



MINUTES
BOARD OF ALDERMEN MEETING
CITY OF GLENDALE
424 N SAPPINGTON ROAD, 63122
OCTOBER 5, 2026 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, October 5, 2026. 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

The roll call was as follows:

Present

Alderman Volk
Alderman Capshaw Cushing
Alderman Fiordelisi
Alderman Stewart
Alderman Lane
Alderman Nauman

Absent

Mayor Wilcox presided.

Also present were: City Administrator, Frank Johnson; Public Works Superintendent Terry Jones, City Attorney Brian Malone, Police Chief Bob Catlett, and Community Engagement Officer Morgan Forney.

APPROVAL OF AGENDA

Alderman Stewart moved for approval, seconded by Alderman Capshaw Cushing and unanimously carried to approve the agenda as submitted.

APPROVAL OF MINUTES – 9/21/2026

Alderman Stewart moved for approval, seconded by Alderman Fiordelisi, and unanimously carried to approve the regular meeting minutes of September 8, 2026.

CITIZEN COMMENTS

None.

DISCUSSION - GLENDALE CHRYSLER RENOVATION AND SUP AMENDMENT

Chris Mertens, M&H Architects presented an updated site plan to the Board of Aldermen that delineated customer parking, noting 45 total, and service parking spaces, noting 68 total.

Mr. Mertens stated that adding garage service doors on the western wall was not feasible due to the placement of existing equipment and lateral bracing. In response to Mr. Johnson, Mr. Mertens stated that reinforcement would not be an option at this point because it would alter the building greater than 10%, necessitating additional reinforcements per the County's Building Code that would not be cost-effective.

The Board and Mr. Mertens discussed the original construction of the building and the structural reasons why no additional holes could be cut. Mr. Mertens noted that the dumpsters would be enclosed with gates on the western wall.

In response to Alderman Nauman, Mr. Mertens stated that customers would bring their vehicles in and out of the parking lot from both directions, but porters would transport the vehicles into the service bays.

Jenni Belding, CEO Glendale Chrysler, provided a history of the dealership and its operations and various expansions of the building from 1965 to current. She explained the desire to maintain two-way traffic for the driving lane south of the dealership building to avoid utilizing Glendale Gardens Drive and Manchester Road when porters are moving vehicles.

City Administrator Frank Johnson asked the dealership about the possibility of relocating the customer service waiting area to the southwest portion of the building. Ms. Belding reiterated the previous issues with creating additional wall openings and noted that it would direct customers to the back alleyway to access the main door to the waiting area. Following further board discussion, Ms. Belding stated that it was architecturally not feasible.

Ms. Belding stated that the westernmost bay directly affects two condos, and their forester provided recommendations for landscaping buffers. She added that the proposed tree variety would not hang over the fence into the condo's property.

The Board and Ms. Belding discussed identified service hours. Ms. Belding stated the building and service station are open from 7:00 a.m. to 6:00 p.m. currently, and the SUP in place only specifies hours of operation for the car wash that was not constructed.

The types of garage doors were discussed, and Ms. Belding stated that the Plan Commission recommended doors with more sound protection in lieu of the high-efficiency doors proposed. She added that the Board visited the dealership and a nearby dealership to view the operation of the high-efficiency doors. Alderwoman Fiordelisi expressed concern with light pollution given they are glass. Alderwoman Volk spoke favorably of the high-efficiency doors, their speed and the sound mitigation they provided. Visuals of both types of doors were displayed.

In response to Alderwoman Lane, Ms. Belding stated that the application would be modified to request operating hours of 7:00 a.m. to 7:00 p.m. Mr. Johnson added that the Board can regulate operating hours for specific portions of the building.

The Board discussed the placement of electric vehicle chargers. Ms. Belding stated the chargers currently located on the south side of the building would be removed, but she is unsure at this time if they will be reinstalled. Alderman Nauman requested to see the parking spaces for electric vehicles displayed in the site plan.

Mayor Wilcox stated that the Board has an obligation to move this request forward and noted the various approvals that can be given. The Board discussed the conditions they would like to see in the proposed Bill including a landscaping plan, hours of operation, and the type of garage doors.

ORDINANCES FOR SECOND READING AND FINAL APPROVAL

BILL NO. 16-26

Mayor Wilcox introduced Bill 16-26, an Ordinance repealing and replacing Chapters 400 and 410 of the Code of Ordinances of the City of Glendale, Missouri relating to zoning regulations and off-street parking and loading. The Bill was read for a second time by title only.

Alderman Stewart moved to approve second reading of Bill No. 16-26, seconded by Alderwoman Lane and approved.

City Administrator Frank Johnson reported that a few typos and cross references were fixed. He thanked the Board for their time on this project since it began in 2024.

Alderman Stewart moved for approval, seconded by Alderwoman Lane. The roll call vote was as follows:

Alderwoman Capshaw Cushing, AYE

Alderwoman Fiordelisi, AYE

Alderwoman Lane, AYE

Alderman Nauman, AYE

Alderman Stewart, AYE

Alderwoman Volk, AYE

The motion carried unanimously and Bill No. 16-26 became Ordinance No. 16-26.

BILL NO. 18-26

Mayor Wilcox introduced Bill No. 18-26, an Ordinance amending Section 215.850 of the Code of Ordinances of the City of Glendale, Missouri, pertaining to regulation of portable storage units. The Bill was read for a second time by title only.

Alderwoman Lane moved to approve second reading of Bill No. 18-26, seconded by Alderman Stewart and approved.

Mayor Wilcox noted that this modifies the time for a portable storage unit to be placed from 7 days to 30 days.

Alderman Lane moved for approval, seconded by Alderman Stewart. The roll call vote was as follows:

Alderman Capshaw Cushing, AYE
Alderman Fiordelisi, AYE
Alderman Lane, AYE
Alderman Nauman, AYE
Alderman Stewart, AYE
Alderman Volk, AYE

The motion carried unanimously and Bill No. 18-26 became Ordinance No. 18-26.

ORDINANCES FOR FIRST READING

BILL NO. 19-26

Mayor Wilcox introduced Bill No. 19-26, an Ordinance amending Table III-A of Title III of the Municipal Code of the City of Glendale, Missouri regarding no parking on a portion of Venneman Avenue and matters relating thereto. The Bill was read for the first time by title only.

City Administrator Frank Johnson stated that there were resident complaints about first responders, trash trucks and delivery trucks not being able to turn around at the end of the street due to a vehicle continuously parking. This Bill also cleans up some outdated exceptions previously codified.

Alderman Lane moved to approve first reading of Bill No. 19-26, seconded by Alderman Capshaw Cushing and approved.

RESOLUTIONS

RESOLUTION R38-26

Mayor Wilcox introduced Resolution R38-26, a Resolution authorizing a contract with Gunther Salt Company for the purchase of supplemental rock salt for fiscal year 2027.

Mr. Johnson stated this is the second time this project was bid, and only one bid was received. He added, in response to Alderman Fiordelisi, that the City participates in a cooperative agreement with the City of Chesterfield and this contract is a backup.

Alderman Stewart moved for approval, seconded by Alderman Capshaw Cushing and unanimously carried.

RESOLUTION R39-26

Mayor Wilcox introduced Resolution R39-26, a Resolution expressing opposition to any plans for St. Louis County to relinquish responsibility for roads that St. Louis County has made part of the County-Arterial Roadway system and St. Louis County's attempts to unilaterally impose the burden and expense of these roads on municipalities by removing them from the County-Arterial Roadway system.

Mr. Johnson reported that the City would like to have opposition on record, and that several other municipalities are passing similar resolutions.

Alderman Stewart moved for approval, seconded by Alderwoman Capshaw Cushing and unanimously carried.

REPORTS

- **City Administrator**

Mr. Johnson stated that this week is Fire Protection Week, and the Glendale Fire Department has been traveling to schools in the area to give presentations. He added that Coffee with a Cop is scheduled for Wednesday at 7:00 a.m. at The Glendale Grind.

- **Alderwoman Lane**

Alderwoman Lane thanked Mr. Johnson for his work on the zoning code overhaul and the Glendale Chrysler SUP proposal.

- **Alderman Stewart**

Alderman Stewart commended Chief Catlett and the entire Police Department for their continued work in keeping the City safe.

CLOSED SESSION

Alderwoman Capshaw Cushing moved to close the meeting pursuant to Section 610.021(1) legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys; and (12) sealed bids and related documents until the bids are opened, and sealed proposals and related documents or any documents related a negotiated contract until a contract is executed, or all proposals are rejected.

Alderwoman Volk seconded. The roll call vote was as follows:

Alderwoman Capshaw Cushing, AYE

Alderwoman Fiordelisi, AYE

Alderwoman Lane, AYE

Alderman Nauman, AYE

Alderman Stewart, AYE

Alderwoman Volk, AYE

The motion carried unanimously.

ADJOURN

Alderman Stewart moved to adjourn the meeting and move to Closed Session at 8:37 p.m., seconded by Alderwoman Lane and approved.

A handwritten signature in cursive script that reads "Morgan Forney". The signature is written in dark ink and is positioned above a horizontal line.

Morgan Forney, Community Engagement Officer