



**NOTICE OF PUBLIC MEETING
AUGUST 4, 2025 – 7:00 P.M.
BOARD OF ALDERMEN MEETING
TENTATIVE AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF JULY 21, 2025 MINUTES
- V. CITIZEN COMMENTS
- VI. RESOLUTIONS
 - R37-25 A RESOLUTION AUTHORIZING THE PURCHASE OF A 3CX ENTERPRISE TELEPHONE SYSTEM FROM MIKEN TECHNOLOGIES
 - R38-25 A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, APPROVING CHANGE ORDER NO. 3 FOR THE E. ESSEX AVE. STREET IMPROVEMENT PROJECT
- VII. DISCUSSION ITEMS
 - a. Additional 2026 Prop S Project
 - b. City Hall Crosswalk Improvements
- VIII. REPORTS
- IX. ADJOURNMENT
- X. 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 RSMo Section 610.021(12) for the purpose of dealing with matters relating to any documents and information pertaining to a negotiated contract until a contract is executed.

Gabrielle Macaluso
Community Engagement Officer

Updated 3:30 P.M. August 1, 2025



MINUTES
BOARD OF ALDERMEN MEETING
July 21, 2025 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, July 21, 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
Aldерwoman Volk
Aldерwoman Capshaw Cushing
Aldерwoman Fiordelisi
Alderman Stewart

Aldерwoman Lane

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Aldерwoman Volk, seconded by Aldерwoman Capshaw Cushing, and unanimously carried, to approve the regular meeting minutes of June 16, 2025.

CITIZEN COMMENTS

There was no public comment.

TREASURER’S REPORT - May 2025

Through 12 months of the current fiscal year and before revenue accrual journal entries, the General Fund has a surplus of \$295,483 compared to a surplus of \$56,434 through June 2024. The positive performance compared to last year is mostly due to the fact \$295,000 was transferred to the Capital Improvement Fund during June 2025 compared to \$600,000 during June 2024.

RESOLUTIONS

R32-25 – Honoring Captain Chuck Helle’s Service and Retirement

Mayor Wilcox introduced Resolution 32-25, a resolution honoring Captain Charles “Chuck” Helle for forty-three years of service to the City of Glendale, Missouri.

Mayor Wilcox presented a framed resolution to Captain Helle and thanked him for his forty-three years of dedicated service to the City of Glendale.

Moved by Alderwoman Capshaw Cushing, seconded by Alderman Stewart and unanimously carried, to approve Resolution 32-25.

R33-25 – Authorization of Technology Capital Plan with Miken Technologies

Mayor Wilcox introduced Resolution 33-25, a resolution authorizing the execution of the first year of a 3-year technology capital plan with Miken Technologies.

Mr. Johnson noted that in addition to the renewal of the services contract, staff have also been working with Miken on developing a 3-year technology capital plan, which includes the purchase or replacement of servers, computers, a new phone system, monitors, and more. In addition to Miken, we also sought bids from Dell Government Services and World Wide Technology for the equipment purchases. He explained that the phone system replacement may be delayed until next year.

Moved by Alderman Nauman, seconded by Alderman Stewart and unanimously carried, to approve Resolution 33-25.

R34-25 – Contract with N.B. West Contracting

Mayor Wilcox introduced Resolution 34-25, a resolution authorizing a contract with N.B. West Contracting for the application of asphalt leveling courses and ultrathin bonded wearing surface on certain city streets.

Mr. Johnson noted that this contract is for the annual Novachip resurfacing program at a cost of \$204,998. With the passage of Prop S, this will be the final year of the program. It will cover Luckystone Ave., Juanita Ave., Josephine Ave., Hanamoor Ct., Winnetka Ln, Southridge Ct., the 400 block of Hill Dr., and the 700-800 blocks of Fuhrmann Ter.

Moved by Alderman Nauman, seconded by Alderman Stewart and unanimously carried, to approve Resolution 34-25.

R35-25 – Contract with Spencer Contracting

Mayor Wilcox introduced Resolution 35-25, a resolution authorizing a contract with Spencer Contracting for the application of asphalt leveling courses and ultrathin bonded wearing surface on certain city streets.

Mr. Johnson explained that this contract will authorize the replacement of the concrete curbs and guttering along Hanamoor Ct. and the 400 block of Hill Dr. at a cost of \$34,725.

Moved by Alderwoman Volk, seconded by Alderman Nauman and unanimously carried, to approve Resolution 35-25.

R36-25 – Declaration of Surplus Property

Mayor Wilcox introduced Resolution 36-25, a resolution declaring two fleet vehicles (2007 GMC 7500 and 2009 Ford F550) surplus property and authorizing disposal of the same.

Mr. Johnson noted that this resolution will declare two fleet vehicles, 2007 GMC 7500 AND 2009 FORD F550, of the Department of Public Works surplus property and authorize the disposal of these vehicles through GoveDeals.com. Although the condition of these vehicles renders them cost-prohibitive to repair and useless to the City, they retain a value more than \$500.00.

Moved by Alderman Stewart, seconded by Alderwoman Volk and unanimously carried, to approve Resolution 36-25.

SWEARING-IN – Code Enforcement Officer, Marcus White

Mayor Wilcox swore in the City’s new Code Enforcement Officer, Marcus White. Officer White introduced himself to the Board of Aldermen as a retired police officer with 27 years of law enforcement experience, husband, and father of two sons.

REPORTS

Mr. Johnson reported the following items.

- He thanked Chief Beaton and Ms. Macaluso for keeping things running while he was on vacation.
- He noted that Prop S survey work is occurring and that the schedule of this is on the City’s website.
- He explained that the demolition of 895 Elm is awaiting Ameren certification of utility disconnection. He noted that the City has reached out to our Ameren contacts in hopes of speeding up the process.
- He met with MyGov Online regarding the City’s new permitting software before he left for vacation and will begin working with staff to provide the materials they need to set up the software. He noted that he has set up a demo with MyGov Online at a Board of Aldermen Work Session on August 4 at 6:00 p.m.
- He congratulated Captain Helle on his retirement and noted the two promotions made to accommodate this personnel change. Lieutenant Greg Kozlowksi has been promoted to Captain (Greg will take over the command of C shift) and Firefighter/Paramedic Ayres has been promoted to Lieutenant (Neil will remain on B Shift).
- He explained that the E. Essex Ave. construction project is nearing its end with the retaining wall and storm sewer work being completed this week, sidewalks being completed next week and paving completed the final week of the project.

Ms. Macaluso updated the Board of Aldermen on the status of Jazz Festival, which is scheduled for September 19. She noted that the City has raised \$6,500 in sponsorships thus far and continues to recruit vendors.

ALDERMEN COMMENTS

All present aldermen (Mr. Stewart, Ms. Fiordelisi, Ms. Capshaw Cushing, Ms. Volk, and Mr. Nauman) individually congratulated Captain Helle on his retirement and thanked him for his many years of service and dedication.

Alderman Volk also congratulated Lt. Kozlowksi and Firefighter Ayres on their promotions.

Alderman Nauman specifically thanked Captain Helle for his guidance and training of boy scouts in Troop 360 as they worked on their merit badges in previous years.

Additionally, Alderman Nauman recognized the passing of Marjorie DiLeo and her work to enhance the Glendale community. He noted that she worked tirelessly on getting the Floor Area Ratio changed in the City's zoning code and will be greatly missed.

Mayor Wilcox noted that on July 30th and 9:00 a.m. outside the fire station, the Glendale Fire Department is hosting a formal retirement ceremony for Captain Helle and that the community is invited. He thanked Captain Helle for his many years of service and congratulated Lt. Kozlowksi and Firefighter Ayres on their promotions.

**EXECUTIVE SESSION
(CLOSED)**

Moved by Alderman Stewart, seconded by Alderman Nauman to adjourn to Executive Session in accordance with Section 610.021(2) for the purpose of leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

The vote thereon was as follows:

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

ADJOURN

Moved by Alderman Nauman, seconded by Alderman Capshaw Cushing and unanimously approved to adjourn the Board of Aldermen public meeting at 7:32 p.m.

INTER-OFFICE MEMORANDUM

TO: Frank Johnson, City Administrator

FROM: Bob Catlett, IT Manager

DATE: July 30, 2025

RE: Telephone System Purchase Recommendation

As you are aware, City staff met with our technology consultant, Miken Technologies, earlier this year to discuss our technology needs. During this meeting, it was determined our current phone system, which is nearing 10 years old, is no longer supported by its manufacturer. Miken has been able to continue supporting our needs to a certain extent; however, we have begun having issues with changeover of personnel and their respective voicemails and extensions, technology and security updates, and other hardware related issues.

Miken suggested moving to a cloud/subscription-based phone system which we will be able to better manage both onsite and remotely. Staff examined several systems and have concluded the 3CX Enterprise IP Hosted Telephone System best suits our needs. There are three nationwide distributors of the 3CX Telephone System, one in Florida, one in Texas and one in Missouri. Each of these distributors has an assigned sales territory. Miken Technologies is the single source provider of this system in the Midwest sales territory. There is a reseller vendor in Clayton, Missouri; however, they only sell refurbished models.

Miken Technologies has provided a quotation for the purchase and installation of a new 3CX Enterprise IP Hosted Telephone System at a cost of \$11,106.62. This quotation is actually \$548.38 **less** than their original quote provided in their Year One Capital Improvement Package.

I respectfully request the approval of this purchase pursuant to Miken Technologies' quotation #430797 dated July 16, 2025.

If you have any questions, please feel free to contact me.

A RESOLUTION AUTHORIZING THE PURCHASE OF A 3CX ENTERPRISE TELEPHONE SYSTEM FROM MIKEN TECHNOLOGIES

WHEREAS, the City of Glendale's existing phone system is nearly ten years old and is no longer supported by the manufacturer, creating ongoing issues with functionality, updates, and system maintenance; and

WHEREAS, City staff, in consultation with Miken Technologies, reviewed various options and determined that a cloud-based solution would best meet the City's needs by enabling management both onsite and remotely; and

WHEREAS, there are only three nationwide distributors of the 3CX system, each with designated sales territories, and Miken Technologies is the sole authorized provider for the Midwest region, making them the exclusive source for the City’s geographic area; and

WHEREAS, Miken Technologies has provided a bid for the full purchase and installation of the system at a cost of \$11,106.62, which is under the budget of \$11,500 included in the FY2026 Capital Improvement Plan; and

WHEREAS, pursuant to the City of Glendale’s purchasing policies, the Board of Aldermen finds that it is in the City’s best interest to waive the competitive bidding process due to the unique nature of the system and the sole-source availability of the provider;

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, hereby approves the contract with Miken Technologies for the purchase of a 3CX Enterprise telephone system for the price of \$11,602.62, in substantially the form attached hereto as Exhibit “A” (the “Agreement”).

SECTION TWO: The City shall and the Mayor and other appropriate officers, agents and employees of the City are authorized to execute the Agreement with Miken Technologies, 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 90030-44030.

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

This Resolution Passed and Approved this 4th Day of August, 2025.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk



2132 Tenbrook Road
 Arnold, MO 63010
 Phone: (314) 961-0501 Fax: (314) 961-0719

**Quote
 430797**

Date: 7/16/2025

Prepared for:
 Bob Catlett
 Glendale Police Department
 424 North Sappington
 Glendale, MO 63122 USA

Terms: Net 30
 Account #: 74
 Phone: (314) 965-0000
 Fax: (314) 965-4772

Quantity	Description	UOM	Sell	Total
	Replacement IP hosted phone system.			
30.00	Fanvill X4U-V2 office phone	EA	\$135.00	\$4,050.00
1.00	Fanvill X-210 V2 (extended functionality) phones	EA	\$270.00	\$270.00
1.00	Analog to IP converter (paper fax)	EA	\$65.00	\$65.00
1.00	Fanvil WB102 WM Wall Mount Bracket	EA	\$35.00	\$35.00
2	Ubiquiti Switch Pro 24 POE	EA	\$905.81	\$1,811.62
1.00	Project Labor	HR	\$4,800.00	\$4,800.00
	Recurring charges SIP, DID, E911 and hosting services shall be provided by VoxTelesys and be charged to client direct. Monthly cost range from \$175 to \$325 +/- actual cost will be charged directly to City of Glendale. NOTES: Reuse all existing CAT5 and CAT 6 cabling via switch within new phones. Client pages through phone system Does not have elevator			
1.00	3CX Enterprise Subscription - 16 Channels (monthly)	EA	\$75.00	\$75.00
	The 3CX cost will be added to Miken's monthly recurring fees.			

Do NOT pay from this quote - a final invoice will be sent upon completion

Quote Total: \$11,106.62

Quoted by: Mike Smith, pcdr@miken.net

Date Sent: 7/16/2025

Accepted by: _____

Date Signed: _____

Warranty Terms: All equipment sold by Miken Technologies is governed by manufacturers warranty. No additional warranty is implied or expressed by Miken Technologies.

Terms of payment: All past due accounts are subject to a 1.5% monthly finance charge. \$15 service charge on all returned checks. Customer agrees to pay any and all collection fees, court costs and/or legal fees incurred by Miken Technologies for late or nonpayment collections. All returns are subject to a 20% restocking fee.

Data Backup: It is the client's responsibility to have a current backup of data and programs. Client assumes all risk of loss of data from any and all causes or in any way related to or resulting from the repair, upgrade or installation associated with the work to be performed herein by Miken Technologies.



Internal Memorandum

TO: Frank Johnson, City Administrator
FROM: Terry Jones, Public Works Superintendent TA
DATE: August 1, 2025
RE: E. Essex Ave STP – Change Order #3

Frank,

The E. Essex Ave Construction Contract allows the Contractor, Jokerst Paving, 115 construction days to complete the project and outlines an anticipated completion date of April 2, 2025.

Change Order #1 provided an additional 79 workdays, extending the anticipated completion date to June 21, 2025. However, there is a need to extend the project timeline an additional 81 days based on reasons listed below:

- Extreme cold at the onset of the project, December 2024 – February 2025
- Frequent and persistent rainfall, April and May 2025
- Extreme heat, July 2025
- Numerous utility conflicts, December 2024 – February 2025, and again May – July 2025

On July 23, 2025, MoDot was consulted regarding the need to extend the construction timeframe. MoDot states that they would approve the request based on the reasons listed above, however, extension of the construction timeline requires the Contractor to submit a Change Order request.

The Change Order requires approval by Glendale, the engineering consultant Lochmueller Group, and MoDot, formally documenting and granting the Contractor the additional construction days at no cost to the Contractor or the city. This process is in line with MoDot EPG Regulation 108.7.1.

Change Order #3 is attached to this memo, specifying the new project completion deadline of September 10, 2025. The Change Order has been reviewed and approved by Lochmueller Group.

I recommend the Mayor and Board of Aldermen vote to approve Change Order #3, after which it will be sent to MoDot for approval.

Please let me know if you have any questions.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, APPROVING CHANGE ORDER NO. 3 FOR THE E. ESSEX AVE. STREET IMPROVEMENT PROJECT

WHEREAS, the City of Glendale, Missouri, in partnership with the City of Kirkwood, Missouri, is undertaking the E. Essex Ave. Street Improvement project; and

WHEREAS, Glendale is the Local Public Agency (LPA) of record with the Missouri Department of Transportation (MoDOT), responsible for the approval of all change orders and reimbursement requests; and

WHEREAS, Change Order No. 1 extended the project completion date by 79 days to June 21, 2025; and

WHEREAS, there is a need to extend the project timeline an additional 81 days due to the extreme weather conditions throughout the winter, spring, and summer as well as numerous utility conflicts that delayed work at various times; and

WHEREAS, MoDOT was consulted regarding the need to extend the construction timeframe and stated they would approve the request based on the reasons cited above; and

WHEREAS, Change Order No. 3, at no additional cost, involves extending the deadline for completion of the project by 81 days to Sept. 10, 2025; and

WHEREAS, the request for an extension is deemed fair and reasonable and is necessary for the proper completion of the project;

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, hereby approves Change Order No. 3 to extend the deadline for completion of the project to Sept. 10, 2025, as submitted by Jokerst Paving and Contracting in substantially the form attached hereto as Exhibit A.

SECTION TWO: The City shall and the Mayor and other appropriate officers, agents and employees of the City are authorized to execute the change orders 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: This resolution shall become effective on its passage.

This Resolution Passed and Approved this 4th Day of August, 2025.

Michael A. Wilcox
Mayor

ATTEST:

Frank Johnson
City Administrator/City Clerk

Exhibit A

CHANGE ORDER No. 3

CONTRACTOR: Jokerst Paving and Contracting
 PROJECT NAME: East Essex Ave

LOCATION: Glendale and Kirkwood
 PROJECT NO.: STP-9901(653)

The Contractor is hereby directed to make the following changes from the contract:

1. DESCRIPTION AND REASON FOR CHANGE:

1. Utility Conflicts and Storm Redesign: Throughout the course of construction, we encountered numerous unforeseen utility conflicts that necessitated redesigns and relocations of existing infrastructure. The identification and coordination of these issues required substantial time, including revised engineering, approvals, and the physical reconfiguration of storm sewer lines and structures. There were also multiple times when utilities had to be relocated in order for us to proceed.

2. Record Rainfall During Spring: Spring brought exceptional rainfall amounts, surpassing historical averages and causing persistent site saturation. These weather events led to frequent work stoppages and disrupted our ability to maintain a consistent construction workflow.

3. Severe Winter Weather: This past winter, we experienced prolonged periods of extreme cold, with temperatures falling well below seasonal averages for prolonged periods.

2. COST OF WORK AFFECTED BY THIS CHANGE ORDER.

CONTRACT ITEM NO.	ITEM DESCRIPTION	UNITS PREVIOUSLY PROVIDED FOR	UNITS TO BE CONSTRUCTED	UNITS OVERRUN, UNDERRUN, CONTINGENT	UNIT PRICE	CONTRACT OR AGREED UNIT PRICE	AMOUNT OF OVERRUN OR PLUS CONTINGENT	AMOUNT OF UNDERRUN OR MINUS CONTINGENT
	ADDITIONAL CONTRACT CALENDAR DAYS (Updated Deadline Sept 10, 2025)	199	275.00	76.00	DAYS	\$0.00	\$0.00	

TOTALS: \$0.00 \$0.00
DIFFERENCE: \$0.00

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

4. COST ADJUSTMENTS TO THE CONTRACT:

1. CONTRACT AMOUNT	\$ 1,078,044.41
2. OVERRUN THIS ORDER	\$0.00
3. OVERRUN PREVIOUS ORDER	\$40,738.04
4. UNDERRUN THIS ORDER	\$0.00
5. UNDERRUN PREVIOUS ORDER	\$0.00
6. PROJECT TOTAL	\$1,118,782.45

THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO:

		 Digitally signed by Mark D. Huber Date: 2025.07.31 15:49:37-05'00'	
APPROVED: CITY OF GLENDALE	DATE	APPROVED: JOKERST PAVING & CONT. (CONTRACTOR)	DATE
		 8-1-2025	
APPROVED: MODOT	DATE	APPROVED: LOCHMUELLER GROUP (ENGINEER)	DATE



Internal Memorandum

TO: Frank Johnson, City Administrator
FROM: Terry Jones, Public Works Superintendent
DATE: July 17, 2025
RE: 2026 Prop S Surplus Funding Options

Frank,

Funding for the construction of a new 5-foot-wide ADA compliant sidewalk along Alexandra Ave was included in the Proposition S package that was approved by Glendale voters in April of this year.

After approval of Prop S, a letter was sent to each home along Alexandra Ave informing them of the potential sidewalk construction and requesting feedback. Most of the property owners opposed the sidewalk. This information was shared with the Mayor and Board of Aldermen who, at the June 2 BOA meeting, decided not to move forward with the proposed sidewalk project.

Cancellation of the sidewalk project frees up \$834,000 in the Prop S budget that can be used to either enhance a project that is already planned or fund a separate project.

Below are some options the Mayor and Board may consider:

Alexandra Ave Street Enhancement

Although the sidewalk project along Alexandra Ave has been cancelled, the 2026 Prop S street work schedule still contains the construction of Project #P009 from the city's Stormwater Master Plan along Alexandra Ave.

The conceptual design for this project entails the construction of approximately 1,000 feet of 24-inch stormwater pipe and the construction of 5 stormwater inlets. Horner Shifrin is currently scheduling the survey work, after which they will begin development of the Preliminary Design.

The restoration plan for this project currently includes replacement of the portion of the roadway and curbing that is removed or affected by the stormwater work using the same materials that are in place now. This means that the asphalt curbing and asphalt surfaces will be put back into place, but will leave behind noticeable cut lines in the street and the asphalt curbing could have a slightly different appearance.

Anticipating having the sidewalk funding surplus, I've requested optional project enhancement cost estimates from Horner Shifrin. These options are outlined below:

Option 1 – Construction of Type “S” Curbing:

- The city moves forward with construction of the stormwater improvement project along Alexandra Ave.
- In addition to the stormwater work, the city replaces all asphalt curbing with Type “S” concrete curbs along the north and south sides of the street, for the length of the roadway, including the small cul-de-sac.
- Following curb construction, the street surface is milled down 2 inches and then overlaid with 2 inches of asphalt.
- Horner Shifrin has provided a cost estimate of \$262,950 to construct. This estimate includes survey, design, construction administration, construction, and 10% project contingency.

An example of Type “S” curb is shown below



Pros

- Concrete curbs are more durable than asphalt, therefore replacing asphalt curbing with concrete will extend the life of the curbing.
- Construction of Type “S” curbing is less expensive than rolled curb and gutter. Completion of this option at \$262,950 provides approximately \$571,050 surplus in the Prop S fund for consideration of other additional projects or project enhancements in coming years.

Cons

- Because there is already a Type “S” asphalt curb in place, replacement of the asphalt curbing with another Type “S” curb will provide little stormwater control enhancement over what is in place now.
- This type of concrete curb does not fit the street model that Glendale is trying to achieve.
- Construction of a concrete Type “S” curbing will impact each resident of Alexandra Ave with little benefit to those outside the immediate stormwater improvement project area.

Option 2 – Construction of Rolled Curb and Gutter:

- The city moves forward with construction of the stormwater improvement project along Alexandra Ave.
- In addition to the stormwater work, the city replaces all asphalt curbing with rolled concrete curb and guttering along the north and south sides of the street, for the length of the roadway, including the small cul-de-sac.
- Following curb construction, the street surface is milled down 2 inches and then overlaid with 2 inches of asphalt.
- Horner Shifrin has provided a cost estimate of \$530,670 to construct. This estimate includes survey, design, construction administration, construction and 10% project contingency.

An example of rolled concrete curb and guttering that the city has recently constructed can be viewed along Hillard Rd, Dwyer Ave, and the 400 block of Elm and Parkland Ave’s:



Pros

- Concrete curbs are more durable than asphalt, therefore replacing asphalt curbing with concrete will extend the life of the curbing.

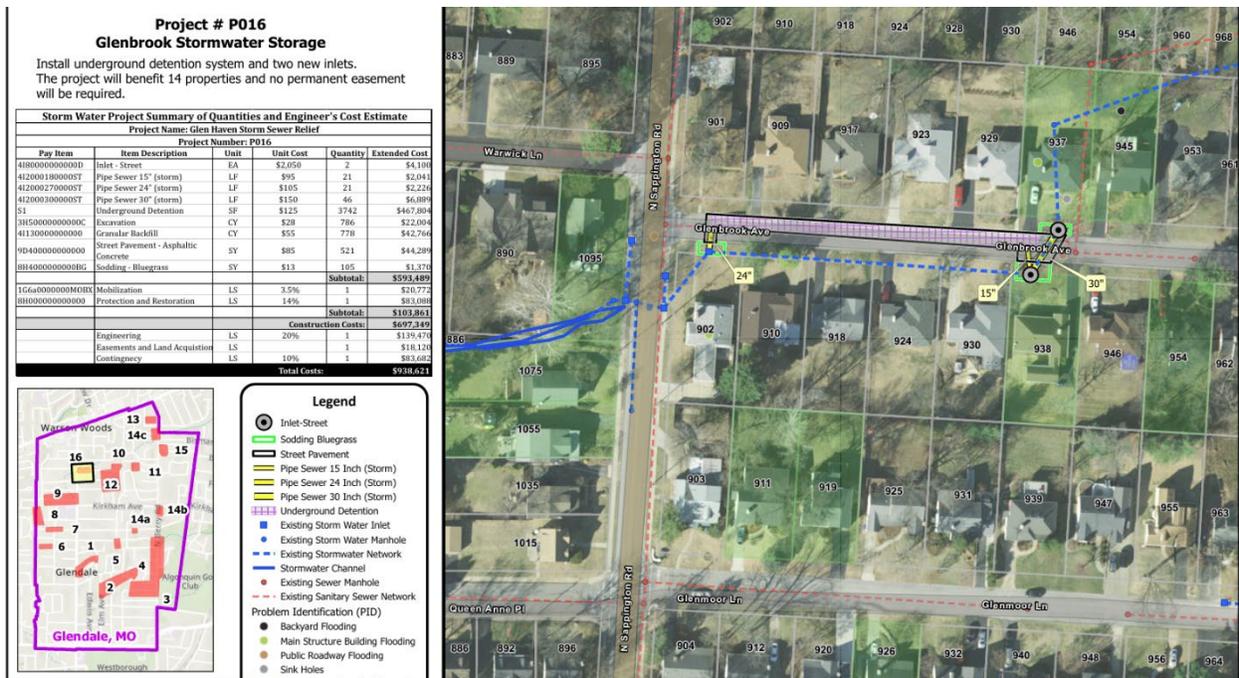
- Unlike Type “S” curbing, rolled curb and guttering is constructed with no driveway breaks, therefore providing an uninterrupted flow path for stormwater runoff which enhances the stormwater control for the entire street.
- Construction of rolled concrete curb and guttering, in conjunction with an asphalt overlay, matches the street model that Glendale is trying to achieve.

Cons

- Construction of rolled concrete curb and guttering is double the cost of Type “S” curbing, and multiple the cost of asphalt curb restoration.
- Completion of this option at \$530,670 provides approximately \$303,330 surplus in the Prop S fund for consideration of other additional projects or project enhancements in coming years.
- Construction of rolled concrete curb and guttering requires adjustments to each driveway along the street.

The Board may consider not enhancing the scope of work along Alexandra Ave, and instead, funding the construction of a stormwater improvement project that is identified in the city’s Stormwater Master Plan.

Because Prop S was advertised as a street improvement bond, a certain percentage of any project must fall within the boundaries of a roadway. Therefore, only 1 other stormwater improvement project identified in the Stormwater Master Plan fits these criteria: Project #P016, Glenbrook Stormwater Storage.



The Glenbrook Stormwater Storage project entails the construction two new stormwater inlets, and an underground stormwater storage area located under the pavement of Glenbrook Ave.

The purpose of the underground storage area is to lessen the amount of stormwater reaching the existing stormwater pipes further downstream. Currently, these undersized pipes can become inundated, causing the pipes to back up and forcing stormwater to flow over the ground instead of under the ground. While the stormwater flows over the ground, the water can, and has, entered the basements of 14 homes.

If the Board decided to move forward with the construction of the Glenbrook Stormwater Storage Project, it would not take place as part of the 2026 scheduled work.

Pros

- Construction of the Glenbrook Stormwater Storage Project would address multiple requests for assistance from the residents of Glenbrook Ave who have experienced flooding during times of heavy rain.

Cons

- The estimated construction cost of \$938,621 (2022 dollars) exceeds the \$834,000 Prop S surplus created by the elimination of the Alexandra Ave sidewalk project.
- Additional CIP or OMCI funding would be needed to be constructed.

Other Options

Finally, the Board may want to consider none of the options listed above, and reserve the surplus funds until the 2029 or 2030 timeframe to perform asphalt overlays along streets that were not originally included in the Prop S work schedule. Elimination of the Alexandra Ave sidewalk frees up a considerable amount of funds which could be used to resurface 5 or 6 additional streets (depending on length).

Please let me know if you have any questions.



Internal Memorandum

TO: Frank Johnson, City Administrator
FROM: Terry Jones, Public Works Superintendent ^{TS}
DATE: July 31, 2025
RE: Pedestrian Crosswalk at Glendale City Hall

Frank,

The decorative pedestrian crosswalk along N. Sappington Rd located to the front of Glendale City Hall is currently planned to be relocated approximately 70 feet north of its current location as part of the N. Sappington Rd STP project. (see attached detail)

Relocation of the crosswalk requires the construction of new ADA ramps in line with the existing sidewalks on the east and west sides of N. Sappington Rd to facilitate proper pedestrian use.

The east ADA ramp would be constructed in front the City Hall building, just south of the north parking lot. The west ramp would be constructed in front Vitale's Deli (421 N. Sappington Rd), just south of the existing stormwater inlet, adjacent to the deli parking lot.

Construction of the west ADA ramp requires the acquisition of a temporary construction easement from the owners of 421, Sappington Road Holdings, LLC (Sarah and Mike Vitale).

The Vitale's received a letter (attached) from the city dated June 13, 2025, notifying them of the city's desire to acquire the temporary easement and offering \$1,772.00 as compensation.

After receiving the offer, the Vitale's met with city staff and Jeff Hall, ROW Team Leader with the Lochmueller Group to discuss construction of the ADA ramp and the proposed compensation. At the meeting, the Vitale's rejected the offer, expressed their opposition to the relocation of the crosswalk, and expressed their intent to force the city to use eminent domain powers to acquire the necessary easement.

Following the meeting with the Vitale's; city staff, including the Police Chief, met to discuss the importance of relocating the crosswalk against the cost of acquiring the temporary easement. City staff have concluded that while relocation to the proposed location is still desired by the city, it's not worth the legal costs or possible negative perception to forcibly acquire the necessary easement and the crosswalk should be left in place.

Reconstruction of the crosswalk in its original location re-opens a discussion regarding possible crosswalk configurations.

Option 1.

The Board may consider maintaining a forced stop of northbound and southbound traffic at the crosswalk.

- **Pro's:**
 - Because this would continue to be a controlled crossing, the city wouldn't need to purchase and install a pedestrian activated crosswalk signal, thus lowering the cost.
- **Con's:**
 - Maintaining the same configuration forces motorists to come to 3 full stops over the distance of 386 feet. These stops are located at E. Essex Ave, Glendale fire station (when activated), and Glendale City Hall.
 - It's common to see motorists roll through or completely miss this stop altogether.

Option 2.

The Board may consider removing the stop signs and allowing traffic to pass uninterrupted.

- **Pro's:**
 - An uninterrupted flow of traffic to the front of Glendale City Hall could have a positive effect on the Police Department's ability to leave the north City Hall parking lot.
- **Con's:**
 - Allowing traffic to flow uninterrupted at 25MPH may have a negative impact on patron's experience while at the outdoor dining areas of the coffee and deli shops across from Glendale City Hall.
 - Elimination of the stop sign will reclassify the crosswalk to a mid-block crossing, forcing a need to purchase and install a pedestrian activated flashing crosswalk system.

Please let me know if you have any questions.

N/F
SAPPINGTON ROAD HOLDINGS
LLC
DB 25090, PG 1035

PR SOLAR POWERED
LED STOP SIGN

N/F
MCCONKEY, TRISHA L
AND JOHN J
DB 20022, PG 1786

STAMPED CONCRETE CROSSWALK
(SEE DETAIL SHEET 17)

PR R/W
DECORATIVE
LIGHT POLE
(UIP)

(WIDTH VARIES)

END C

DECORATIVE LIGHT
POLE (UIP)

EX DECORATIVE CROSSWALK
(TBR)

TEMP ESMT

EPOXY
CRACK
SEAL

TEMP
ESMT

EX C&G (UIP)

CRACK SEAL
JOINT
(6 LF)

+86.40
+96.20

MH (ATG)

PR C&G

+88.88
+94.51

ACH
K (TBRR)

PR CURB INLET
PR C&G

WV (ATG)

EX

EX R/W

PR C&G

DEC

EX CURB RAMP (TBR)

PR SOLAR POWERED
LED STOP SIGN

TEMP ESMT

SAPPIN

11'

24'

+26.01

+53.88

+59.88

25'

25'



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

June 13, 2025

Sappington Road Holdings, LLC
1039 Glenmoor Lane
St. Louis, MO 63122

RE: North Sappington Road Preservation
Parcel 100

Dear Property Owner:

The City of Glendale has planned an improvement project along North Sappington Road Preservation from West Lockwood Avenue to Manchester Road. In order to complete this improvement, it is necessary that we acquire a temporary construction easement. The easement that is needed for the project is described in the enclosed documents and presented to you on the engineering plans.

We encourage you to read the enclosed brochure, *Right of Way Acquisition*, and welcome your input regarding our offer below. Should you have knowledge of additional factual data that affects the value of your property, we would be glad to take it into consideration.

We are offering you \$1,772.00 in settlement for the temporary construction easement on your property that we need. This amount has been estimated to be full and just compensation. We look forward to the continuation of our street improvement program and are grateful for the opportunity to serve you.

In arriving at this offer, we have taken into consideration the sales prices of properties similar to yours in your area.

This letter introduces Mr. Jeff Hall of Lochmueller Group, who is under contract with the City of Glendale. He will furnish you with a survey plat of the property involved and a copy of the instrument of conveyance. He is available to discuss the proposed street improvement and any questions you may have about the acquisition. You may reach Mr. Hall at (314) 238-6709 or jeff.hall@lochgroup.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Jones", is written over a horizontal line.

Terry Jones
Public Works Superintendent

Enclosures