, the City of Glendale has submitted an application for this grant program.

**NOW, THEREFORE**, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF GLENDALE, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

**SECTION ONE:**

The Board of Aldermen supports the application to the 2025 Waste Reduction Grant and commits to provide data pertinent to the grant project to measure success of the grant project.

**SECTION TWO:**

Commit to gaining cooperation and input from residents to support the grant project.

**SECTION THREE:**

The governing body hereby authorizes the City Administrator/City Clerk to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

This Resolution Passed and Approved this 3<sup>rd</sup> day of March, 2025.

\_\_\_\_\_  
Michael A. Wilcox  
Mayor

ATTEST:

\_\_\_\_\_  
Frank Johnson  
City Administrator/City Clerk



***Internal Memorandum***

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TO: Frank Johnson, City Administrator  
FROM: Terry Jones, Public Works Superintendent  
DATE: February 27, 2025  
RE: Contractor Selection – 2025 Crackseal & Sealcoat

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Frank,

Following a bid solicitation process in accordance with the city's purchasing policy, sealed bids for cracksealing and sealcoating work along select city streets were opened and read aloud at a public meeting at Glendale City Hall at 11am, Tuesday, February 25, 2025.

The crackseal and sealcoat work is scheduled to take place along:

- Southridge Dr
- Berry Wood Dr.
- Yosemite Dr
- Cheyenne Ct
- Springfield Ct

Two bids were received:

E. Meier Contracting: \$32,794.06  
McConnell's of St. Louis, Inc.: \$54,697.00

The city has contracted McConnell (MAC) to perform the work outlined in the RFP several years in a row with positive results. The city has also contracted E. Meier for other projects in the past, again with positive results, however the city has not contracted E Meier for this type of work.

The combination of the large difference between the bids, a much higher unit cost provided by MAC, and the city's unfamiliarity with E. Meier's methods when executing cracksealing and sealcoating work necessitated an in-depth look at both bids, with the following results:

- The unit costs provided by MAC this year were significantly higher than previous years. When asked about this, MAC stated that they had realized they bid too low in years past and that their company was unable to make a profit on the project. They further stated

that if the work were issued to E. Meier, then E. Meier will most likely realize that they were unable to make a profit and therefore the city should expect to see higher unit costs from them as well in future proposals.

- At my request, E. Meier provided locations where they had recently performed crackseal and sealcoating projects in other cities. Inspections of their worksites showed the quality of their work matched that of MAC's.
- Crack filler material is an industry standard, but sealcoat materials can vary in quality. MAC proposes the use of MAC 52 sealcoat whereas E. Meier proposes the use of Sealmaster. The specification sheets for both materials were sent to Lochmueller engineers for comparison. Lochmueller reports the materials to be similar in type, function, and application, and did not identify one material as superior to another. However, Lochmueller suggested requesting less water content to be added to the Sealmaster product. After further review of product specifications and after speaking with the product manufacturer, the Sealmaster product is found to be equivalent to the MAC 52 product.
- Each bidder planned to perform the work using six mobilizations, suggesting each bidder has similar traffic control plans to limit interruptions in traffic flow and driveway accessibility.
- Each bidder confirmed their ability to complete the work prior to the June 27, 2025, deadline.

To summarize, the Proposals from each company are equivalent in application rates, methods, and products, and each bidder has committed to completing the work prior to the project deadline. E. Meier is comfortable with the costs proposed, however, the city should not rule out the possibility of significantly increased costs in future years.

The 2024-25 CIP includes \$87,000 in line item 90-060-44051, "Streets-Crackseal & Sealcoat".

I recommend the city enter a Contract with E. Meier Contracting for the application of crackfill and sealcoat materials to the city streets mentioned above at an estimated cost of \$32,794.06 to be charged against CIP line item 90-060-44051.

Please let me know if you have any questions.

A RESOLUTION AUTHORIZING A CONTRACT WITH E. MEIER CONTRACTING INC. FOR CRACK SEALING AND SEALCOATING OF SOUTHRIDGE DRIVE, BERRY WOOD DRIVE, YOSEMITE DRIVE, CHEYENNE COURT, AND SPRINGFIELD COURT

**WHEREAS**, the City's adopted Annual Budget for Fiscal Year 2025 provides an appropriation of \$87,000 from the Capital Improvement Fund for the application crack sealing and sealcoating products on Southridge Drive, Berry Wood Drive, Yosemite Drive, Cheyenne Court and Springfield Court; and

**WHEREAS**, City staff prepared a scope of work for the application of said crack seal and sealcoating of the above listed City streets and prepared a request for bids based thereon, which was duly posted and advertised in conformance with Section 130.050 of the City Code; and

**WHEREAS**, sealed bids were received until 11 a.m. on February 25, 2025, and were publicly opened and read aloud as follows:

<u>Contractor</u>	<u>Project Cost</u>
E. Meier Contracting, Inc	\$32,794.06
McConnell and Associates	\$54,697.00

**WHEREAS**, E. Meier Contracting Inc. is the lowest bid and has performed satisfactory work on similar crack seal and sealcoat projects in other cities; and

**WHEREAS**, following review by City staff, the Board of Aldermen has determined E. Meier Contracting Inc. has submitted the lowest responsive bid.

**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 application of crack seal and sealcoat products on City streets contract with E. Meier Contracting Inc. for the project price of \$32,794.06, in substantially the form attached hereto as Exhibit A.

**SECTION TWO:** The Mayor and other appropriate officers, agents and employees of the City are authorized to execute the Agreement with E. Meier Contracting Inc., 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 of this Resolution.

**SECTION THREE:** The cost of work completed under said contract shall be charged against the City's Capital Improvement Fund, budget account 90060-44051.

**SECTION FOUR:** This resolution shall become effective upon its passage.

This Resolution Passed and Approved this 3<sup>rd</sup> day of March, 2025.

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Michael A. Wilcox  
Mayor

ATTEST:

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Frank Johnson  
City Administrator/City Clerk

**CONTRACT**

**FOR: CRACK SEALING/SEALCOATING - 2025**

This Contract dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Glendale, hereinafter called Owner, and \_\_\_\_\_, (a corporation organized and existing under the laws of the State of Missouri), (a partnership consisting of \_\_\_\_\_), (or an individual trading under the above name), hereinafter called Contractor.

WITNESSETH: The Owner and the Contractor, for the consideration stated herein, agree as follows:

The Contractor shall perform all required work and shall provide and furnish all labor, materials, necessary tools, equipment, and utility and transportation services to perform the necessary applications of cracksealing and sealcoating materials in strict compliance with the Contract Documents hereinafter enumerated. It is understood and agreed that said labor, materials, tools, equipment, and service shall be furnished; and said work performed and completed under the direction and supervision and subject to the approval of the Owner or its authorized representative.

The Contractor further agrees that he or she is fully informed regarding all of the conditions affecting the work to be done, and labor and materials to be furnished for the completion of this Contract; and that his or her information was secured by personal investigation and research and not from any estimates of the Owner; and that he or she will make no claim against the Owner by reason of estimates, tests, or representation of any officer, agent, or employees of the Owner.

The Contractor expressly warrants that he or she has employed no third person to solicit or obtain this Contract in his or her behalf, or to cause or procure the same to be obtained upon compensation in any way contingent, in whole or in part, upon such procurement; and that he or she has not paid, or promised, or agreed to pay any third person in connection therewith, any brokerage, commission, or percentage upon the amount receivable by him or her hereunder; and that he has not, in estimating of the Contract Price demanded by him or her, included any sum by reason of an such brokerage, commission, or percentage; and that all moneys payable to him here under are free from obligation of any other person for services rendered, or supposed to have been rendered, in the procurement of this Contract. He further agrees that any breach of this warranty shall constitute adequate cause for the annulment of this Contract by the Owner, and that the Owner may retain to its own use from any sums due or to become due here under an amount equal to any brokerage, commission, or percentage so paid, or agreed to be paid.

The undersigned Contractor agrees that he or she will complete the said work by June 27, 2025, and that should he fail to complete the work in that time specified or such additional time as may be allowed by the City of Glendale under the Contract, the amount of liquidated damages to be recovered shall be Five-Hundred (\$500.00) per calendar day.

The Owner shall pay the Contractor as just compensation for the performance of this Agreement, subject to any additions or deductions as provided in the Contract Documents, the following unit prices:

STREET NAME	LF	CRACKSEAL COST	SY	SEALCOAT COST
Southridge Dr	1,765	\$ 0.85 / \$ 1,500.25	5,327	\$ 1.46 / \$ 7,777.42
Berry Wood Dr	2,318	\$ 0.85 / \$ 1,970.30	6,538	\$ 1.44 / \$ 9,414.72
Yosemite Dr	667	\$ 0.85 / \$ 566.95	2,017	\$ 1.69 / \$ 3,408.73
Cheyenne Ct	837	\$ 0.85 / \$ 711.45	2,608	\$ 1.61 / \$ 4,198.88
Springfield Ct	428	\$ 0.85 / \$ 363.80	1,628	\$ 1.77 / \$ 2,881.56

<b>Total Project Cost</b>	<b>\$ 32,794.06</b>
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This Contract consists of the following component parts, all of which are part and parcel of this Contract and are incorporated in this Contract as full and effectively as if set forth in detail herein:

1. Advertisement for Bids
2. Information for Bidders
3. Accepted Bid Proposal
4. Performance Bond
5. General Conditions
6. Special Provisions
7. Detailed Specifications
8. Detailed Drawings
9. This Contract

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the day and year first above written in three (3)\* counterparts, each of which shall, for all purposes, be deemed an original.

City of Glendale, Missouri  
Owner

By \_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)

\_\_\_\_\_  
(Contractor)

By \_\_\_\_\_

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
(Title)

The Foregoing Contract is Hereby Approved: \_\_\_\_\_  
(City Administrator)

- \*1. City Engineer (or his or her designee)
- 2. City Administrator
- 3. Contractor

With the signing of this document, the contractor certifies that the performance bond and payment bond are issued from a surety that is authorized to do business in the State of Missouri and is authorized to issue bonds in the State of Missouri.