NOTICE OF PUBLIC MEETING
NOVEMBER 16, 2026 – 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 NOVEMBER 2, 2026 MINUTES

V. CITIZEN COMMENTS

Citizen comments are an opportunity for the Board to hear from residents. The Board generally does not engage in discussion or take action during this portion of the meeting. Please know that your comments are heard, and the appropriate alderman or City staff will follow up as needed.

VI. MONTHLY FINANCIAL REPORT

VII. PRESENTATION
a. Steve Chamberlin, Treasurer

VIII. ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B20-26 AN ORDINANCE AMENDING THE SPECIAL USE PERMIT TO MERLO AUTOMOTIVE GROUP, INC. FOR A NEW CAR SALES DEALERSHIP AND USED CAR SALES AGENCY AND RELATED FACILITIES IN CONJUNCTION THEREWITH AT 10058, 10070 AND 10088 MANCHESTER ROAD

IX. **PUBLIC HEARING – ZONING CODE AMENDMENT**

X. ORDINANCES FOR FIRST READING

B21-26 AN ORDINANCE AMENDING SECTION 400.070 OF THE CODE OF ORDINANCES OF THE CITY OF GLENDALE, MISSOURI, PERTAINING TO REAR AND SIDE YARD SETBACKS FOR ACCESSORY GARAGES IN THE CITY OF GLENDALE

XI. RESOLUTIONS

R43-26 A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, APPROVING THE PURCHASE OF A RECTANGULAR RAPID FLASHING BEACON SYSTEM AND RELATED COMPONENTS FOR A CROSSWALK ON N. SAPPINGTON ROAD

XII. DISCUSSION
a. Parking Demonstration Project
b. Tree Trimming/Removal Regulations

XIII. REPORTS

XIV. ADJOURNMENT

XV. 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 Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys.

_____

Frank Johnson
City Clerk/Administrator

Posted 5 p.m., November 11, 2026

MINUTES

BOARD OF ALDERMEN MEETING
CITY OF GLENDALE
424 N SAPPINGTON ROAD, 63122
OCTOBER 19, 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 19, 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	Absent
Alderwoman Volk	
Alderwoman Capshaw Cushing	
Alderwoman Fiordelisi	
Alderman Stewart	
Alderwoman Lane	
Alderman Nauman	

Mayor Wilcox presided.

Also present were: City Administrator, Frank Johnson, City Attorney Brian Malone, Police Chief Bob Catlett, and Community Engagement Officer Morgan Forney.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES – 10/19/2026

Alderman Stewart moved for approval, seconded by Alderman Nauman, and unanimously carried to approve the regular meeting minutes of October 19, 2026.

CITIZEN COMMENTS

None.

ORDINANCES FOR FIRST READING

BILL NO. 20-26

Mayor Wilcox introduced Bill 20-26, an Ordinance amending the Special Use Permit to Merlo Automotive Group, Inc. for a new car sales dealership and used car sales agency

and related facilities in conjunction therewith at 10058, 10070 and 10088 Manchester Road. The Bill was read for a first time by title only.

City Administrator Frank Johnson stated that following Board of Aldermen discussion and conversations with the dealership, tonight's Bill reflects four main conditions; the material for the bay doors, hours of operation, site plan and landscape plan. He stated that the two western bay doors are requested to be solid with a sound rating of 35 or higher, proposed hours of operation are 7:00 a.m. to 8:00 p.m. Monday through Saturday.

Chris Mertens, architect, referenced the submitted plans and outlines the landscaping plan. He spoke on the proposed elevations, and specifically called out the placement of electric charging stations. Mr. Mertens noted the landscaping plan shows screening material bordering the entire length of the condo building and replacement trees that were torn out from the MSD sanitary sewer replacement project.

Alderman Nauman stated he is in favor of the landscaping plan, but he requested ARB member Brad Weitekamp review the plan. Mr. Johnson stated that the City's arborist reviewed and recommended more variety, and he noted that the ordinance states that once administrative approval of the landscaping plan is required before any building permit can be issued.

In response to Mayor Wilcox, Jenni Belding, CEO, stated the requested hours are to allow the technicians to work potential overtime. She stated that her intention is to mitigate potential complaints that would come in should a technician be working past 6:00 p.m. to finish a job. Alderman Nauman suggested calling out public hours and employee hours. Ms. Belding spoke on the hours and shifts of the technicians and stated that the extended employee hours could allow a technician to complete a job before a long period of off time. In response to Alderman Fiordelisi, Ms. Belding stated it would likely only be one bay in service after 6:00 p.m., and confirmed that the western facing bay doors would be solid so no light would be emitted. Ms. Belding also stated that it was her understanding that the minimum STC rating for the doors requested by the Plan Commission was 25, not 35. Mr. Johnson stated that he would review the City's records and amend the ordinance if needed for the second reading.

City Attorney Brian Malone stated that a sentence could be added that regulates public hours and employee hours, and Mr. Johnson stated that said hours would only apply to the 10 service bays.

Alderman Nauman asked about the dumpster placement, enclosure, and potential for moving it to another location on the property. Ms. Belding stated the enclosure will be built in conjunction with tonight's requested project but they have no intention to relocate the dumpster. Alderman Nauman said the street and culverts appears to be deteriorating due to the amount of heavy trucks driving over it. Ms. Belding stated that the maneuvering

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of the trash truck happens on the dealership's property and does not believe the public street is affected. She added that other locations for the dumpster were considered, but the current location is the most feasible for functionality.

Mr. Johnson restated the four conditions of approval and noted that verbiage regarding hours of operation and dumpster placement could be added should the Board request it. He further noted that if the dealership agrees to relocate the dumpster, that would be approved as part of the site plan and would not necessarily require a condition.

Ms. Belding stated she is looking to move the project forward and requested a decision from the Board.

Brief discussion was held amongst the Board members relating to the location of the dumpster and bay door materials.

Mr. Johnson stated that language regarding public and employee hours will be worked into the Bill and presented to the Board prior to the second reading. He then noted that the site plan does not show parking spaces on the outer edges of the westernmost lot, but City staff have observed cars parked in those spaces.

Following discussion, Alderman Nauman moved to approve first reading of Bill No. 20-26, seconded by Alderwoman Capshaw Cushing and approved.

RESOLUTIONS

RESOLUTION R42-26

Mayor Wilcox introduced Resolution R42-26, a Resolution calling for the election of officers to serve the City of Glendale, Missouri, as Mayor and Aldermen from each of the City's three wards; setting forth their terms of office; declaring the filing dates and times for such municipal offices, and establishing the election dates and polling hours for the election day.

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

Mr. Johnson stated this is the standard resolution calling for the April election. He added that filing dates were recently modified and will open on December 15 and close on January 5.

The motion carried unanimously.

REPORTS

- **City Administrator**

  Mr. Johnson reported that the Traffic Safety Committee recently recommended one way traffic and pedestrian striping for Idlewild, and a public meeting/open house

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will be held in the coming months for residents to review the plans and provide feedback. He stated the Committee is also reviewing traffic calming measures for Essex Ave. He further noted that N Sappington was recently approved for traffic calming and noted a new crosswalk is already slated to be installed. Mr. Johnson added that traffic engineers recommend certain types of crosswalks when there is a permanent stop (traffic light or stop sign) and that other considerations for Sappington are being discussed.

Alderman Nauman expressed concerns with funding additional projects due to ongoing projects and whether they have been allocated for in the capital plan.

- **Morgan Forney**
  Ms. Forney announced that the annual Boards and Commissions Celebration of Service event will be held on December 15, and a formal invitation should arrive in the mail in the coming days.

- **Alderwoman Fiordelisi**
  Alderwoman Fiordelisi thanked Terry Jones, Public Works Superintendent, for adding the pavement striping to Glendale Gardens Drive.

ADJOURN

Alderman Nauman moved to close the meeting pursuant to Section 610.021(1) and Section 610.021(2) to discuss attorney client privileged information and real estate. The motion was seconded by Alderwoman Lane. The roll call vote was as follows:

AYE	NAY
Alderwoman Volk	
Alderwoman Capshaw Cushing	
Alderwoman Fiordelisi	
Alderman Stewart	
Alderwoman Lane	
Alderman Nauman	

The motion carried unanimously.

Alderman Steward moved to adjourn, seconded by Alderwoman Lane and approved at 8:00 p.m.

_____

Morgan Forney, Community Engagement Officer

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Internal Memorandum

Office of the City Administrator

To: **Honorable Mayor Mike Wilcox**
Members of the Board of Aldermen
Steve Chamberlin, City Treasurer

From: **Frank Johnson, City Administrator & Dan Lawrence, Finance Officer**

Subject: **October Monthly Financial Report**

Date: **November 10, 2026**

Cash and Investment Balances:

The City's cash position remains stable through the end of October with a cash and investment balance as of October 31, 2026, of $5,613,654. Of this figure, $4,994,445 is available for operations of the city. A month ago, the figure was $4,855,382 with a comparable number on October 31, 2025, of $4,654,068.

Normally cash increases during the first month of each calendar quarter and that was true again for October for several reasons. First, was trash bill collections of $206,928 and second was strong receipts from Ameren of $72,984 and Missouri American Water of $31,153 Also, the Police Department is recording lower salaries and benefits as the Department is still one officer short of being fully staffed. And finally, capital improvement expenditures for October was rather minimal at only $31,475.

The City's cash and investment position increases in December and January and generally declines from February through November as a normal occurrence until property tax collections start back up again in December.

General Fund Revenues and Expenditures:

During the month of October, the General Fund received $443,439 in revenues and had $384,727 in expenditures causing a monthly surplus of $58,712. A year ago, the figures were $441,532 in revenues and $447,217 in expenses for a deficit of $5,685. Please see below for further details as well as the enclosed all funds totals document.

REVENUES

General Fund	October-26		Year to Date	
	2026	2025	2026	2025
Property Taxes	655	854	8,455	4,367
Sales Tax	119,637	116,024	406,750	431,325
Gross Receipts-Electric	72,984	57,998	249,487	233,085
Gross Receipts-Telephone	9,373	7,708	24,180	26,178
Gross Receipts-Gas	10,029	9,388	39,940	36,796
Gross Receipts-Water	31,154	25,870	97,990	113,066
Local Option Use Tax	28,194	25,951	144,133	104,939
Court Revenues	5,900	3,173	23,704	17,630

EXPENDITURES

General Fund	October-26		Year to Date	
	2026	2025	2026	2025
Administration	40,360	71,476	240,274	263,276
Court	7,637	10,066	37,169	38,413
Police Department	136,518	179,001	660,071	728,764
Fire Department	148,982	137,976	751,428	710,153
Public Works	58,712	48,698	314,490	263,157

Notes:

- Year-to-date Sales tax revenue from the 1% pool for FY 2027 is $406,750 which is substantially lower than previous of $431,325. St. Louis County had temporarily changed how they calculate the distribution between pool and point-of-sale cities. Some of this change/shortfall was reimbursed in October 2026 ($23,723) with more received in November ($6,271).
- Fire Department overtime through the first four months of FY 2027 is $28,645 compared to $9,413 for previous fiscal year. Most of this is due to one firefighter currently on light duty as he was injured in work comp incident. He has recently returned to full duty.
- Year-to-date personnel expenditures in the Police Department are approximately $75,600 for two reasons. One, year-to-date full-time salaries is lower than previous fiscal year by $20,302 as the department is not yet back to full staff after a couple of recent resignations. Also, a year ago the department spent about $30,000 of funds for overtime due to the Eric Schmitt security detail which was later reimbursed.
- Administrative expenses are significantly lower in October of 2026 compared to last year. This is due to timing issues of attorney bill and VISA bills not arriving yet as of this writing and last year included a large engineering bill of over $10,000.

Pension Fund Revenues and Expenditures:

The City's contribution to the Fire and Police Pension Fund is funded by property tax, which for FY 2027 is budgeted to generate $573,300. This is substantially greater than FY 2020 and earlier year figures of approximately $135,000 as the passage of Prop E during the June 2020 election will greatly increase the property tax revenues available to the Pension Plan. All full-time employees have been enrolled in the MO Lagers plan as of January 1, 2021. The employee (4% of salary) and City contributions (various rate depending on department) are paid monthly to MO

Lagers. For October 2026, the employee withholding was $8,063 with a City contribution of $24,828. On April 1, 2021, MO Lagers took over the legacy portion of the Glendale retirement plan for retirees as well. The underfunded balance in the legacy portion of the plan is paid through semi-annual payments of $118,728 beginning May 1, 2021. Also beginning January of 2021, transfers to the General Fund from the Pension Fund are recorded for the current month City Lagers expense.

The Pension Fund's assets held at PNC of $5,540,348 was transferred to MO LAGERS on March 9, 2021.

Park and Stormwater Revenues and Expenditures:

The ½ cent Park and Stormwater sales tax (collected on a point-of-sale basis) typically generates approximately $185,000 a year. Of this amount, $49,900 is budgeted to pay for the annual maintenance expense for Glendale's portion of the Aquatic Center as well as additional costs of $13,800 for an expanded parks and recreational agreement with the City of Kirkwood and Webster Groves. The annual transfer budgeted for FY 2027 of $110,000 to the Capital Improvement Fund for the stormwater portion of street projects in the CIP Fund will occur in June. Sales tax revenue through four months of FY 2027 is $64,109 compared to $66,417 for the previous fiscal year.

Capital Improvement Fund Revenues and Expenditures:

The Capital Improvement Fund has four sources of funding – a ½ cent sales (collection based on population) as well as a portion of the Fire Safety sales tax, transfers from the Park and Storm water Fund, occasional sales of surplus equipment, and grant revenue from STP street projects. Through four months of the current fiscal year, sales tax revenue is $204,649 compared to $191,124 for the prior year. There were five significant Capital Improvement Fund expenditures during October 2026 and they are listed below:

- Final payment for comprehensive zoning plans-$13,111
- Rifles for Police Department-$3,414
- Service plan for cardiac monitor-$8,865
- Sappington Road Engineering-$6,083
- Public Works building improvements-$5,984

$1,000 to $5,000 Purchases:

There were 8 items that fell into this category during October 2026, and they are listed below.

- City of Kirkwood-$1,288 FD apparatus repair.
- Luby Equipment Inc.-$1,220 Backhoe bucket calibration.
- Gamma Tree Experts-$4,950 Tree work at 8 Berrywood.
- Acme Sports-$3,414 Patrol rifles (6) for PD.
- Ed Roehr Safety Equipment-$1,944 Light bar for PD vehicle.
- Mahoney Plumbing Company-$2,150 Plumbing work at PW facilities.
- Wilke Window & Door-$2,107 Windows at PW facilities.
- M&C Landscaping-$1,374 City Hall grounds maintenance.

CITY TREASURER REVIEW PROCESS GUIDELINES

I. OBJECTIVE

To review financial records including bank statements, ledgers, registers, and reports to identify any large, unusual, or questionable items (LUQs) indicating fraud or other irregularities and address with the City of Glendale's Finance Officer, Administrator, or Board of Aldermen as appropriate.

II. FREQUENCY

Monthly with limited exceptions due to unavailability. Specific date and time coordinated with the Finance Officer to ensure availability of all records necessary to complete the review.

III. FINANCIAL RECORDS

The Finance Officer ensures that all necessary records are available for review, including but not limited to:

- Bank statements
- Payroll register as well as hours worked and overtime worksheets
- Accounts payable check register
- Outstanding checks report
- All funds ledger and summary balance report
- Monthly Treasurer's narrative report to the Board of Aldermen

IV. REVIEW PROCESS

The Treasurer completes the following review:

- Review payroll register and worksheets for LUQs related to pay disbursements to employees. Verify that any unusual increases in pay for the period are supported by hours worked by that employee reported on department worksheets (e.g., overtime).
- Review city's general fund bank statement including deposits and checks/credits. Reconcile accounts payable check register to both bank statement and outstanding checks report. Identify any LUQs including checks written to employees for non-pay purposes, to unrecognized vendors, or for large amounts inconsistent with prior incurred expenses. Review accuracy of finance officer's ending balance adjustment for outstanding checks.
- Review city's general fund ledger for LUQs or inconsistency with bank statement and other registers/reports.
- Review auxiliary bank statements designated for specific purposes for LUQs.

- Review investment statements for LUQs.
- Review general fund summary balance report for LUQs or inconsistency with bank statements and investment statements.
- Discuss any identified LUQs with the Finance Officer for explanation. Elevate any unresolved LUQs to the Administrator and Board of Aldermen as appropriate.

V. DOCUMENTATION

The Treasurer supports the City audit by documenting the review as follows:

- Initial all bank statements and payroll registers for the month
- Review the monthly treasurer's narrative report prepared by the Finance Officer and provide comments as appropriate.
- Appear before the Board of Aldermen to present information and respond to questions when requested.

AN ORDINANCE AMENDING THE SPECIAL USE PERMIT TO MERLO AUTOMOTIVE GROUP, INC. FOR THE OPERATION OF A NEW CAR SALES DEALERSHIP AND USED CAR SALES AGENCY AND RELATED FACILITIES IN CONJUNCTION THEREWITH AT 10058, 10070 AND 10088 MANCHESTER ROAD

WHEREAS, the City of Glendale has, by Chapter 400 of the Municipal Code, divided the city into districts and established regulations governing the use of land and the location of buildings therein, and

WHEREAS, Section 400.420 of Chapter 400 of the Municipal Code of the City of Glendale, Missouri, provides that the Board of Aldermen by Special Use Permit, may authorize the location and operation of a new and used car dealership and in conjunction therewith a repair garage, and an outdoor new and used car sales and display lot within the C-2 Commercial District of the City; and

WHEREAS, Merlo Automotive Group, Inc., currently operates a new and used car dealership and a repair shop located at 10058, 10070 and 10088 Manchester Road under special use permits pursuant to Ordinance Number 25-24; and.

WHEREAS, Merlo Automotive Group, Inc. has filed an application to amend the special use permit to permit the use of the western portion of the existing building at 10070 Manchester Road as service areas and all other allowed uses instead of a dedicated Jeep showroom, with the intent that all other conditions and requirements of the special use permit approved by ordinance 25-24 shall remain in full force and effect; and

WHEREAS, the application to amend the special use permit for 10058, 10070 and 10088 Manchester Road was referred to the City Plan Commission for review, and, at its August 12, 2026 meeting, the City Plan Commission issued its recommendation to approve the proposed amendment to the special use permit subject to the conditions stated in Ordinance 25-24; and

WHEREAS, the Board of Aldermen called a Public Hearing on such proposed amendment to the special use permit for the 8th day of September, 2026, and a notice of such Public Hearing was published on the City's website on August 31st, 2026, published on July 31st, 2026, in the St. Louis Countian, a newspaper of general circulation in the City of Glendale, and copies of such notice were mailed via First Class Mail to all property owners shown by the City's tax records within three hundred (300) feet of the boundaries of the subject property;

WHEREAS, a Public Hearing was held before the Board of Aldermen of the City of Glendale on September 8th, 2026, at 7:00 P.M. with respect to this application.

WHEREAS, the Board of Aldermen of the City, after due and careful deliberation, has concluded that amendment of the special use permit would meet the requirements of the Zoning Code of the City of Glendale, Missouri and would not: (a) substantially increase traffic hazards or congestion; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

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 of Glendale, after due and careful deliberation, does hereby conclude that amending the special use permit for Merlo Automotive Group, Inc. ("Permittee") for the use of the premises at 10058, 10070 and 10088 Manchester Road, in accordance with the plans submitted to the City and marked as "Received" on November 6, 2026, for purposes of operating a new car dealership and in conjunction therewith a repair shop, new and used car sales and display lot, vehicle storage, and a car wash for use solely by the dealership, subject to compliance with the conditions set forth in Section Three of Ordinance 25-24, meets the requirements of the Zoning Code of the City of Glendale, Missouri and would not (a) substantially increase traffic hazards or congestions; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

SECTION TWO:

Subject to the conditions hereinafter provided and the conditions stated in Section 3 of Ordinance 25-24, the Special Use Permit issued by Ordinance Number 25-24 is hereby amended, and Permittee is authorized to continue to operate a new car dealership and in conjunction therewith, a repair shop and new and used car sales and display lot, vehicle storage and a car wash for use solely by the dealership on the following terms and conditions at 10058, 10070 and 10088 Manchester Road:

(A) To continue to locate and operate a new car dealership and in conjunction therewith a repair shop, new and used car sales and display lot, office space, and in connection with the operation of such dealership to construct a 70' x 74' addition to its facility to house the dealership's expanded service and repair operations, a new 50' x 75' car wash, and a new 7' Bufftech Galveston style fence in Sierra Blend color, pursuant to the detailed final development plan as submitted to the City for 10070 and 10058 Manchester Road, Glendale, Missouri 63122 stamped as "Received" by

the City on August 17, 2023, and to construct a vehicle storage lot upon the 0.757 +/- acre parcel at 10088 Manchester Road pursuant to the vehicle storage lot improvement plans as submitted to the City for 10088 Manchester Road, Glendale, Missouri 63122 stamped as "Received" by the City on November 20, 2024, and to construct, maintain and operate no more than ten (10) new additional service areas and related facilities along with all other allowed uses within the western portion of the existing building located at 10070 Manchester Road according to the plans marked "Received" by the City on November 6, 2026.

SECTION THREE:

The Special Use Permit herein granted shall be conditioned upon and shall become and remain in force and effect only under (i) the terms and conditions as stated in Section 3 or Ordinance 25-24, which terms and conditions are expressly incorporated herein by reference, and (ii) the following conditions:

(A) The two western-most service bay doors located on the south side of the western portion of the building located at 10070 Manchester Road shall be solid doors with a Sound Transmission Class (STC) rating of 25 or higher.

(B) The operation of the service bays in the western portion of the building located 10070 Manchester Road shall be conducted only between the hours of 7 a.m. and 8 p.m., Monday through Saturday, provided, however, that publicly posted business hours for the service bays shall be from 7 a.m. to 6 p.m. All service bay doors located on the south side of the western portion of the building located at 10070 Manchester Road shall remain closed after 6 p.m. except when moving a vehicle in or out of one of the service bays.

(C) Permittee shall submit to the City before receiving a building permit for the expansion of the service bays on the property an acceptable detailed landscaping plan for the portion of the property at 10070 that borders the northern border of the Glendale Gardens Condominiums. Said landscaping plan shall show all trees and vegetation to be removed and the location of all new trees to be planted in order to provide significant visual screening of the proposed service bays. Permittee shall plant such visual screening and shall maintain the grass, plants, and trees in this area. Maintenance includes, but is not limited to, regular mowing, mulching, dead-wooding of trees, and removing or replacing invasive, diseased, dying, or dead plants and trees as needed.

(D) Permittee shall submit to the City before receiving a building permit for the expansion of the service bays on the property a detailed site plan of the entire property at 10058, 10070 and 10088 Manchester Rad that shows all buildings, all striped parking and vehicle storage areas, all internal traffic flows upon the property, and the details of all screening for trash dumpsters.

SECTION FOUR:

This Special Use Permit, as amended, shall remain in full force and effect so long as Permittee shall comply with all the terms and conditions thereof. In the event that Permittee shall breach any of these conditions, Permittee shall be given a written notice of such breach by the City of Glendale, delivered to any person in charge of the office of Permittee. If such condition is not corrected within a reasonable time and in any event within thirty (30) days of the delivery of such notice, it is agreed that the City of Glendale shall have the right to close down the operations, under the Special Permit, until such time as Permittee shall comply with all terms and conditions of said permit or permits.

SECTION FIVE:

The permit issued hereby shall become effective and be in full force at such time as the City of Glendale has received an acknowledgement from Permittee accepting the terms of this ordinance.

SECTION SIX:

This Ordinance shall be effective immediately on its passage and approval.

This Ordinance passed and approved this __ day of _____, 20__.

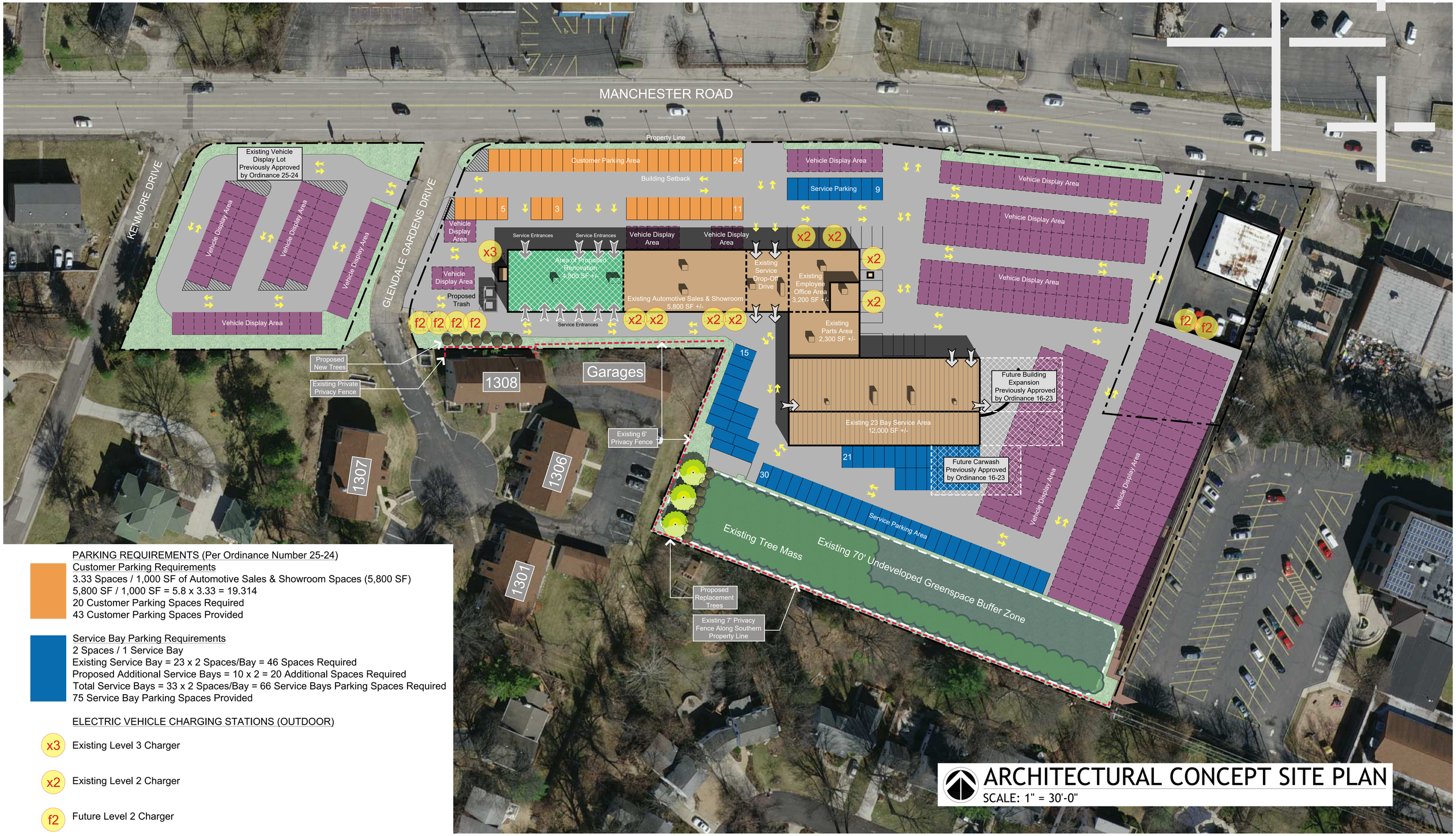
_____
Michael A. Wilcox
Mayor

ATTEST:

_____
Frank Johnson
City Administrator/City Clerk

M+H ARCHITECTS

11/16/2026



PARKING REQUIREMENTS (Per Ordinance Number 25-24)

Customer Parking Requirements

3.33 Spaces / 1,000 SF of Automotive Sales & Showroom Spaces (5,800 SF)

5,800 SF / 1,000 SF = 5.8 x 3.33 = 19.314

20 Customer Parking Spaces Required

43 Customer Parking Spaces Provided

Service Bay Parking Requirements

2 Spaces / 1 Service Bay

Existing Service Bay = 23 x 2 Spaces/Bay = 46 Spaces Required

Proposed Additional Service Bays = 10 x 2 = 20 Additional Spaces Required

Total Service Bays = 33 x 2 Spaces/Bay = 66 Service Bays Parking Spaces Required

75 Service Bay Parking Spaces Provided

ELECTRIC VEHICLE CHARGING STATIONS (OUTDOOR)

x3 Existing Level 3 Charger

x2 Existing Level 2 Charger

f2 Future Level 2 Charger

ARCHITECTURAL CONCEPT SITE PLAN

SCALE: 1" = 30'-0"

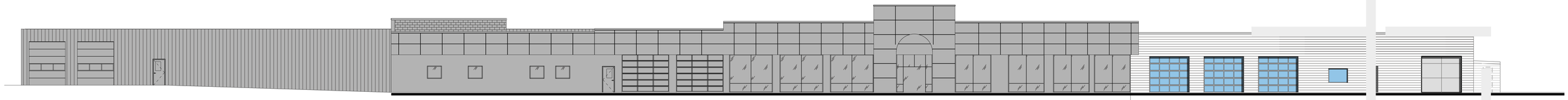
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GLENDALE, MISSOURI

GLENDALE CHRYSLER

M+H ARCHITECTS

11/16/2026

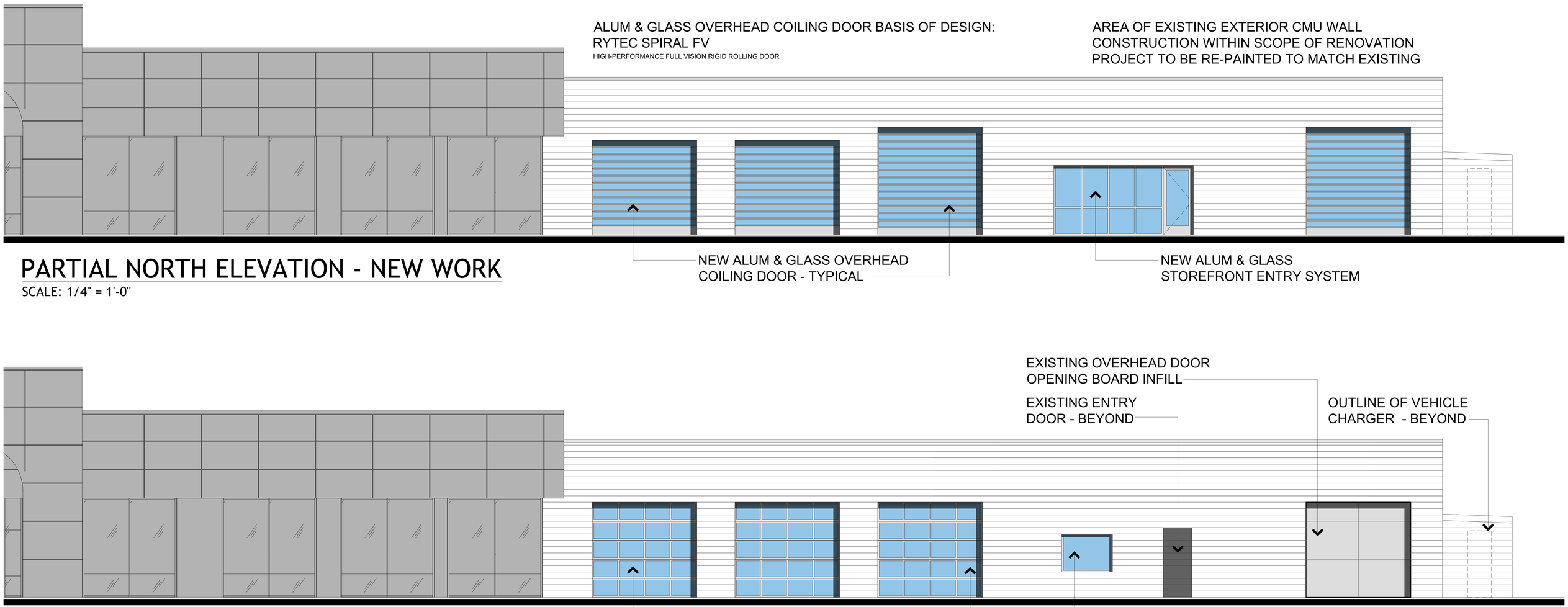


OVERALL NORTH ELEVATION - EXISTING

SCALE: 3/32" = 1'-0"

EXISTING BUILDING - NOT IN SCOPE
(SHOWN SHADED)

SCOPE OF RENOVATION



PARTIAL NORTH ELEVATION - NEW WORK

SCALE: 1/4" = 1'-0"

PARTIAL NORTH ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"

260037.00

GLENDALE, MISSOURI

GLENDALE CHRYSLER

M+H ARCHITECTS

11/16/2026

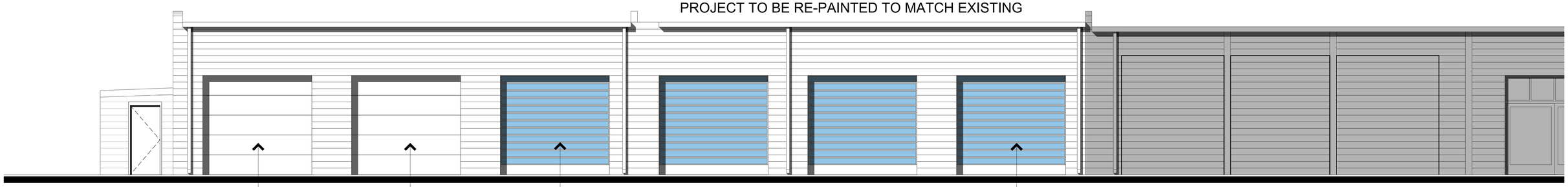


SCOPE OF RENOVATION

EXISTING BUILDING - NOT IN SCOPE
(SHOWN SHADED)

OVERALL SOUTH ELEVATION - EXISTING

SCALE: 3/32" = 1'-0"

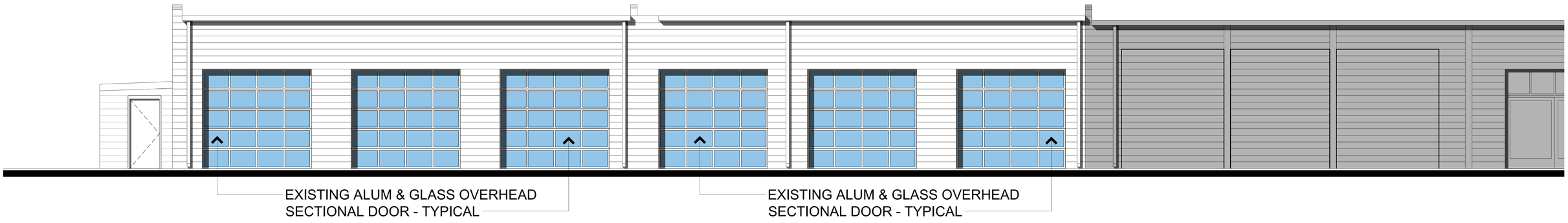


ALUM OVERHEAD SECTIONAL DOOR BASIS OF DESIGN:
OVERHEAD DOOR COMPANY
THERMACORE DOOR SYSTEM 596 - MIN STC OF 25

ALUM & GLASS OVERHEAD COILING DOOR BASIS OF DESIGN:
RYTEC SPIRAL FV
HIGH-PERFORMANCE FULL VISION RIGID ROLLING DOOR

PARTIAL SOUTH ELEVATION - NEW WORK

SCALE: 1/4" = 1'-0"



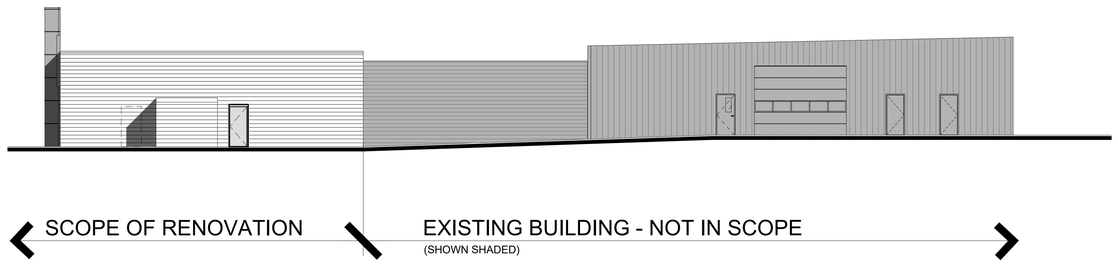
PARTIAL SOUTH ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"

260037.00

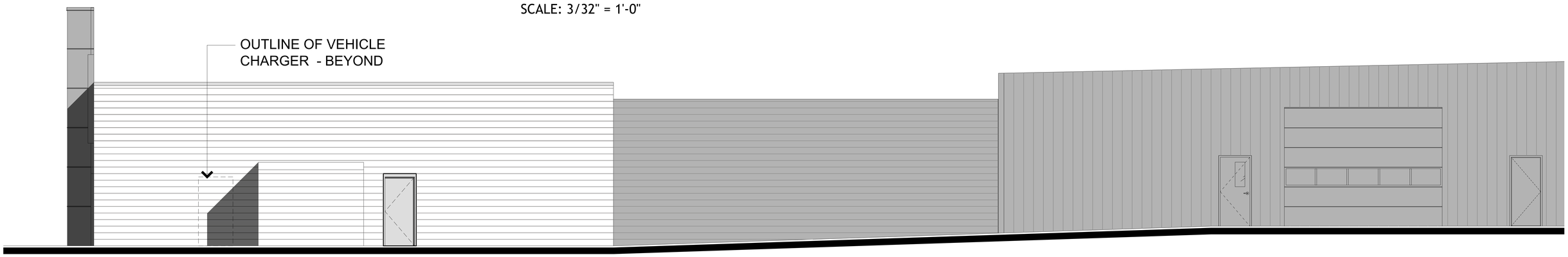
GLENDALE, MISSOURI

GLENDALE CHRYSLER



OVERALL WEST ELEVATION - EXISTING

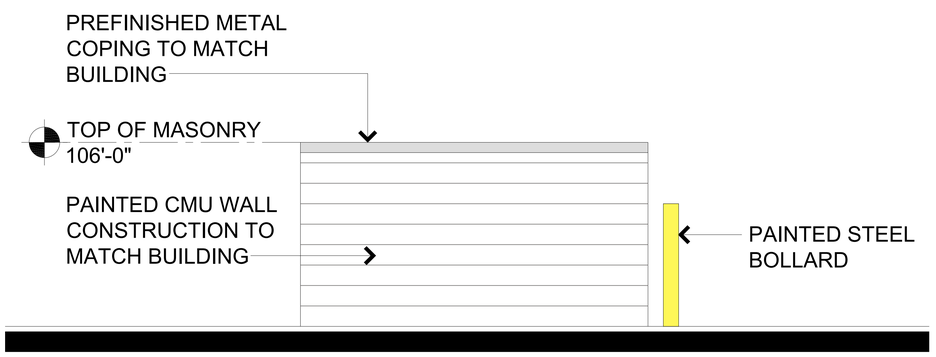
SCALE: 3/32" = 1'-0"



AREA OF EXISTING EXTERIOR CMU WALL CONSTRUCTION WITHIN SCOPE OF RENOVATION PROJECT TO BE RE-PAINTED TO MATCH EXISTING

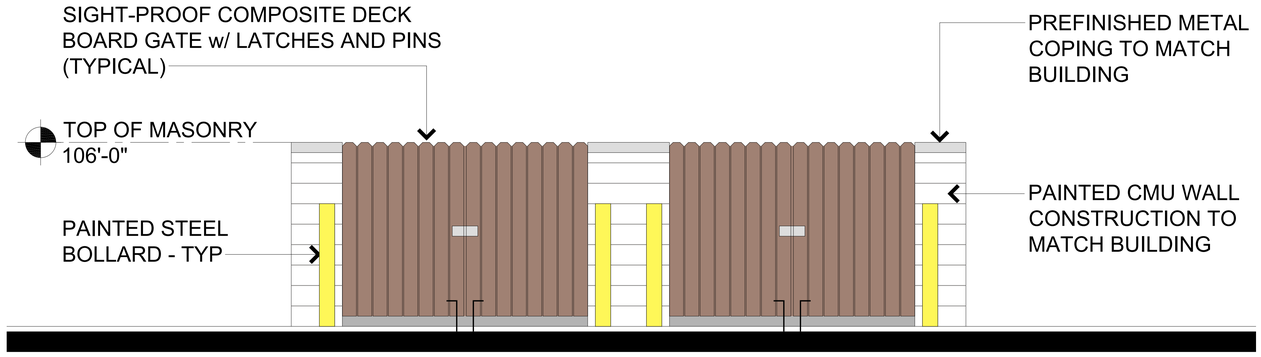
PARTIAL WEST ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION (REAR SIM.)

SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/2" = 1'-0"

GLENDALE, MISSOURI

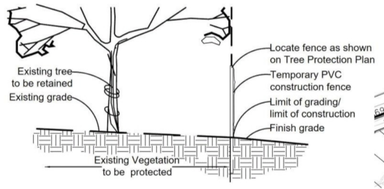
GLENDALE CHRYSLER

Tree Protection Notes:

1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

1) Survey limit of disturbance.
2) Install tree protection fencing.
3) Post tree protection signage on fence (No signs will be posted on trees).
4) Maintain tree protection area as an off-limits zone.



Tree Protection Detail

Tree Inventory (continued) - Added Green Giant Arbovitae

ID	Tree Name	DBH	Condition Rating	Comment	Preserved	To Be Removed
83	Green Giant Arbovitae	4	4	9' h.	X	
84	Green Giant Arbovitae	4	4	9' h.	X	
85	Green Giant Arbovitae	4	4	8' h.	X	
86	Green Giant Arbovitae	4	4	8' h.	X	
87	Green Giant Arbovitae	4	4	8' h.	X	
88	Green Giant Arbovitae	4	4	8' h.	X	
89	Green Giant Arbovitae	4	4	8' h.	X	
90	Green Giant Arbovitae	4	4	8' h.	X	
91	Green Giant Arbovitae	4	4	Repl. #16	X	
92	Green Giant Arbovitae	4	4	Repl. #17	X	
93	Green Giant Arbovitae	4	4	Repl. #28	X	
94	Green Giant Arbovitae	4	4	10' h. Repl #6	X	
95	Green Giant Arbovitae	4	4	8' h.	X	
96	Green Giant Arbovitae	4	4	8' h.	X	
97	Green Giant Arbovitae	4	4	8' h.	X	
98	Green Giant Arbovitae	4	4	8' h.	X	
99	Green Giant Arbovitae	4	4	8' h.	X	
100	Green Giant Arbovitae	4	4	8' h.	X	
101	Green Giant Arbovitae	4	4	8' h.	X	
102	Green Giant Arbovitae	4	4	8' h.	X	
103	Green Giant Arbovitae	4	4	8' h.	X	

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Preserved	To Be Removed
1	Green Giant Arbovitae	4	4	9' h.	X	
2	Green Giant Arbovitae	4	4	9' h.	X	
3	Green Giant Arbovitae	4	4	9' h.	X	
4	Green Giant Arbovitae	4	4	9' h.	X	
5	Green Giant Arbovitae	4	4	9' h.	X	
6	Green Giant Arbovitae	4	0	Dead		X
7	Green Giant Arbovitae	4	4	9' h.	X	
8	Green Giant Arbovitae	4	4	9' h.	X	
9	Green Giant Arbovitae	4	4	9' h.	X	
10	Green Giant Arbovitae	4	4	9' h.	X	
11	Green Giant Arbovitae	4	4	9' h.	X	
12	Green Giant Arbovitae	4	4	9' h.	X	
13	Green Giant Arbovitae	4	4	9' h.	X	
14	Green Giant Arbovitae	4	4	9' h.	X	
15	Green Giant Arbovitae	4	4	9' h.	X	
16	Pine	12	2			X
17	Pine	6	2			X
18	Elm	15	1	Poor		X
19	Red Oak	5	3		X	
20	Red Oak	5	3		X	
21	Dead	12	0			X
22	Hickory	4	2		X	
23	Elm	10	2		X	
24	Ash	7	2		X	
25	Redbud	6	1	Broken limb	X	
26	Ash	4	2		X	
27	Maple	10	2		X	
28	Ash	4	2			X
29	Cherry	6	2		X	
30	Ash	8	2		X	
31	White Pine	8	2		X	
32	White Pine	10	2		X	
33	White Pine	18	2		X	
34	White Pine	12	2		X	
35	White Pine	18	2		X	
36	White Pine	8	2		X	
37	White Pine	16	2		X	
38	Elm	8	2		X	
39	Black Cherry	10	2		X	
40	White Pine	30	2		X	
41	White Pine	24	2		X	
42	White Pine	14	2		X	
43	White Pine	15	2		X	
44	Ash	18	2		X	
45	Hemlock	12	2		X	
46	Hemlock	13	2		X	
47	Hemlock	12	2		X	
48	Hemlock	12	2		X	
49	Hemlock	10	2		X	
50	Hemlock	9	0		X	
51	Hemlock	7	2		X	
52	Hemlock	10	2		X	
53	Hemlock	11	2		X	
54	Shingle Oak	15	2		X	
55	White Pine	6	1			X
56	White Pine	8	1		X	
57	White Pine	12	0			X
58	Elm	8	2			X
59	Elm	8	2		X	
60	Buckthorn	3	1		X	
61	Oak	24	3	Offsite		X
62	Maple	3	3		X	
63	Ailanthus	8	1			X
64	Ailanthus	8	1			X
65	Persimmon	8	2	Offsite	X	
66	Persimmon	8	2	Offsite	X	
67	Catalpa	18	2	Offsite	X	
68	Shingle Oak	15	2	Offsite	X	
69	Catalpa	24	2		X	
70	Honeylocust	20	2	Offsite	X	
71	White Pine	14	2	Offsite	X	
72	White Pine	8	2	Offsite	X	
73	Elm	18	1	Offsite	X	
74	White Pine	10	2	Offsite	X	
75	White Pine	12	2	Offsite	X	
76	White Pine	20	2	Remove		X
77	Green Giant Arbovitae	4	4	9' h.	X	
78	Green Giant Arbovitae	4	4	9' h.	X	
79	Green Giant Arbovitae	4	4	9' h.	X	
80	Green Giant Arbovitae	4	4	9' h.	X	
81	Green Giant Arbovitae	4	4	9' h.	X	
82	Green Giant Arbovitae	4	4	9' h.	X	

Tree Condition Rating Key:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

(8) GREEN GIANT ARBORVITAE
REMOVE AND DISPOSE OF CONCRETE PAD

ADD 3/8" PURPLE TRAP ROCK TO EXISTING TRAP ROCK BED TO SMOOTH GRADE

REPLACE (8) TREES REMOVED BY MSD WITH (8) GREEN GIANT ARBORVITAE

REPLACE (1) LEANING PINE WITH 8' ARBORVITAE

IMPORT GARDEN MIX SOIL, RAISE PLANTING BED GRADE TO BE LEVEL WITH CONDO PATIO FINISHED GRADE. INSTALL TRAP ROCK OVER FABRIC AS MULCH. TAPER SOIL AND ROCK DOWN TO BACK OF CURB

REPLACE (2) DEAD PINES WITH 8' ARBORVITAE

(1) RED MAPLE
(1) VALLEY FORGE ELM
(1) RED OAK

REPLACE DEAD ARBORVIATAE WITH 12' GREEN GIANT ARBORVITAE

REPLACE (1) DEAD PINE WITH 8' ARBORVITAE, PLANT 10' FROM ADJACENT OAK

MANCHESTER ROAD
GLENDALE GARDENS
Tree #76 White Pine - T.B.R.
Tree protection fence
Existing trees and stumps # 63 and 64; T.B.R.
Existing tree and stump # 57; T.B.R.
Existing tree and stump # 18; T.B.R.
Existing onsite tree canopy
Power Pole

Tree Preservation Plan
SCALE 1"=30'
0 30 60 120

Lawn Masters
"Mastering lawns since 1983"
709 GLOVER AVE, VALLEY PARK, MO 63088
O: 636-230-0700 W: LAWNMASTERSSTLOUIS.COM

Consultants:

Glendale Chrysler Jeep Dodge Ram
10070 Manchester Road
Glendale, Missouri 63122

Revisions:

Date	Description	No.
10/9/26	TREE REPLACEMENT	01
11/6/26	TREE REPLACEMENT	02

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title: Tree Preservation Plan
Sheet No: TPP
Date: 11/17/23
Job #: 813.093

AN ORDINANCE AMENDING SECTION 400.070 OF THE CODE OF ORDINANCES OF THE CITY OF GLENDALE, MISSOURI, PERTAINING TO REAR AND SIDE YARD SETBACKS FOR ACCESSORY GARAGES IN THE CITY OF GLENDALE

WHEREAS, Chapter 400 of the Code of Ordinances of the City of Glendale, Missouri, imposes certain rules and regulations to the permitted uses of buildings and premises in the various zoning districts within the City of Glendale, Missouri (the "City"); and

WHEREAS, City staff has proposed that Section 400.070 of the Glendale City Code be amended with regard to the side and rear yard setbacks for accessory garages; and

WHEREAS, the City Plan Commission reviewed the proposed amendment at its meeting on November 11, 2026, and has recommended that the Board of Alderman approve such amendment; and

WHEREAS, a public hearing was held before the Board of Aldermen on the 16th day of November, 2026 regarding the proposed amendment, with notice published in a newspaper of general circulation within the City at least fifteen (15) days prior to such public hearing, as required by Section 89.060, RSMo and Section 400.120 of the Glendale City Code;

WHEREAS, the Board of Aldermen of the City of Glendale, Missouri, has determined that the amendments to Section 400.070 are appropriate and 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: Section 400.805 of the Glendale Municipal Code shall be amended to read as follows (with new text in bold and deletions struck through):

Section 400.070 Additional Height and Area Regulations.

A. The district regulations hereinafter set forth in this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Chapter.

…

7. Accessory buildings and accessory structures ~~not exceeding twelve (12) feet in height~~ which are not a part of or attached to the main building may be built in a rear yard or side yard no nearer than six (6) feet of the side or rear lot line; except that an accessory building used as a garage abutting any alley may be built up to the street line if no portion of the building including eaves and doors shall encroach into the public right-of-way and that accessory buildings and structures not exceeding twelve (12) feet in height and less than 120 square feet may be built in a rear yard or side yard no nearer than two (2) feet of the side or rear lot line. In the

case of a corner lot, no accessory building shall be closer to any street line than permitted for the main building in relation to the same street line.

SECTION TWO: The remaining provisions of Chapter 400 not amended by this Ordinance shall remain in full force and effect.

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

This Ordinance, after being read two times, is passed and approved this ___ day of _____, 2026.

_____
Michael A. Wilcox
Mayor

ATTEST:

_____
Frank Johnson
City Administrator/City Clerk

CITY OF Glendale

Internal Memorandum

TO: Frank Johnson, City Administrator

FROM: Terry Jones, Public Works Superintendent

DATE: November 10, 2026

RE: Purchase Recommendation – N. Sappington Rd RRFB

Frank,

The city has received multiple requests for the installation of a new crosswalk along N. Sappington Rd between Kirkham Ave and Manchester Rd. To meet this need, I've attached a Proposal from Traffic and Parking Control Co, LLC (Tapco) for the purchase and delivery of a Rectangular Rapid Flashing Beacon (RRFB).

As you know, improvements are currently being constructed along N. Sappington Rd, which are slated for completion in the spring of 2027. Project engineers have identified a suitable location for a new crosswalk along N. Sappington Rd between the south corner of the intersection with Warwick Lane, extending across N. Sappington Rd to the north corner of the intersection with Glenbrook Ave. The City Engineer has reviewed and approved this placement and configuration.

In addition to the City Engineer's review, the Traffic Safety Committee has been briefed on this need and agrees with the RRFB type, configuration, and placement.

The RRFB outlined in this Proposal not only meets the requirement of the Manual on Uniform Traffic Control Devices (MUTCD), but also matches the appearance and function of the existing RRFB's along Kirkham Ave. This is desired to meet federal ADA and safety standards for a mid-block crossing, but also to maintain an aesthetically pleasing, consistent look, and to ensure the crosswalk systems function the same across multiple roadways. To further increase safety at this crosswalk, the RRFB in the attached Proposal also includes overhead lighting that is illuminated when the crosswalk is activated by a pedestrian.

The city purchased RRFB's from Tapco in 2023 at a cost of $16,650. per set, and again in 2025 at a cost of $15,633.69 per set. The cost outlined in this Proposal for one set of RRFB's is $12,751.70 which is surprising considering it is less than what the city has paid in previous years and includes the addition of the pedestrian illumination, which the previous purchases do not have.

The 2026-27 CIP includes $15,000 in line item 90-060-44030, "Crosswalk Systems" for the purchase and delivery of an RRFB.

For these outlined above, I've not sought competitive bids and am recommending the Mayor and Board of Aldermen approve a purchase order for this RRFB under a sole-source procurement provision.

Please let me know if you have any questions.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, APPROVING THE PURCHASE OF A RECTANGULAR RAPID FLASHING BEACON SYSTEM AND RELATED COMPONENTS FOR A CROSSWALK ON N. SAPPINGTON ROAD

WHEREAS, the City of Glendale annual operating budget for Fiscal Year 2027 provides an appropriation of $15,000 for the purchase and delivery of a Rectangular Rapid Flashing Beacon (RRFB) system and related components; and

WHEREAS, improvements are currently being constructed along N. Sappington Road, and project engineers have identified a suitable location for a new crosswalk at the intersection of Warwick Lane and Glenbrook Ave; and

WHEREAS, staff solicited a bid from Traffic and Parking Control Co LLC for an RRFB that meets the requirements of the Manual on Uniform Traffic Control Devices (MUTCD) specifications and matches the appearance and function of existing RRFBs on Kirkham Avenue; and

WHEREAS, the Board of Aldermen finds that this purchase qualifies for the negotiated procurement exception under Section 130.050(I)(2) of the Glendale Municipal Code because the RRFB and related components are of such a specialized nature that no similar standard product would reasonably satisfy the City's operational requirements.

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 an Agreement for the purchase of one (1) RRFB and related components from Traffic and Parking Control Co LLC for the price of twelve thousand, seven-hundred fifty-one dollars ($12,751.00), 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 Traffic and Parking Control Co LLC, 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 upon its passage.

This Resolution Passed and Approved this 16th Day of November 2026.

_____
Michael A. Wilcox
Mayor

ATTEST:

_____
Frank Johnson
City Administrator/City Clerk

Exhibit A

TAPCO
Safe travels.

SALES QUOTE

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.: 800-236-0112
E-Mail: Tapcosales@tapconet.com

SALES QUOTE DATE
11/10/2026

SALES QUOTE NUMBER
00044108

CUSTOMER NO.
C63021

BILL TO	SHIP TO
City of Glendale 424 N. Sappington Road Glendale, Missouri, 63122 United States	City of Glendale 424 N Sappington Rd Saint Louis, Missouri, 63122-4763 United States

SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
BEST RATE Prepaid & Add	N30	Zach Feerick	12/10/2026

Item/Description	U/M	Quantity	Unit Price	Total Price
605027 Crosswalk System, Solar, SOP, RRFB, DS, 65/50, Piezo PB, SafeWalk, Software Subscription	Each	1	$0.00	$0.00
505014 Cabinet,Smart Controller,RRFB,65W Side of Pole	Each	2	$1,836.00	$3,672.00
156025 Universal Mounting Bracket, Smart SOP Medium Cabinets, Hardware Included	Each	2	$123.25	$246.50
138089 RRFB, Dimmable, Assembly with Universal Mounting Kit	Each	4	$331.50	$1,326.00
SLR-55-B 65W/12V Solar Panel Package, Top Of Pole Mount 4.5 Dia.	Each	2	$493.00	$986.00
101620 Push Button Bulldog Add-On Option Kit Yellow, With LED	Each	2	$223.55	$447.10
155022 Smart SafeWalk Illuminator, Assembly with Mounting Kit	Each	2	$212.50	$425.00
101494 Battery, Universal battery, Solar 12V 50Ah AGM UB12500 - Internal Thread	Each	2	$304.30	$608.60
SH-1-ENTERPRISETRIAL Smart Hub Software Subscription, 1 Year Included, Renews Annually	Each	1	$0.00	$0.00
138089	Each	4	$331.50	$1,326.00

All prices are listed in USD
For terms and conditions, please visit https://www.tapconet.com/terms-conditions

TAPCO
Safe travels.

SALES QUOTE

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.: 800-236-0112
E-Mail: Tapcosales@tapconet.com

SALES QUOTE DATE
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SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
BEST RATE Prepaid & Add	N30	Zach Feerick	12/10/2026

RRFB, Dimmable, Assembly with Universal Mounting Kit				
373-01759 W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	Each	2	$39.10	$78.20
373-01757 W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	Each	2	$39.10	$78.20
373-03671 W11-2,24"x24"x.080 DG3 FYG,Pedestrian Crossing Fed Spec Sign	Each	4	$94.35	$377.40
109482BLK Collar assembly for square base AL-P5325-P33 Med Gloss Black - DBS6-20001 (SW)	Each	2	$149.60	$299.20
3177-00042 J-Bolt,1"x 42"+4" ATSM F1554 GR-105 92k 12" Thread Full Galvanized with Nut & Lock Washer	Each	8	$49.30	$394.40
203-00014BLK Base,Aluminum,Square with TAPCO door,Black SP-5444-PNC (BACKUP ONLY, USE 203-00012 INSTEAD)	Each	2	$378.25	$756.50
107265B Sign Mounting Kit, Flared Leg, Standard, Black For Mounting B2B Static Signs to a Large Blk Pole	Each	4	$53.55	$214.20
030-00006 Washer Flat 1-1/16"ID x2.5OD"x.125" Galvanized For 1" A/B, for use w/ J-bolts (not incl)	Each	8	$2.55	$20.40
373-13BLK	Each	2	$748.00	$1,496.00

All prices are listed in USD
For terms and conditions, please visit https://www.tapconet.com/terms-conditions

TAPCO
Safe travels.

SALES QUOTE

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5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.: 800-236-0112
E-Mail: Tapcosales@tapconet.com

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City of Glendale 424 N. Sappington Road Glendale, Missouri, 63122 United States	City of Glendale 424 N Sappington Rd Saint Louis, Missouri, 63122-4763 United States

SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
BEST RATE Prepaid & Add	N30	Zach Feerick	12/10/2026

Standard Aluminum 13 Ft Schedule 40 6061-T6 4.5" O.D. T.O.E. Medium Gloss Black				

Total:	$12,751.70

AUTHORIZATION

CUSTOMER ACCEPTANCE AND PURCHASE COMMITMENT: By signing, Customer accepts this Quote and the linked Terms and Conditions (https://www.tapconet.com/terms-conditions) in effect on the signature date; orders and agrees to pay for the listed hardware and/or software licenses in the stated quantities, at the stated prices and payment terms; and authorizes Seller to fulfill the order. This signed Quote is a binding purchase commitment requiring no purchase order or further approval. Signer represents that they are authorized to bind Customer. Cancellation or modification requires Seller's written consent, except as stated in the Terms and Conditions.

Signature	Date	Print Name

Thank you for choosing Tapco. Please sign and return to:

Salesperson: Zach Feerick
Email:
Title:

All prices are listed in USD
For terms and conditions, please visit https://www.tapconet.com/terms-conditions

Internal Memorandum

Office of the City Administrator

TO: Mayor and Board of Aldermen

FROM: Frank Johnson, City Administrator

SUBJECT: Parking Restriction Demonstration Survey Feedback Summary

DATE: October 2, 2026

Who Responded

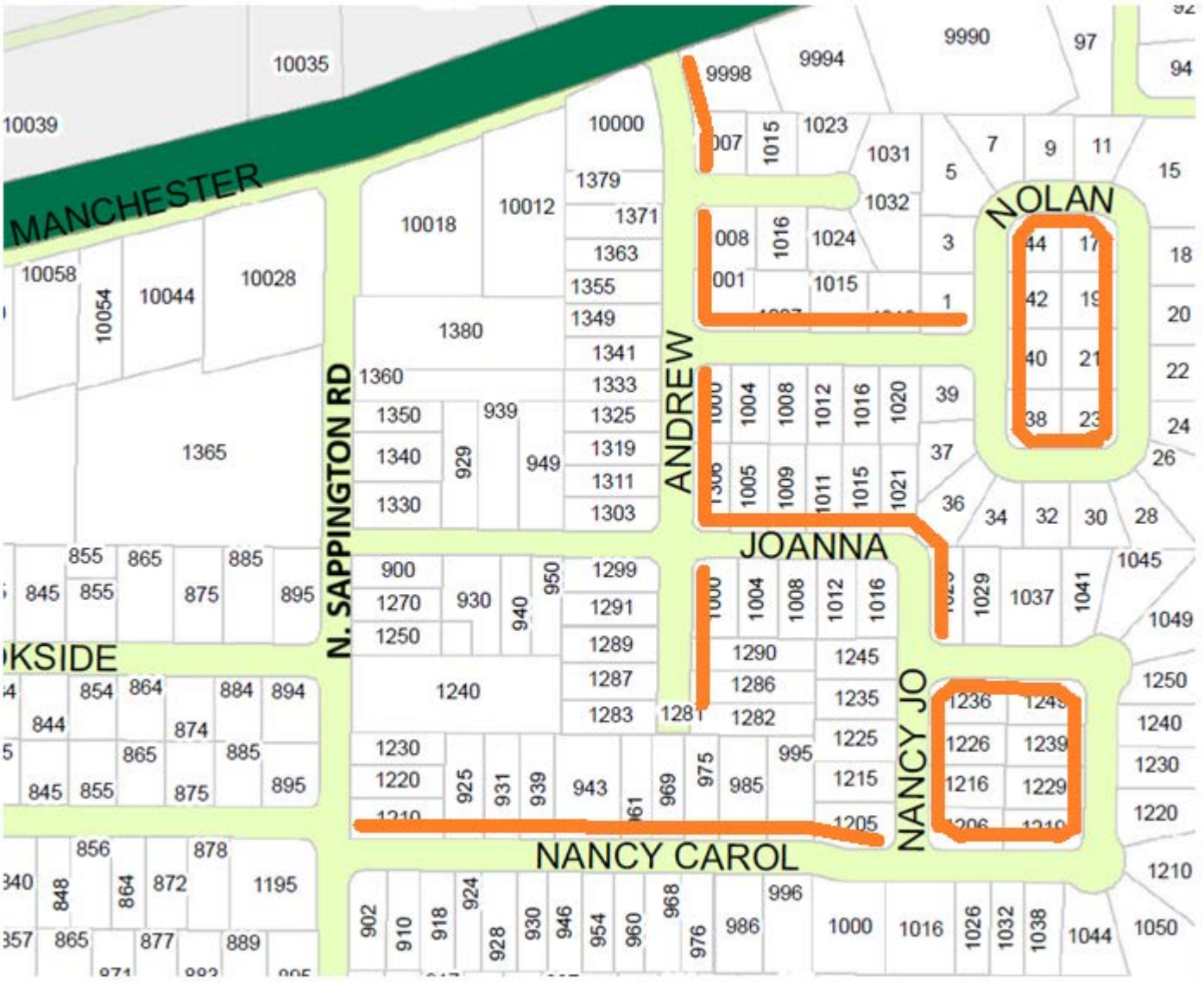
The form was open from August 3 to November 5, 2026, and the City received responses from 28 residents, 22 of whom live directly on a restricted street. Responses came from eight streets:

- Joanna Ave (8)
- Nolan Dr (6)
- Nancy Carol Ln (5)
- Nancy Jo Pl (2)
- Venneman Ave (2)
- Northview Ct (2)
- Andrew Dr (2)
- N. Sappington Rd (1)

Four households submitted two responses each. Respondents' own parking habits vary widely: 10 park on the street multiple times per week or more, and 11 park on the street once a month or less.

Key Takeaways

- **Most respondents view the demonstration favorably.** About three in four reported a positive experience as drivers (75%) and rated emergency vehicle access as improved (75%). Seven in ten (71%) said traffic flow improved, and two in three (68%) reported a better experience as pedestrians or cyclists.
- **Parking availability was not reported as a widespread problem.** 71% disagreed that they had difficulty finding a place to park.
- **Most respondents did not report an increase in speeding as a result.** 54% disagreed that speeding has gotten worse and 25% were neutral. For the 21% that did report an increase in speeding, there concerns were concentrated on Nancy Carol Lane.
- **The proposed side-of-street placement is generally accepted, with one notable exception.** 68% said the placement is appropriate (up to 75%, if you include two qualified yes answers). The objections were primarily centered on the loops for Nolan Drive and Joanna Avenue, where four respondents said the restrictions would work better on the "outside" of the loop.



= NO PARKING THIS SIDE OF STREET

City of Glendale, MO
Wednesday, November 11, 2026

Chapter 501. Regulations Applicable to New Construction

Section 501.010. Regulations Governing New Construction.

[R.O. 2010 §501.010; Ord. No. 03-06 §1, 2-20-2006; Ord. No. 10-07 §2, 5-21-2007; Ord. No. 09-10 §§1 — 3, 10-18-2010]

The following regulations shall apply to the construction of all new residential dwellings, adjacent structures including utility equipment cabinets located on easements, the public right-of-way, private property, room additions, remodeling or other work performed on existing residences. See the St. Louis County Building Codes adopted by Ordinance No. 09-10 effective November 1, 2010, set out in Section **500.010** of this Code.

Section 501.020. Construction Hours.

[R.O. 2010 §501.020; Ord. No. 03-06 §1, 2-20-2006]

Except in cases of emergency where a permit has been obtained from the Building Commissioner, construction hours are established as Monday through Friday from 7:00 A.M. until 6:00 P.M. and on Saturday from 10:00 A.M. until 4:00 P.M. Creation of diesel or other mechanical noise audible from the job site outside of prescribed construction hours is prohibited. No non-emergency construction shall be performed on Sundays.

Section 501.030. Job Site.

[R.O. 2010 §501.030; Ord. No. 03-06 §1, 2-20-2006; Ord. No. 22-08 §1, 8-18-2008]

A. Construction fencing shall be required around the work zone on all job sites subject to these regulations prior to commencement of any demolition and shall adhere to the guidelines in the St. Louis County Building Codes adopted and set out in Section **500.010** of this Code.

B. Non-temporary construction equipment, offices, trailers, portable bathrooms, construction materials and dumpsters may be stored only within the construction fenced area, after a proper construction fence is installed as described in Section **501.070** herein. Non-temporary items are considered those necessary for more than five (5) days of the construction timeline, not possessing their own motor and usually picked up or dropped off.

C. No construction materials or equipment may be stored on the sidewalks or any public right-of-way.

D. No temporary construction, delivery, landscape or other types of vehicles may be stored on or within the construction-fenced area for a period in excess of five (5) days. *"Temporary"* vehicles are those containing their own motor, licensed for travel and necessary for less than five (5) days of the construction timeline.

E. Dumpsters shall be required to be emptied or covered to minimize debris float to adjacent properties when any fill within the dumpster exceeds the interior height of the dumpster by more than eighteen (18) inches at any time. In any event, no debris shall be allowed to overflow from the dumpster onto the job site.

F. Construction site shall be kept free of litter and construction debris. Contractor/owner shall clean site of litter and construction debris at conclusion of each workday.

G. All public sidewalks and streets adjacent to the job site shall remain clear of any mud or debris at the conclusion of each workday.

H. Any potential mud runoff or seepage onto adjacent properties or public rights-of-way must be prevented through the use of straw bales or other approved screening devices, the location of which must be maintained within the subject property line (fence).

I. Written notification must be given to the Building Official at least four (4) days prior to any "salvage" operation or other potential physical alteration to the exterior of any pre-existing structure sometimes referred to as a "salvage sale".

J. Prior to the "demolition" or "salvaging" of any part or all of a pre-existing structure, defined as including physical demolition to the exterior as visible from the street, removal of exterior (including removal of siding or tiles), removal of windows, doors, trim or guttering or any appearance of the exterior of the home or included portion of the lot, that would be deemed unsightly, unsafe or unsanitary, see the St. Louis County Building Codes adopted and set out in Section **500.010** of this Code, a construction fence shall be erected in accordance with the guidelines outlined in Section **501.070** herein.

K. *Salvaging Timing.*

1. Total salvage time shall not exceed ten (10) calendar days, including any sale and removal of items, unless the job site consists of more than three (3) pre-existing structures, constituting a "large scale" housing development, in which case the total salvage time shall not exceed twenty-five (25) calendar days, including any sale and removal of items.

2. After salvaging is completed, no pre-existing structure shall remain in a salvaged condition, as described above, for a period in excess of twenty-five (25) calendar days prior to demolition, unless the "salvage" area consists of more than three (3) pre-existing structures, constituting a "large scale" housing development, in which case the time period shall be no more than sixty (60) calendar days prior to demolition. Upon violation, the Building Official may order the property secured at the owner's expense, including boarding up of missing or broken windows and doors, to insure against any ingress or egress of the structure(s). Within ten (10) days following a violation, the Building Official may move forward with immediate condemnation proceedings upon determination that the owner has duly abandoned the property.

L. *Demolition Procedure Timing.*

1. Total demolition procedure time shall not exceed ten (10) calendar days, including removal of items. If the demolition area consists of more than three (3) pre-existing structures, constituting a large-scale housing development, the total demolition procedure time shall not exceed twenty-five (25) calendar days, including removal of items.

2. After demolition is completed, no job site shall remain cleared for a period in excess of forty-five (45) calendar days prior to beginning of construction to include excavation. Upon violation, the Building Official may withdraw all construction permits and require the area to be graded, seeded or sodded or may do so at the owner's expense or more than one (1) of the above. If the permitted construction area consists of more than three (3) proposed home sites, constituting a "large-scale" housing development, this Section requires that at least construction (including excavation) be commenced on one (1) of the home sites within sixty (60) calendar days of site demolition.

M. A copy of these regulations shall be posted at the job site at all times.

N. A copy of the approved plans shall be located on the job site at all times.

Section 501.040. Amendments/Changes.

[R.O. 2010 §501.040; Ord. No. 03-06 §1, 2-20-2006]

All building material changes, significant structural changes, load-bearing alterations or site plan changes shall be submitted for approval to the Building Official prior to the work starting.

Section 501.050. Tree/Lawn Areas/Excavations.

[R.O. 2010 §501.050; Ord. No. 03-06 §1, 2-20-2006]

Prior to any excavations on any public right-of-way or tree/lawn areas, an excavation permit is required. All curb cuts, driveway approaches and public sidewalks must be approved by the Public Works Superintendent pursuant this Code.

Section 501.060. Notice of Inspection.

[R.O. 2010 §501.060; Ord. No. 03-06 §1, 2-20-2006]

All requests for inspections require twenty-four (24) hours' notice, except for fire inspections which require forty-eight (48) hours' notice. All projects will remain classified "open" until a final inspection is made on the project. Electrical, plumbing, mechanical and fire inspections must be completed and approved prior to a framing inspection. In the event that a project requires multiple inspections (framing, plumbing, mechanical, fire, etc.), these can sometimes be done at the same time to avoid multiple inspection appointments.

Section 501.070. Construction Fences.

[R.O. 2010 §501.070; Ord. No. 03-06 §1, 2-20-2006]

A. No construction fence may be erected until the Building Official approves the site plan, depicting material, location and access "gate(s)". At a minimum, all buildings undergoing salvage, construction, removal or demolition shall, at minimum, be enclosed on all sides with a construction grade plastic-mesh fence material, international orange, measuring not less than four (4) feet high. Preferred allowable fencing material shall consist of solid wood construction measuring not less than four (4) feet and not more than six (6) feet in height. No chain link fencing shall be utilized.

1. *Duration and removal of temporary construction fences.* Construction fences may not be erected more than ten (10) calendar days prior to demolition or any salvaging process, but in any event must be in place prior to commencement of any demolition, excavation, construction or salvaging process as described in Section **501.030**. All fences must be approved by the Building Official prior to the fence installation. If demolition, salvaging as described herein or construction does not occur within the above ten (10) day period, then the fencing must be removed and the site restored.

2. *Fence construction.* Required temporary construction fences shall comply with the following requirements:

a. Standard construction gauge international orange plastic mesh installed to a minimum height of four (4) feet; and a maximum of five (5) feet from grade constitutes the minimum fence requirement, although solid wood fencing material is preferred. The security of the fence and gate(s) shall be maintained for the duration of the project.

b. Suitable iron, steel, painted metal or wood, non-rebar fence posts shall be installed at no greater than eight (8) foot intervals. Space between any two (2) posts installed side by side shall not be any greater than four (4) inches apart.

c. Access to the work site must be through a suitable "gate" to consist of a movable portion of the fence which can be closed, fastened or otherwise secured as to emulate a

continuous segment of the adjacent fencing and post configuration. Maximum gate width shall be fourteen (14) feet. Gate must be fastened or secured every evening or on weekends so as to prevent unauthorized access. The space between gates, posts or hardware shall be no greater than four (4) inches.

d. No temporary construction fence may encroach beyond the subject property line. No temporary construction fence may encroach upon any public right-of-way without the prior written approval of the Building Official.

Section 501.080. Sidewalks and Streets.

[R.O. 2010 §501.080; Ord. No. 03-06 §1, 2-20-2006]

Existing sidewalks and streets must be maintained throughout the construction process. Construction related damage requires the replacement of damaged sidewalk panels or the repair or replacement of damaged street sections or the right-of-way in general to the specifications of the Public Works Superintendent. In situations where the Building Official has approved construction fences encroaching upon the public right-of-way, such fences will require a temporary sidewalk be constructed and maintained, extending no more than four and one-half (4½) feet beyond the curb line. Such walks shall be no less than four (4) feet in width, constructed in a safe and substantial manner as deemed necessary by the Building Official. In instances where the public right-of-way affected is in proximity to large amounts of pedestrian or commercial traffic, such as may be the case with a large scale housing development exceeding three (3) total housing units, the Building Official may require the sidewalk be roofed, handrails installed and properly lighted as a protection to the public from effects of construction or demolition.

Section 501.090. Failure to Comply.

[R.O. 2010 §501.090; Ord. No. 03-06 §1, 2-20-2006]

Failure to comply with the Zoning and Building Code provisions can result in the issuance of a stop work order, a fine consistent with Section **100.070** of the Glendale City Code, or both, and further court imposed fines and orders.

Section 501.100. Construction Escrow.

[R.O. 2010 §501.100; Ord. No. 03-06 §1, 2-20-2006]

An escrow will be required by the builder of any new construction as determined by the City Administrator in an amount not to exceed ten percent (10%) of the construction cost of the new home in order to insure that any damage to sidewalks, streets and the public right-of-way during construction is repaired in accordance with Section **501.080** herein upon completion of construction. If repairs are not made within thirty (30) days of final inspection of the new home, the City may enter upon the premises and may make such repairs using proceeds from the escrow. Said escrow will be in a form prescribed by the City Administrator to insure that the escrow will be available to the City when it is needed and may include an acceptable surety bond approved by the City Administrator.