



**NOTICE OF PUBLIC MEETING  
MAY 5, 2025 – 7:00 P.M.  
BOARD OF ALDERMEN MEETING  
TENTATIVE AGENDA**

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF APRIL 21, 2025 MINUTES
- V. CITIZEN COMMENTS
- VI. RESOLUTIONS

R15-25 A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, COUNTY OF ST. LOUIS, STATE OF MISSOURI, ACCEPTING THE ABSTRACT OF THE ANNUAL CITY ELECTION HELD ON THE 8TH DAY OF APRIL, 2025, AS RETURNED TO THE CITY BY THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY

- VII. ADJOURNMENT SINE DIE

SWEARING IN OF MAYOR AND ALDERMEN

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPOINTMENT OF ACTING PRESIDENT OF THE BOARD OF ALDERMEN
- IV. ANNUAL APPOINTMENT OF CITY OFFICIALS
  - a. City Attorney
  - b. Municipal Prosecutor
  - c. City Treasurer
  - d. City Engineer
- V. CAPITAL BUDGET WORKSHOP
- VI. ORDINANCE FOR FIRST READING

**PUBLIC HEARING – ORDINANCE B10-25**

B10-25 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, APPROVING THE EXPANSION DEVELOPMENT PLAN FOR THE WESTBOROUGH COUNTRY CLUB AT 1320 LOCKWOOD AVENUE UNDER THE “R-1” RESIDENTIAL DISTRICT

- VII. RESOLUTIONS

**PUBLIC HEARING – RESOLUTION R16-25**

- R16-25 A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR AN OUTDOOR DINING AREA ISSUED TO GLENDALE GRIND LOCATED AT 421 N. SAPPINGTON ROAD IN THE CITY OF GLENDALE, MISSOURI.
- R17-25 A RESOLUTION PROCLAIMING THE TWENTY-FIFTH OF APRIL 2025, AS ARBOR DAY IN THE CITY OF GLENDALE
- R18-25 A RESOLUTION DECLARING THE WEEK OF MAY 11–17, 2025, AS NATIONAL POLICE WEEK, AND THURSDAY, MAY 15, 2025, AS PEACE OFFICERS MEMORIAL DAY
- R19-25 A RESOLUTION DECLARING THE WEEK OF MAY 18-24, 2025, AS NATIONAL EMERGENCY MEDICAL SERVICES (EMS) WEEK
- R20-25 A RESOLUTION AUTHORIZING AN AGREEMENT WITH SLAIT-HEALTH AND ANTHEM FOR RENEWAL OF HEALTH INSURANCE COVERAGE EFFECTIVE JULY 1, 2025
- R21-25 A RESOLUTION AUTHORIZING A CONTRACT FOR EMPLOYEE DENTAL INSURANCE AND VOLUNTARY VISION COVERAGE THROUGH DELTA DENTAL OF MISSOURI FOR A TERM BEGINNING JULY 1 2025 AND ENDING JUNE 30 2026 FOR DENTAL INSURANCE BEGINNING JULY 1 2025 AND ENDING JUNE 30 2027 FOR VISION INSURANCE
- R-22-25 A RESOLUTION AUTHORIZING A CONTRACT EXTENSION FOR EMPLOYEE LIFE, ACCIDENTAL DEATH AND DISMEMBERMENT, AND LONG-TERM DISABILITY INSURANCE WITH THE HARTFORD FINANCIAL SERVICES GROUP FOR A PERIOD BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2027

VII. REPORTS

VIII. ADJOURNMENT

VIII. EXECUTIVE SESSION

Notice is hereby given that, subject to a motion duly made and adopted, the Board of Aldermen will hold a closed meeting pursuant to (i) RSMo Section 610.021(1) for the purpose of dealing with matters relating to privileged communications between the City's representatives and its attorney; and (ii) Section 610.021(9) preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups.



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

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**CALL TO ORDER**

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, April 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  
Alderman Roberts  
Alderman Capshaw Cushing  
Alderman Kayser  
Alderman Roettger

Alderman Lane

Also present were: Frank Johnson, City Administrator; Brian Malone, City Attorney; Jeff Beaton, Police Chief; Terry Jones, Public Works Superintendent; and Gabby Macaluso, Deputy City Clerk.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried, to approve the regular meeting minutes of April 7, 2025.

**CITIZEN COMMENTS**

Jim Tiburzi of 767 Chain Ridge Rd. expressed concerns regarding the Proposition S campaign. He said the campaign was deceptive because the tax increase will be in place for 20 years, which is much longer than the five years the projects will be occurring within. He also is upset with the size of the tax increase. Additionally, he expressed the opinion that the City of Warson Woods, which contracts with the City of Glendale for fire protection services, should pay more for their services.

Amy Volk of 1308 Kirkham Ave. introduced herself as the newly elected alderman representing Ward 3. She explained that when she saw that no one filed to run as alderman in Ward 3, she decided to run as a write-in candidate. She shared that she’s lived in Glendale since 2013. She and her husband have three children and four dogs. She is an attorney and engineer.

## RESOLUTIONS

### **R11-25** – Contract with Innovative Construction and Roofing

Mayor Wilcox introduced Resolution R11-25, a resolution authorizing a contract with Innovative Construction and Roofing for repairs to the flat roof of the Public Works Garage located at 721 Bismark Ave.

Mr. Johnson noted that this project was included as part of the 2025 Capital Improvement Program budget. The contract authorizes a “layover”, or refurbishment, of the existing roof at a total cost of \$35,000, which includes a 20-year/55 mph warranty that protects against leaks and wind damage.

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried to approve Resolution 11-25.

### **R12-25** – Engagement letter with Gilmore & Bell for bond counsel services

Mayor Wilcox introduced Resolution 12-25, a resolution authorizing the execution of an engagement letter with Gilmore & Bell, P.C. for bond counsel services in connection with the issuance of general obligation bonds.

Mr. Johnson explained that this resolution authorizes the City to engage Gilmore & Bell, P.C. to serve as bond counsel for the negotiated sale of \$9,700,0000 in general obligation bonds for an estimated fee of \$32,000. He noted that the services covered by the agreement include rendering a legal opinion (the “Bond Opinion”) regarding the validity and binding effect of the bonds, advising the City regarding the legal authority for the issuance of the Bonds, and other legal matters related to the structure of the Bonds.

Alderman Kayser asked what Blue Sky compliance meant as mentioned in the letter. Alderman Capshaw-Cushing, an attorney, explained that it related to the registering of securities.

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried to approve Resolution 12-25.

### **R13-25** – Engagement Letter with Gilmore & Bell for tax compliance services

Mayor Wilcox introduced Resolution 13-25, a resolution authorizing the execution of an engagement letter with Gilmore & Bell, P.C. for tax compliance services in connection with the issuance of general obligation bonds.

Mr. Johnson noted that if approved, Gilmore & Bell would provide services including providing annual interim rebate estimates for the Bonds and assisting the City in compiling the records necessary to account for the expenditure of Bond proceeds, and upon completion of the project financed by the Bonds, prepare a written “close out” report for the Bonds. The cost of these services would be \$15,000.

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried to approve Resolution 13-25.

**R14-25** – Contract with Sweeping Corporation of America for street sweeping services

Mayor Wilcox introduced Resolution 14-25, a resolution authorizing a special permit to allow Matthew and Katherine Stocke to keep domestic fowl at the property located at 119 Elm Avenue.

Mr. Johnson noted that if approved, this resolution would authorize a special permit to allow Matthew and Katherine Stocke to keep three hens on their property located at 119 Elm Ave. He explained that the Stocke's have secured the signatures from all property owners within 200 feet of their property expressing approval of the fowl, thereby meeting the requirements of Section 210.240 through 210.290 of the City's municipal code.

Mr. Johnson explained that the process to secure a permit for domestic fowl is onerous in terms of the number of signatures needed from surrounding property owners and the annual renewal requirement.

The Board of Aldermen expressed interest in revising the requirements. Alderman Nauman said he previously drafted legislation regarding domestic fowl and would send it to Mr. Johnson.

Moved by Alderman Nauman, seconded by Alderman Roettger and unanimously carried to approve Resolution 14-25.

## **REPORTS**

### **May 5<sup>th</sup> Meeting**

Mr. Johnson noted that at the May 5<sup>th</sup> Board of Aldermen meeting, all outgoing members need to attend because the current members need to accept the election results. This will be followed by the swearing-in of the new members.

### **Prop S Update**

Mr. Johnson explained that he and Mr. Jones have started planning the next steps to implement the projects planned for Prop S. The City will issue an RFQ for the planning and design of projects this year. Each year in January or February, the City will issue an RFP for the construction work planned to occur in that given year.

Mr. Johnson noted that there will be a bond rating call in the next few weeks in which the City's credit rating will be determined. He noted that interest rates are holding steady for the time being.

Alderman Roberts asked if all sidewalks will be addressed by Prop S. Mr. Jones explained that many sidewalks will be addressed through Prop S, but it's mostly the addition of new sidewalks, not the replacing of existing sidewalks. Alderman Roberts requested that sidewalks in bad condition be improved as funding allows and that the 50/50 sidewalk program be promoted so residents know it's an option.

### **Special Use Permit Update**

Mr. Johnson noted that at the next Board of Aldermen meeting on May 5, there will be a public hearing to approve the Special Use Permit (SUP) for The Glendale Grind to allow for outdoor dining and the selling/serving of shaved ice out of the building's back door. He noted that the SUP was reviewed by the Plan Commission and their April meeting, and they recommended approval to the Board of Aldermen.

Mr. Johnson explained that at this meeting, the applicant expressed a desire to sell shaved ice from a mobile cart that would be in front of the shop. Because this concept was not included in the original SUP application, the SUP, if approved by the Board of Aldermen, will be amended at a future date.

### **Fiscal Year Budget Update**

Mr. Johnson noted that staff have been working on the FY26 budget and that the Capital Improvement Plan is being planned now that Prop S has passed.

### **Blueprint Glendale Upcoming Meetings**

Mr. Johnson noted that the Blueprint Glendale Steering Committee will be meeting on Monday, April 28 at 6:00 p.m. The Glendale Business Committee will also be meeting on Tuesday, April 29 at 11:30 a.m.

### **Other Updates**

Mr. Johnson informed the members that Alderman Lane's husband had a minor stroke over the weekend, but he's doing okay and has been released from the hospital. Alderman Lane asked Mr. Johnson to share her appreciation to the City's first responders who arrived quickly and provided expert care.

Ms. Macaluso shared that two of the three sponsors of the Glendale Summer Bash concert event have provided their funds.

### **ALDERMEN COMMENTS**

Alderman Roettger expressed agreement with Mr. Tiburzi's comment that the City should reevaluate its contract for fire services with the City of Warson Woods when the current contract expires in a couple years.

Alderman Roberts shared a speech expressing his appreciation to his fellow elected officials, staff, and the public for their commitment to community and hard work to make Glendale a great city. He noted that he loved his experience as alderman and is dedicated to the community and its future growth.

### **ALDERMEN COMMENTS**

Moved by Alderman Nauman, seconded by Alderman Capshaw Cushing, and unanimously carried to adjourn the Board of Aldermen public meeting at 7:45 p.m.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, COUNTY OF ST. LOUIS, STATE OF MISSOURI, ACCEPTING THE ABSTRACT OF THE ANNUAL CITY ELECTION HELD ON THE 8TH DAY OF APRIL, 2025, AS RETURNED TO THE CITY BY THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY

**WHEREAS**, said abstract as returned by the St. Louis County Board of Election Commissioners shows the votes cast at said election for the Offices of Mayor and Aldermen to be as follows:

**MAYOR**

*Mike Wilcox* 1,243

**ALDERMAN- WARD I**

*Andrew Stewart* 431

**ALDERMAN- WARD II**

*E.J. Miller* 163

*Gina Fiordelisi* 255

**ALDERMAN- WARD III**

*Amy Kell (Write-in)* 1  
*Amy Volk (Write-in)* 90  
*Barry Lane (Write-in)* 1  
*Charles Selberg (Write-in)* 1  
*Christopher Fialla (Write-in)* 1  
*Diana Kluck (Write-in)* 1  
*EJ Miller (Write-in)* 1  
*Gabriel Taylor (Write-in)* 2  
*Jason Kinder (Write-in)* 4  
*Jeanne Martin (Write-in)* 1  
*Jeff Runge (Write-in)* 2  
*John Weaver (Write-in)* 1  
*Jon Ridgway (Write-in)* 1  
*Joy Dabney (Write-in)* 1  
*JP Torack (Write-in)* 1  
*Ken Finnarty (Write-in)* 1  
*Lisa Volk (Write-in)* 1  
*Marie Whelan (Write-in)* 1  
*Mark Cordes (Write-in)* 1  
*Mike Grosenliede (Write-in)* 1  
*Richard Magee (Write-in)* 2  
*Rick Kennedy (Write-in)* 1

<i>Ross Donaldson (Write-in)</i>	<i>1</i>
<i>Rim Graham (Write-in)</i>	<i>2</i>
<i>Tom Fischer (Write-in)</i>	<i>1</i>
<i>Tom Pettit (Write-in)</i>	<i>1</i>
<i>Tom Tlapek (Write-in)</i>	<i>3</i>
<i>Tony Roberts (Write-in)</i>	<i>31</i>

**WHEREAS**, said abstract as returned by the St. Louis County Board of Election Commissioners shows the votes cast at said election for **Proposition S**, authorizing the sale of General Obligation Bonds for street, sidewalk and stormwater improvements to be as follows:

<i>Yes</i>	<i>997</i>
<i>No</i>	<i>470</i>

**NOW, THEREFORE**, Be It Resolved By the Board of Aldermen of the City of Glendale, Missouri as follows:

**SECTION ONE:**

That the following candidates be declared elected to fulfill a two (2) year term for the position of Mayor and Aldermen for the City and their respective ward until a successor shall have been elected or appointed and qualified and that certificates of election be issued to the following:

MAYOR	Mike Wilcox
ALDERMAN-WARD I	Andrew Stewart
ALDERMAN-WARD II	Gina Fiordelisi
ALDERMAN-WARD III	Amy Volk

**SECTION TWO:**

That **Proposition S**, authorizing the sale of General Obligation Bonds for street, sidewalk and stormwater improvements, is approved.

This Resolution passed and approved on this 5th day of May 2025.

ATTEST:

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

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

**Cumulative Results Report**

Election Night

Run Time 3:06 PM  
Run Date 04/17/2025

**ST. LOUIS COUNTY, MISSOURI**

**GENERAL MUNICIPAL ELECTION**

4/8/2025

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**Official Results**

**Registered Voters**  
96154 of 679157 = 14.16%

**Polling Places Reporting**  
197 of 197 = 100.00%

**CITY OF FRONTENAC - WARD 3 - ALDERPERSON - Two Year Term, Vote for ONE**

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	332	1,181	28.11%

Choice	Party	Consolidated Results		Total	
TOM O'BRIEN		204	63.35%	204	63.35%
HOWARD (KIN) WATKINS		118	36.65%	118	36.65%
Cast Votes:		322	100.00%	322	100.00%

**CITY OF GLENDALE - MAYOR - Two Year Term, Vote for ONE**

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	1,476	4,842	30.48%

Choice	Party	Consolidated Results		Total	
MIKE WILCOX		1,243	100.00%	1,243	100.00%
Cast Votes:		1,243	100.00%	1,243	100.00%

**Cumulative Results Report**

Election Night

Run Time 3:06 PM  
Run Date 04/17/2025

**ST. LOUIS COUNTY, MISSOURI**

**GENERAL MUNICIPAL ELECTION**

4/8/2025

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**Official Results**

**Registered Voters**

96154 of 679157 = 14.16%

**Polling Places Reporting**

197 of 197 = 100.00%

**CITY OF GLENDALE - WARD 1 - ALDERPERSON - Two Year Term, Vote for ONE**

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	536	1,679	31.92%

Choice	Party	Consolidated Results		Total	
ANDREW M. STEWART		431	100.00%	431	100.00%
Cast Votes:		431	100.00%	431	100.00%

**CITY OF GLENDALE - WARD 2 - ALDERPERSON - Two Year Term, Vote for ONE**

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	485	1,602	30.27%

Choice	Party	Consolidated Results		Total	
E. J. MILLER		163	39.00%	163	39.00%
GINA FIORDELISI		255	61.00%	255	61.00%
Cast Votes:		418	100.00%	418	100.00%

**CITY OF GLENDALE - WARD 3 - ALDERPERSON - Two Year Term, Vote for ONE**

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	455	1,561	29.15%

Choice	Party	Consolidated Results		Total	
NO CANDIDATE FILED		0	0.00%	0	0.00%
AMY (W)		0	0.00%	0	0.00%

### Cumulative Results Report

Election Night

Run Time 3:06 PM  
Run Date 04/17/2025

### ST. LOUIS COUNTY, MISSOURI

### GENERAL MUNICIPAL ELECTION

4/8/2025

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### Official Results

Registered Voters

96154 of 679157 = 14.16%

Polling Places Reporting

197 of 197 = 100.00%

### CITY OF GLENDALE - WARD 3 - ALDERPERSON - Two Year Term, Vote for ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	455	1,561	29.15%

Choice	Party	Consolidated Results		Total	
AMY KELL (W)		1	0.64%	1	0.64%
AMY VOLK (W)		90	57.69%	90	57.69%
BARRY LANE (W)		1	0.64%	1	0.64%
CHARLES SELBERG (W)		1	0.64%	1	0.64%
CHRISTOPHER FIALLA (W)		1	0.64%	1	0.64%
DIANA KLUCK (W)		1	0.64%	1	0.64%
EJ MILLER (W)		1	0.64%	1	0.64%
GABRIEL TAYLOR (W)		2	1.28%	2	1.28%
JASON KINDER (W)		4	2.56%	4	2.56%
JEANNE MARTIN (W)		1	0.64%	1	0.64%
JEFF RUNGE (W)		2	1.28%	2	1.28%
JOHN WEAVER (W)		1	0.64%	1	0.64%
JON RIDGWAY (W)		1	0.64%	1	0.64%
JOY DABNEY (W)		1	0.64%	1	0.64%
JP TORACK (W)		1	0.64%	1	0.64%
KEN FINNARTY (W)		1	0.64%	1	0.64%
LISA VOLK (W)		1	0.64%	1	0.64%
MARIE WHELAN (W)		1	0.64%	1	0.64%
MARK CORDES (W)		1	0.64%	1	0.64%
MIKE GROSENLIEDER (W)		1	0.64%	1	0.64%
RICHARD MAGEE (W)		2	1.28%	2	1.28%
RICK KENNEDY (W)		1	0.64%	1	0.64%
ROSS DONALDSON (W)		1	0.64%	1	0.64%

### Cumulative Results Report

Election Night

Run Time 3:06 PM  
Run Date 04/17/2025

### ST. LOUIS COUNTY, MISSOURI

### GENERAL MUNICIPAL ELECTION

4/8/2025

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### Official Results

Registered Voters

96154 of 679157 = 14.16%

Polling Places Reporting

197 of 197 = 100.00%

#### CITY OF GLENDALE - WARD 3 - ALDERPERSON - Two Year Term, Vote for ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	455	1,561	29.15%

Choice	Party	Consolidated Results		Total	
TIM GRAHAM (W)		2	1.28%	2	1.28%
TOM FISCHER (W)		1	0.64%	1	0.64%
TOM PETTIT (W)		1	0.64%	1	0.64%
TOM TLAPEK (W)		3	1.92%	3	1.92%
TONY ROBERTS (W)		31	19.87%	31	19.87%
Cast Votes:		156	100.00%	156	100.00%

#### CITY OF GLENDALE - PROPOSITION S - Four-Sevenths Majority Required

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	1,476	4,842	30.48%

Choice	Party	Consolidated Results		Total	
YES		997	67.96%	997	67.96%
NO		470	32.04%	470	32.04%
Cast Votes:		1,467	100.00%	1,467	100.00%



**Internal Memorandum**

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**TO:** Mayor and Board of Aldermen  
**FROM:** Frank Johnson, City Administrator  
**DATE:** April 18, 2025  
**RE:** Annual Appointments

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**SUMMARY**

- Due to specific regulations in the City Code of Ordinances, the individuals serving in the offices of City Attorney, Municipal Prosecutor, City Engineer and City Treasurer all hold one-year terms and must be reappointed annually. The Municipal Judge is appointed to a two-year term.
- The code specifically requires that the appointments for each official (except for the Treasurer) are made following the swearing in of the new Board of Aldermen after the April municipal election.

**RECOMMENDATION**

After consulting with the department heads, I am recommending reappointment of all currently serving officials:

<b><u>Name</u></b>	<b><u>Position</u></b>	<b><u>First Appointed</u></b>	<b><u>Current Term</u></b>
<b>Jim Hetlage</b>	City Attorney	2008	2024-2025
<b>Brian Malone</b>	Municipal Prosecutor	2021	2024-2025
<b>Scott Smith</b>	City Engineer	2020	2024-2025
<b>Steve Chamberline</b>	City Treasurer	2017	2024-2025

**Note:** Municipal Judge Chris Graville is serving a two-year term that expires in April of 2026, so he will be on the list for reappointment next year.

**ADDITIONAL INFORMATION**

Biographical details and a summary of qualifications for each of the appointed officials are provided as an attachment to this memo.

## **City Attorney**

**Jim Hetlage**

Jim Hetlage has practiced law at Lashly & Baer, P.C. since 1989. He is a Shareholder of the firm and currently serves on the firm's Board of Directors. In addition to Glendale, Mr. Hetlage serves as the City Attorney for the Cities of Brentwood and Wentzville and as special employment counsel to the cities of Crestwood, Ellisville and Festus. Mr. Hetlage addresses general municipal governance issues for these cities, including Sunshine Law issues, election law issues, general employment and labor law issues, procurement issues, and public contracting issues. Mr. Hetlage also serves as counsel for the Board of Election Commissioners of the City of St. Louis and is personally responsible for advising the Board on election, open records and employment law issues, and he handles all of the Board's litigation.

## **Municipal Prosecutor**

**Brian Malone**

Brian J. Malone joined the Lashly & Baer in 2016 and became a Shareholder in 2019. Mr. Malone's practice is primarily devoted to assisting governmental bodies and public institutions in the St. Louis area. He has worked with local governments on a wide variety of legal issues including election law, taxation, constitutional law, official immunity, sovereign immunity, sunshine law, accessibility, and general government operations. He began his career as an Assistant County Counselor for St. Louis County and has provided legal advice to municipalities, school districts, public libraries, public hospitals, election authorities, and other governmental entities. Mr. Malone currently is the City Attorney for the Cities of Ellisville and Festus, and the prosecuting attorney for the Cities of Festus, Glendale, and Warson Woods.

## **City Engineer**

**Scott J. Smith, P.E.**

Scott J. Smith is the Missouri State Director for Lochmueller Group, Inc. where he leads a team of engineers, planners and scientists in offices across the state. In addition, Scott continues to administer numerous municipal and private civil engineering design related improvement projects. He has been involved in all phases of projects including fee negotiation, design, plan and specification preparation, cost estimating, quality assurance, bidding, and construction administration. Before arriving at Lochmueller Group, Scott spent fourteen years with the cities of Florissant and Wentzville, Missouri as City Engineer and Director of Public Works respectively. He is an active member of the American Public Works Association, American Society of Civil Engineers, and the Engineers' Club of St. Louis where he served as President from 2018-2019. Scott received the 2024 Outstanding Professional Engineer of the Year in Private Practice from the Missouri Society of Professional Engineers.

## **City Treasurer**

### **Steven Chamberlin**

Steven Chamberlin has 24 years of experience with the Internal Revenue Service leading auditing and compliance review programs specializing in the tax-exempt sector. This includes serving in various senior executive and senior manager positions over tax enforcement, voluntary compliance and technical guidance programs related to federal, state, and local government agencies, Indian tribal governments, exempt organizations, municipal bonds, pensions, retirement plans, as well as supporting the US Treasury's multi-agency coordination of anti-money laundering enforcement to prevent financial crimes and terrorist financings.

In 2020, Mr. Chamberlin led a successful citizen educational campaign leading to the passage of Proposition E, which raised the city's dedicated property tax resolving the city's pension underfunding. He has also served several local organizations in financial review and governance roles including Glendale Presbyterian Church and Rohan Woods School.

***Internal Memorandum***

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**Office of the City Administrator**

**TO:** Honorable Mayor Mike Wilcox  
Members of the Board of Aldermen

**FROM:** Frank Johnson, City Administrator  
Steve Chamberlin, City Treasurer and Dan Lawrence, Finance Officer

**DATE:** May 2, 2025

**SUBJECT:** Draft FY2026 Capital Improvement Budget

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**Draft FY 2026 Capital Improvement Budget Overview**

Included in your packet is a summary of the revenues and expenditures for the Capital Improvement Fund and Prop P Fund for the FY 2026 budget. The Capital Improvement Program (CIP), which is a more detailed five-year schedule of projects, is included as well.

**CAPITAL IMPROVEMENT FUND**

The Capital Improvement Fund for FY 2026 is budgeting for expenditures of \$1,670,000. Included in the budget are funds for portable radios for the Fire Department for \$115,000, a police patrol vehicle at a cost of \$46,000 and street improvements other than Prop S of \$1,023,800. STP reimbursements for the street improvement projects are budgeted at \$544,800.

**PROP S FUND**

Similar to how bond issues have been handled by the City in the past and consistent with accounting best practices, the City will create a separate Prop S Fund to record and track revenues and expenditures associated with the five-year program.

FY 2026 is the first year of the Prop S Fund. The total \$18 million authorized by Prop S will be distributed in two separate bond issues. The first of these is expected in June in the amount of \$9.7 million and will be recorded as revenue in FY25. We anticipate expenditures for Prop S to be a bit frontloaded with an estimated \$4,192,000 in FY26.

**CAPITAL IMPROVEMENTS FUND REVENUE FOR 2025/2026**

<b>ACCOUNT #</b>	<b>DESCRIPTION</b>	<b>ACTUAL 22/23</b>	<b>ACTUAL 23/24</b>	<b>BUDGET 24/25</b>	<b>ESTIMATED 24/25</b>	<b>BUDGET 25/26</b>
<b>REVENUE</b>						
90001-01052	CAPITAL IMPROVEMENTS SALES TAX	476,418	517,294	515,000	504,000	510,000
90001-01056	FIRE SALES TAX	35,015	35,764	33,000	37,000	37,000
90001-02051	GRANTS	67,103	38,194	15,000	17,000	7,000
90001-05020	SALE OF SURPLUS EQUIPMENT	45,202	9,721	5,000	0	5,000
90001-05029	SIDEWALK REIMBURSEMENT	3,102	600	3,000	0	3,000
90001-05030	TREE PLANTING REIMBURSEMENT	0	0	0	0	3,000
90001-05031	E. ESSEX STP REIMBURSEMENT	89,330	31,101	749,600	613,800	160,800
90001-05032	SAPPINGTON RD. STP REIMBURSEMEN	27,635	23,126	65,600	80,000	384,000
90001-05033	MSD REIMBURSEMENT	65,919	115,647	0	92,500	0
90001-05034	TRANSFER FROM OTHER FUNDS	857,114	1,338,068	275,495	785,800	60,000
<b>TOTAL CAPITAL IMPROVEMENTS REVENUE</b>		<b>\$1,666,838</b>	<b>\$2,109,515</b>	<b>\$1,661,695</b>	<b>\$2,130,100</b>	<b>\$1,169,800</b>

**CAPITAL IMPROVEMENTS FUND EXPENSES FOR 2025/2026**

<b>ACCOUNT #</b>	<b>DESCRIPTION</b>	<b>ACTUAL 22/23</b>	<b>ACTUAL 23/24</b>	<b>BUDGET 24/25</b>	<b>ESTIMATED 24/25</b>	<b>BUDGET 25/26</b>
<b>GENERAL GOVERNMENT CAPITAL OUTLAY</b>						
90010-44010	OFFICE EQUIPMENT	0	0	0	0	0
90010-44020	AUTOMOTIVE EQUIPMENT	0	0	0	0	0
90010-44030	OTHER CAPITAL OUTLAY	7,087	18,795	85,000	60,000	49,500
90010-44040	BUILDING & LAND	0	32,703	0	0	0
<b>TOTAL GENERAL GOVERNMENT</b>		<b>7,087</b>	<b>51,498</b>	<b>85,000</b>	<b>60,000</b>	<b>49,500</b>
<b>COURT CAPITAL OUTLAY</b>						
90020-44010	MISCELLANEOUS EXPENSE	0	0	0	0	0
<b>TOTAL COURT</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>POLICE CAPITAL OUTLAY</b>						
90030-44020	AUTOMOTIVE EQUIPMENT	62,970	81,296	0	0	46,000
90030-44030	OTHER CAPITAL OUTLAY	60,063	126,230	31,700	31,700	102,600
90030-44040	BUILDING & LAND	191,569	0	30,000	0	30,000
<b>TOTAL POLICE DEPARTMENT</b>		<b>314,602</b>	<b>207,526</b>	<b>61,700</b>	<b>31,700</b>	<b>178,600</b>
<b>FIRE DEPARTMENT CAPITAL OUTLAY</b>						
90050-22320	INTEREST EXPENSE	0	0	0	0	0
90050-44020	AUTOMOTIVE EQUIPMENT	46,191	8,160	0	0	0
90050-44030	OTHER CAPITAL OUTLAY	21,382	95,391	66,000	45,300	146,000
90050-44040	BUILDING & LAND	0	0	35,000	17,000	4,000
<b>TOTAL FIRE DEPARTMENT</b>		<b>67,573</b>	<b>103,551</b>	<b>101,000</b>	<b>62,300</b>	<b>150,000</b>
<b>PUBLIC WORKS CAPITAL OUTLAY</b>						
90060-22320	INTEREST EXPENSE	0	0	0	0	0
90060-44020	AUTOMOTIVE EQUIPMENT	0	120,488	153,000	100,000	44,000
90060-44030	OTHER CAPITAL OUTLAY	2,874	39,126	27,000	18,600	28,000
90060-44031	TRIM	4,275	0	6,000	1,000	18,000
90060-44032	SIDEWALK IMPROVEMENTS	23,306	1,526	6,000	0	6,000
90060-44033	E. ESSEX STP PROJECT	78,986	232,352	937,000	829,500	217,300
90060-44034	N. SAPPINGTON STP PROJECT	35,332	41,075	82,000	100,000	532,000
90060-44035	ARPA FUND STREET IMPROVEMENTS	99,802	627,214	0	0	0
90060-44040	BUILDINGS & LAND	38,297	38,737	55,000	44,400	0
90060-44050	STREETS-NOVACHIP	161,468	123,849	87,000	99,700	225,500
90060-44051	STREETS-CRACKSEAL & SEALCOAT	30,103	71,838	87,000	35,000	49,000
90060-44070	STREETS-OTHER	107,850	151,029	400,000	421,600	8,100
90060-44090	STORMWATER	32,594	85,236	115,000	110,000	144,000
90060-44100	CURBS	33,929	18,689	39,000	20,000	20,000
<b>TOTAL PUBLIC WORKS</b>		<b>648,816</b>	<b>1,551,159</b>	<b>1,994,000</b>	<b>1,779,800</b>	<b>1,291,900</b>
<b>TOTAL CAPITAL OUTLAY EXPENDITURES</b>		<b>1,038,078</b>	<b>1,913,734</b>	<b>2,241,700</b>	<b>1,933,800</b>	<b>1,670,000</b>
<b>SURPLUS (DEFICIT)</b>		<b>\$628,760</b>	<b>\$195,781</b>	<b>(\$580,005)</b>	<b>\$196,300</b>	<b>(\$500,200)</b>
<b>ENDING FUND BALANCE</b>		<b>\$1,059,962</b>	<b>1,255,743</b>	<b>675,738</b>	<b>1,452,043</b>	<b>951,843</b>

**PROP S FUND 2025/2026**

<b>95 - PROP S FUND</b>	<b>ACTUAL 22/23</b>	<b>ACTUAL 23/24</b>	<b>BUDGET 24/25</b>	<b>ESTIMATED 24/25</b>	<b>BUDGET 25/26</b>
700 - 001 REVENUE					
05015 BOND PROCEEDS	0	0	0	9,700,000	0
05010 INVESTMENT INCOME	0	0	0	0	300,000
<b>TOTAL FUND REVENUE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,700,000</b>	<b>\$300,000</b>
700 - 200 CONTRACTUAL & COMMODITIES					
22220 OTHER CONTRACTUAL	0	0	0	0	4,192,000
<b>TOTAL CONTRACTUAL &amp; COMMODITIES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,192,000</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,700,000</b>	<b>(\$3,892,000)</b>
<b>ENDING FUND BALANCE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,700,000</b>	<b>\$5,808,000</b>



### Capital Improvement Program (CIP) Summary

FY 2026 - FY 2030

Department	Project/Equipment	Revenue Source	FY26	FY27	FY 28	FY 29	FY 30	TOTAL
Administration	Comp Plan & Zoning Code Update	Capital Improvement Fund	25,000					25,000
Administration	Permitting and Code Enf. software	Capital Improvement Fund	24,500					24,500
Police	Police Patrol Vehicles	Capital Improvement Fund	46,000	46,500	47,000	47,500		187,000
Police	Bullet Proof Vests	Capital Improvement Fund	1,500	10,500	1,500	1,500	1,500	16,500
Police	Information Technology Contract	Capital Improvement Fund	72,700	21,900	80,200			174,800
Police	Covered Car Port	Capital Improvement Fund	30,000					30,000
Police	Body & Mobile Cameras	Capital Improvement Fund	8,400	8,400	8,600	8,600	8,600	42,600
Police	Flock Security Cameras	Capital Improvement Fund	12,500	12,500	12,500	12,500	12,500	62,500
Police	Sig Sauer Police Handguns	Capital Improvement Fund		12,000				12,000
Police	Sig Sauer Patrol Rifles	Capital Improvement Fund	7,500					7,500
Fire	NFPA Compliance Equipment	Capital Improvement Fund	11,000	8,000	8,000	8,000	8,000	43,000
Fire	Turn Out Gear	Capital Improvement Fund	5,000	5,000	65,000	5,000	5,000	85,000
Fire	Cardiac Monitor	Capital Improvement Fund		50,000				50,000
Fire	Radios portable	Capital Improvement Fund	115,000					115,000
Fire	Computer & Cradle	Capital Improvement Fund	7,000					7,000
Fire	Fire Apparatus	Capital Improvement Fund			1,200,000			1,200,000
Fire	Stair Climber	Capital Improvement Fund	8,000					8,000
Fire	Engine Bay Resurface	Capital Improvement Fund				32,000		32,000
Fire	Shower Doors	Capital Improvement Fund	4,000					4,000
Public Works	Novachip	Capital Improvement Fund	225,500					225,500
Public Works	Streets-Crackseal & Sealcoat	Capital Improvement Fund	49,000	50,000	51,000	52,000	53,000	255,000
Public Works	Miscellaneous Tools & Equipment	Capital Improvement Fund	3,000	3,000	3,000	3,000	3,000	15,000
Public Works	Salt Storage Door	Capital Improvement Fund		9,000				9,000
Public Works	TRIM Grant Program	Capital Improvement Fund	12,000	12,000	12,000	12,000	12,000	60,000
Public Works	50/50 Sidewalk Repairs & Improvement	Capital Improvement Fund	6,000	6,000	6,000	6,000	6,000	30,000
Public Works	Pedestrian Safety Devices	Capital Improvement Fund	25,000					25,000



**Capital Improvement Program (CIP) Summary**

FY 2026 - FY 2030

Department	Project/Equipment	Revenue Source	FY26	FY27	FY 28	FY 29	FY 30	TOTAL
Public Works	50/50 Tree Planting Program	Capital Improvement Fund	6,000	6,000	6,000	6,000	6,000	30,000
Public Works	PW Building Updates	Capital Improvement Fund		35,000				35,000
Public Works	Paint Striper	Capital Improvement Fund		6,000				6,000
Public Works	2 1/2 Ton Dump Truck	Capital Improvement Fund	44,000					44,000
Public Works	E. Essex Ave STP Phase 1	Capital Improvement Fund	107,500					107,500
Public Works	E. Essex Ave STP Phase 2	Capital Improvement Fund	109,800	170,600	206,100	1,238,000	602,100	2,326,600
Public Works	N. Sappington STP	Capital Improvement Fund	480,000	485,000				965,000
Public Works	N. Sappington ROW	Capital Improvement Fund	52,000					52,000
Public Works	Prop S	Prop S Fund	4,192,000	2,737,300	3,912,700	3,405,100	3,548,500	17,795,600
Public Works	Skid Steer	Capital Improvement Fund			94,000			94,000
Public Works	Backhoe	Capital Improvement Fund				150,000		150,000
Public Works	Utility Truck	Capital Improvement Fund		70,000				70,000
Public Works	Venneman Reclassification	Capital Improvement Fund	8,100					8,100
Public Works	Asphalt Curbing	Capital Improvement Fund	20,000					20,000
Public Works	Glenway Stormwater	Capital Improvement Fund	139,000					139,000
Public Works	Stormwater Detention Systems	Parks & Storm Water Fund	5,000	5,000	5,000	5,000	5,000	25,000
<b>TOTALS</b>			<b>\$ 5,862,000</b>	<b>\$ 3,769,700</b>	<b>\$ 5,718,600</b>	<b>\$ 4,992,200</b>	<b>\$ 4,271,200</b>	<b>\$ 24,613,700</b>

**Capital Improvement Program (CIP) Estimated Revenue Sources**

	FY 26	FY27	FY 28	FY 29	FY 30	TOTAL
Sales Tax	510,000	515,000	520,000	525,000	530,000	2,600,000
Transfers	60,000	60,000	60,000	60,000	60,000	300,000
Sale of Surplus Equipn	5,000	5,000	5,000	5,000	5,000	25,000
Grants, Trim	7,000	7,000	7,000	7,000	7,000	35,000
Fire Sales Tax	37,000	38,000	39,000	40,000	41,000	195,000
MSD Reimbursement						0



**Capital Improvement Program (CIP) Summary**

FY 2026 - FY 2030

Department	Project/Equipment	Revenue Source	FY26	FY27	FY 28	FY 29	FY 30	TOTAL
E. Essex STP reimbursement			160,800	162,200	152,500	916,100	445,500	1,837,100
Sappington STP reimbursement			384,000	388,000				772,000
Tree Planting reimbursement			3,000	3,000	3,000	3,000	3,000	15,000
Sidewalk reimbursement			3,000	3,000	3,000	3,000	3,000	15,000
Prop S			4,192,000	2,737,300	3,912,700	3,405,100	3,548,500	17,795,600
			0	0				0
<b>TOTALS</b>			<b>\$ 5,361,800</b>	<b>\$ 3,918,500</b>	<b>\$ 4,702,200</b>	<b>\$ 4,964,200</b>	<b>\$ 4,643,000</b>	<b>\$ 23,589,700</b>
		Surplus/(Deficit)	(500,200)	148,800	(1,016,400)	(28,000)	371,800	
		Fund Balance	951,843	1,100,643	84,243	56,243	428,043	

AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI, APPROVING THE EXPANSION DEVELOPMENT PLAN FOR THE WESTBOROUGH COUNTRY CLUB AT 1320 LOCKWOOD AVENUE UNDER THE “R-1” RESIDENTIAL DISTRICT

**WHEREAS**, the Westborough Country Club (the “Applicant”) has submitted a Development Plan dated April 11, 2025, and a Landscape Development Plan bearing a revision date of April 22, 2025 (collectively, the “Development Plan”) for the expansion of the golf course and country club under the Municipal Code of the City of Glendale, Missouri (the “Code”), at the property consisting of 1320 Lockwood Ave (the “Property”); and

**WHEREAS**, a prior draft of the development plan was reviewed by the Plan Commission (the “Commission”) on April 9, 2025, and the Commission recommended that the Board of Aldermen approve the Development Plan subject to certain conditions and suggestions, each of which has been addressed in the Development Plan; and

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

**WHEREAS**, notice of a public hearing before the Board of Aldermen of the City of Glendale on May 5, 2025, regarding the Development Plan was duly published in accordance with applicable statutes and Code provisions; and

**WHEREAS**, a public hearing was conducted before the Board of Aldermen of the City of Glendale on May 5, 2025; and

**WHEREAS**, the Board of Aldermen finds that the Development Plan conforms to the zoning ordinances of the Code for purposes of review and approval of an expansion to existing golf club grounds pursuant to Section 400.120(A)(5) of the Code of Ordinances, and the Board of Aldermen finds the proposed expansion of the existing golf club grounds as presented in the Development Plan will 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.

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

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

**SECTION ONE:**

In accordance with Section 400.120(A)(5) of the Code, the Development Plan is hereby approved and the Applicant is hereby authorized to proceed with obtaining the necessary permits and undertaking the work to expand the golf club grounds as presented in the Development Plan.

**SECTION TWO:**

The Board of Aldermen expressly notes that the Development Plan as referenced above complies with the requirements of Section 400.120(A)(5) of the Code and addresses the comments of the Plan Commission as set forth in the minutes of the April 9, 2025 meeting of the Plan Commission in that :

1. It increases the curve radius at the north end of the west collector drive to a minimum of 20 feet.
2. It removes the pedestrian crossing at W. Lockwood Ave. in accord with comments from St. Louis County.
3. It considers the mature size of plantings in the Lockwood planting buffer and appropriately adjusts the plant species and spacing of plantings.

**SECTION THREE:**

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

**SECTION FOUR:**

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

Read two times and finally passed by the Board of Aldermen of the City of Glendale, Missouri, this \_\_\_day of \_\_\_\_\_, 2025.

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

ATTEST:

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

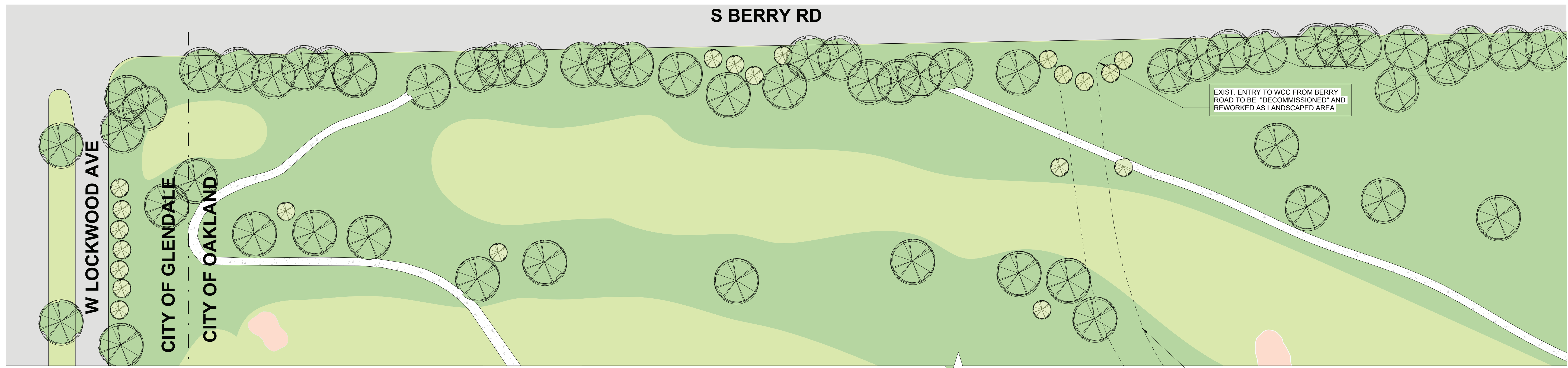


**KILLEEN STUDIO ARCHITECTS**

3015 SALENA STREET  
ST. LOUIS, MO 63118  
314-771-0883

SEAL # A-7597

4.29.25



LINE OF GENERAL BOUNDARY OF NEW SITE AREA ACQUIRED BY WCC TO BE USED FOR ADDED SPORTS AREA AND PARKING

EXISTING LANE TO BE USED FOR EXITING

EXISTING PAVED MEDIAN CUT TO BE RETURNED TO "GRASSED" MEDIAN

EXIST. CROSSWALK TO BE REMOVED

18-24" HIGH SLIGHT BERM @ LANDSCAPE ISLAND, TYP.

12' WIDE X 120' LEFT TURN LANE WITH SPACE FOR THREE CARS

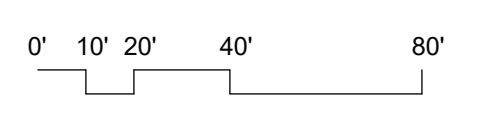
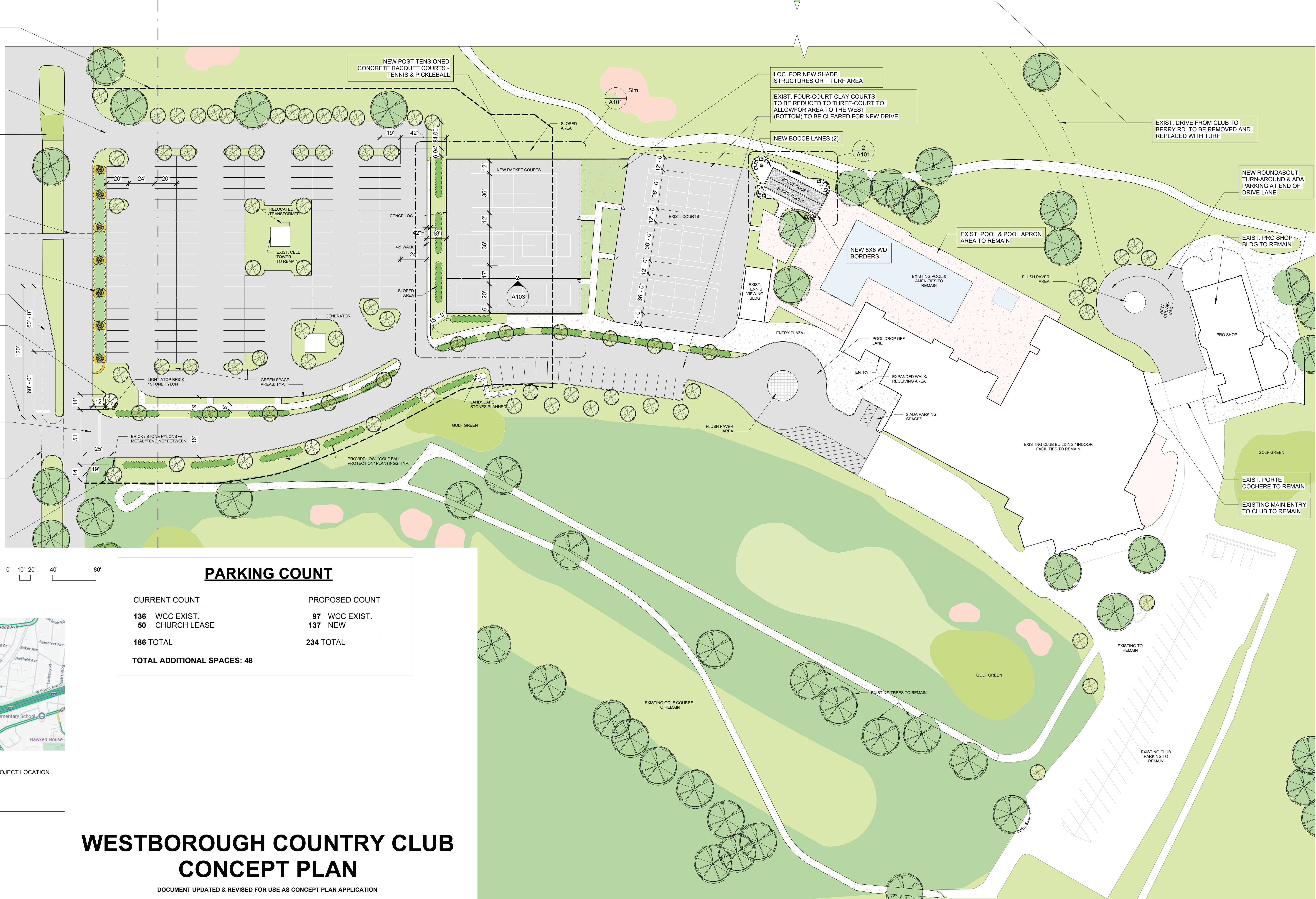
LOCATION FOR PLANNED NEW, LOW-HEIGHT CLUB IDENTITY / ENTRY SIGNAGE

NEW STOP MARK PER STL COUNTY TRANSPORTATION DEPT. STANDARDS

NEW ENTRY / EXIT FOR WESTBOROUGH COUNTRY CLUB

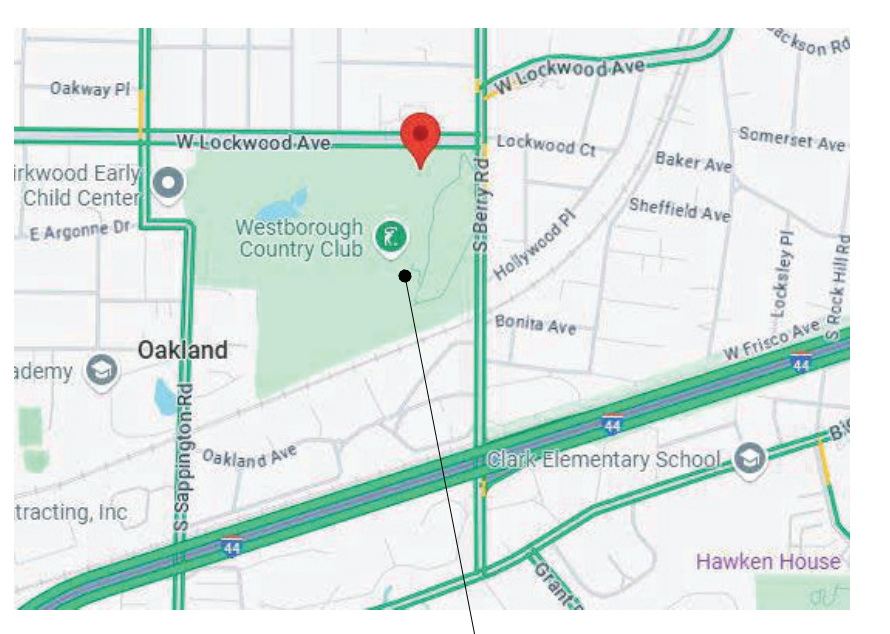
NEW CURB CUT OF MEDIAN THAT SEPARATES WESTBOUND & EASTBOUND W. LOCKWOOD AVE. - TO PROVIDE WEST BOUND & EAST BOUND ENTRY & EXITING

LOCATION FOR PLANNED NEW, LOW-HEIGHT CLUB IDENTITY / ENTRY SIGNAGE



**PARKING COUNT**

CURRENT COUNT	PROPOSED COUNT
136 WCC EXIST.	97 WCC EXIST.
50 CHURCH LEASE	137 NEW
<b>186 TOTAL</b>	<b>234 TOTAL</b>
<b>TOTAL ADDITIONAL SPACES: 48</b>	



PROJECT LOCATION  
NORTH

② LOCATION MAP  
N.T.S.

**WESTBOROUGH COUNTRY CLUB  
CONCEPT PLAN**

DOCUMENT UPDATED & REVISED FOR USE AS CONCEPT PLAN APPLICATION

for Glendale Bd. of Alderman - May 5th, 2025

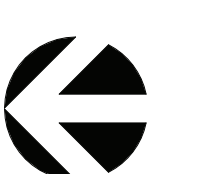
**WESTBOROUGH COUNTRY CLUB:  
CAMPUS EXPANSION**  
631 S. BERRY RD.  
GLENDALE, MO 63122

MARK	DATE	DESCRIPTION
5	04/11/25	incl. Glendale RGSTs

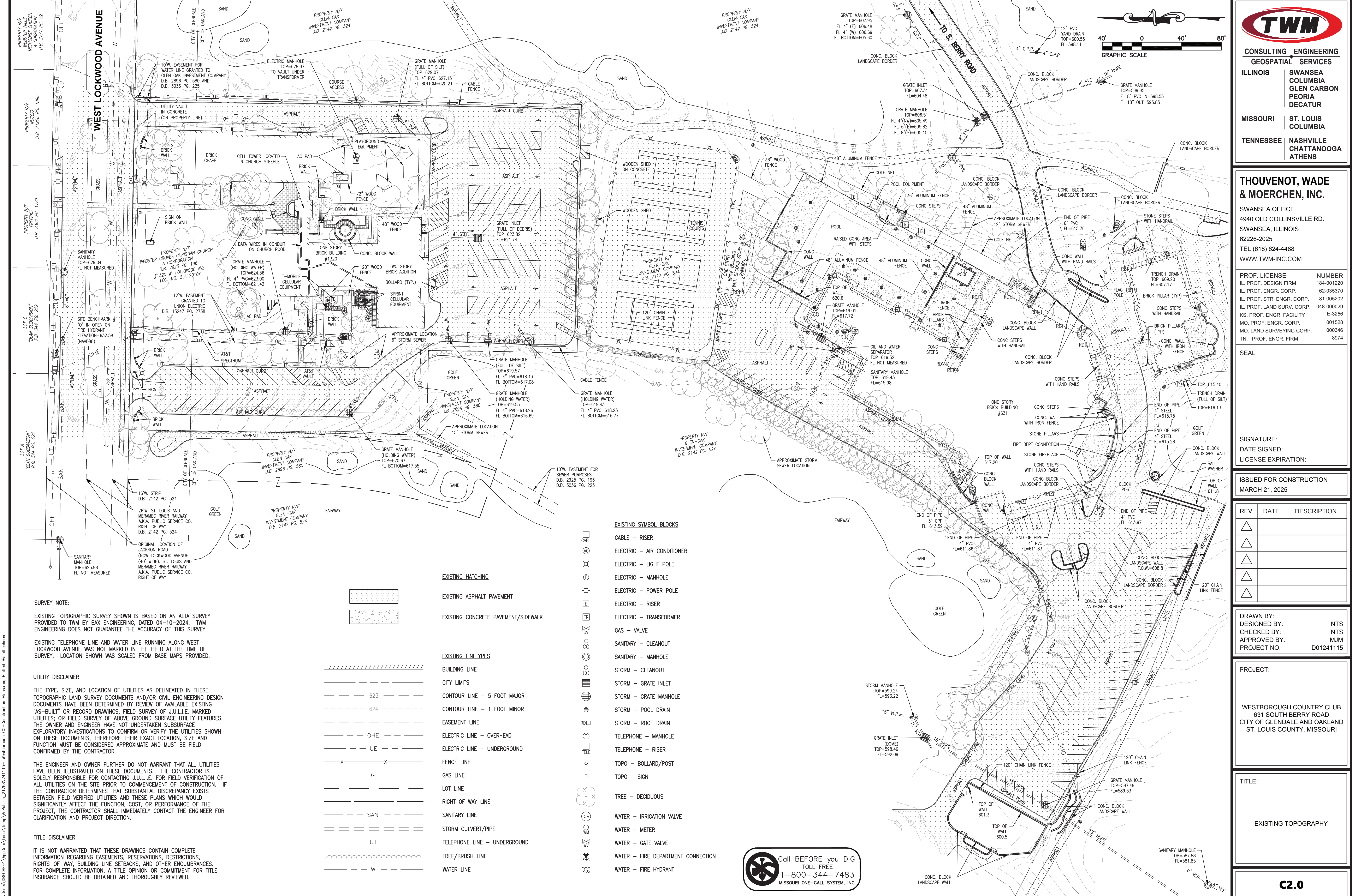
DRAWN: DK CHECKED: DL  
SHEET NO.

**ACP**

ARCH. CONCEPT PLAN







**ILLINOIS** SWANSEA  
COLUMBIA  
GLEN CARBON  
PEORIA  
DECATUR

**MISSOURI** ST. LOUIS  
COLUMBIA

**TENNESSEE** NASHVILLE  
CHATTANOOGA  
ATHENS

**THOUVENOT, WADE & MOERCHEN, INC.**

SWANSEA OFFICE  
4940 OLD COLLINSVILLE RD.  
SWANSEA, ILLINOIS  
62226-2025  
TEL (618) 244-4488  
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:  
DATE SIGNED:  
LICENSE EXPIRATION:

ISSUED FOR CONSTRUCTION  
MARCH 21, 2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:  
DESIGNED BY: NTS  
CHECKED BY: NTS  
APPROVED BY: MJM  
PROJECT NO: D01241115

PROJECT:  
  
WESTBOROUGH COUNTRY CLUB  
631 SOUTH BERRY ROAD  
CITY OF GLENDALE AND OAKLAND  
ST. LOUIS COUNTY, MISSOURI

TITLE:  
  
EXISTING TOPOGRAPHY

**C2.0**

**SURVEY NOTE:**  
EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON AN ALTA SURVEY PROVIDED TO TWM BY BAK ENGINEERING, DATED 04-10-2024. TWM ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THIS SURVEY.

EXISTING TELEPHONE LINE AND WATER LINE RUNNING ALONG WEST LOCKWOOD AVENUE WAS NOT MARKED IN THE FIELD AT THE TIME OF SURVEY. LOCATION SHOWN WAS SCALED FROM BASE MAPS PROVIDED.

**UTILITY DISCLAIMER**  
THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.I.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.I.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

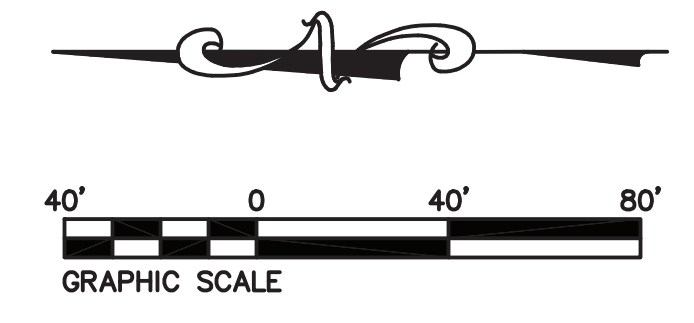
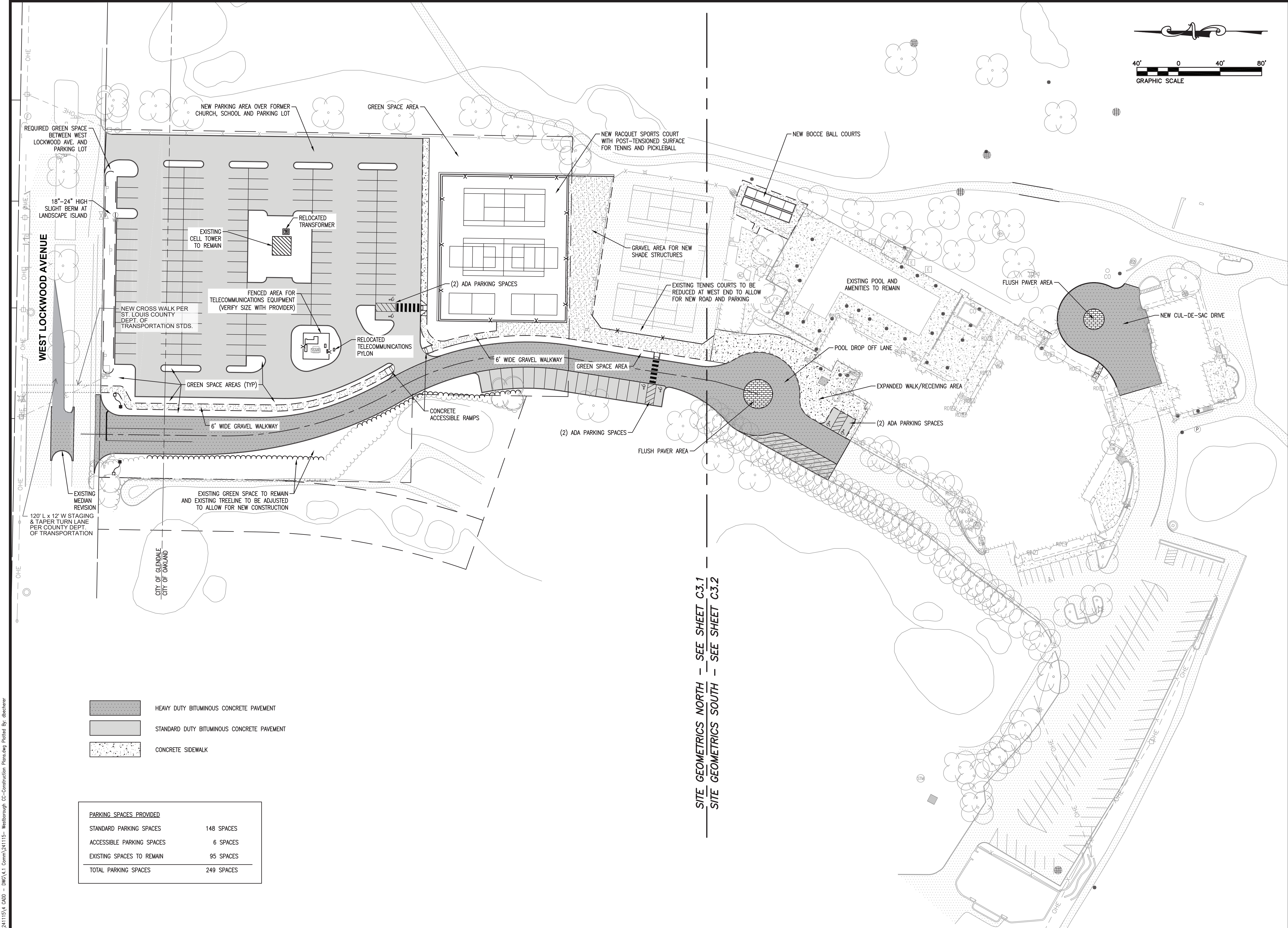
**TITLE DISCLAIMER**  
IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

- EXISTING HATCHING**
- [Hatched Pattern] EXISTING ASPHALT PAVEMENT
  - [Hatched Pattern] EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING LINETYPES**
- [Solid Line] BUILDING LINE
  - [Dashed Line] CITY LIMITS
  - [Dashed Line] CONTOUR LINE - 5 FOOT MAJOR
  - [Dashed Line] CONTOUR LINE - 1 FOOT MINOR
  - [Dashed Line] EASEMENT LINE
  - [Dashed Line] ELECTRIC LINE - OVERHEAD
  - [Dashed Line] ELECTRIC LINE - UNDERGROUND
  - [Dashed Line] FENCE LINE
  - [Dashed Line] GAS LINE
  - [Dashed Line] LOT LINE
  - [Dashed Line] RIGHT OF WAY LINE
  - [Dashed Line] SANITARY LINE
  - [Dashed Line] STORM CULVERT/PIPE
  - [Dashed Line] TELEPHONE LINE - UNDERGROUND
  - [Dashed Line] TREE/BRUSH LINE
  - [Dashed Line] WATER LINE

- EXISTING SYMBOL BLOCKS**
- [Symbol] CABLE - RISER
  - [Symbol] ELECTRIC - AIR CONDITIONER
  - [Symbol] ELECTRIC - LIGHT POLE
  - [Symbol] ELECTRIC - MANHOLE
  - [Symbol] ELECTRIC - POWER POLE
  - [Symbol] ELECTRIC - RISER
  - [Symbol] ELECTRIC - TRANSFORMER
  - [Symbol] GAS - VALVE
  - [Symbol] SANITARY - CLEANOUT
  - [Symbol] SANITARY - MANHOLE
  - [Symbol] STORM - CLEANOUT
  - [Symbol] STORM - GRATE INLET
  - [Symbol] STORM - GRATE MANHOLE
  - [Symbol] STORM - POOL DRAIN
  - [Symbol] STORM - ROOF DRAIN
  - [Symbol] TELEPHONE - MANHOLE
  - [Symbol] TELEPHONE - RISER
  - [Symbol] TOPO - BOLLARD/POST
  - [Symbol] TOPO - SIGN
  - [Symbol] TREE - DECIDUOUS
  - [Symbol] WATER - IRRIGATION VALVE
  - [Symbol] WATER - METER
  - [Symbol] WATER - GATE VALVE
  - [Symbol] WATER - FIRE DEPARTMENT CONNECTION
  - [Symbol] WATER - FIRE HYDRANT

Call BEFORE you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM, INC.





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 62226-2025  
 TEL (618) 624-4488  
 WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

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 SIGNATURE:  
 DATE SIGNED:  
 LICENSE EXPIRATION:

ISSUED FOR CONSTRUCTION  
 MARCH 21, 2025

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DRAWN BY:  
 DESIGNED BY: NTS  
 CHECKED BY: NTS  
 APPROVED BY: MJM  
 PROJECT NO: D01241115

PROJECT:  
  
 WESTBOROUGH COUNTRY CLUB  
 831 SOUTH BERRY ROAD  
 CITY OF GLENDALE AND OAKLAND  
 ST. LOUIS COUNTY, MISSOURI

TITLE:  
  
 SITE GEOMETRICS  
 OVERALL

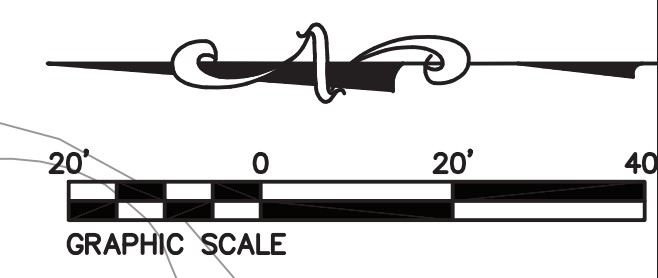
**C3.0**

SITE GEOMETRICS NORTH -- SEE SHEET C3.1  
 SITE GEOMETRICS SOUTH -- SEE SHEET C3.2

- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK

PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	148 SPACES
ACCESSIBLE PARKING SPACES	6 SPACES
EXISTING SPACES TO REMAIN	95 SPACES
<b>TOTAL PARKING SPACES</b>	<b>249 SPACES</b>

PA2025/241115.Y CAD -- DWG-A.1 Comm/241115 -- Westborough CC-Construction Plans.dwg Plotted By: dtheurer



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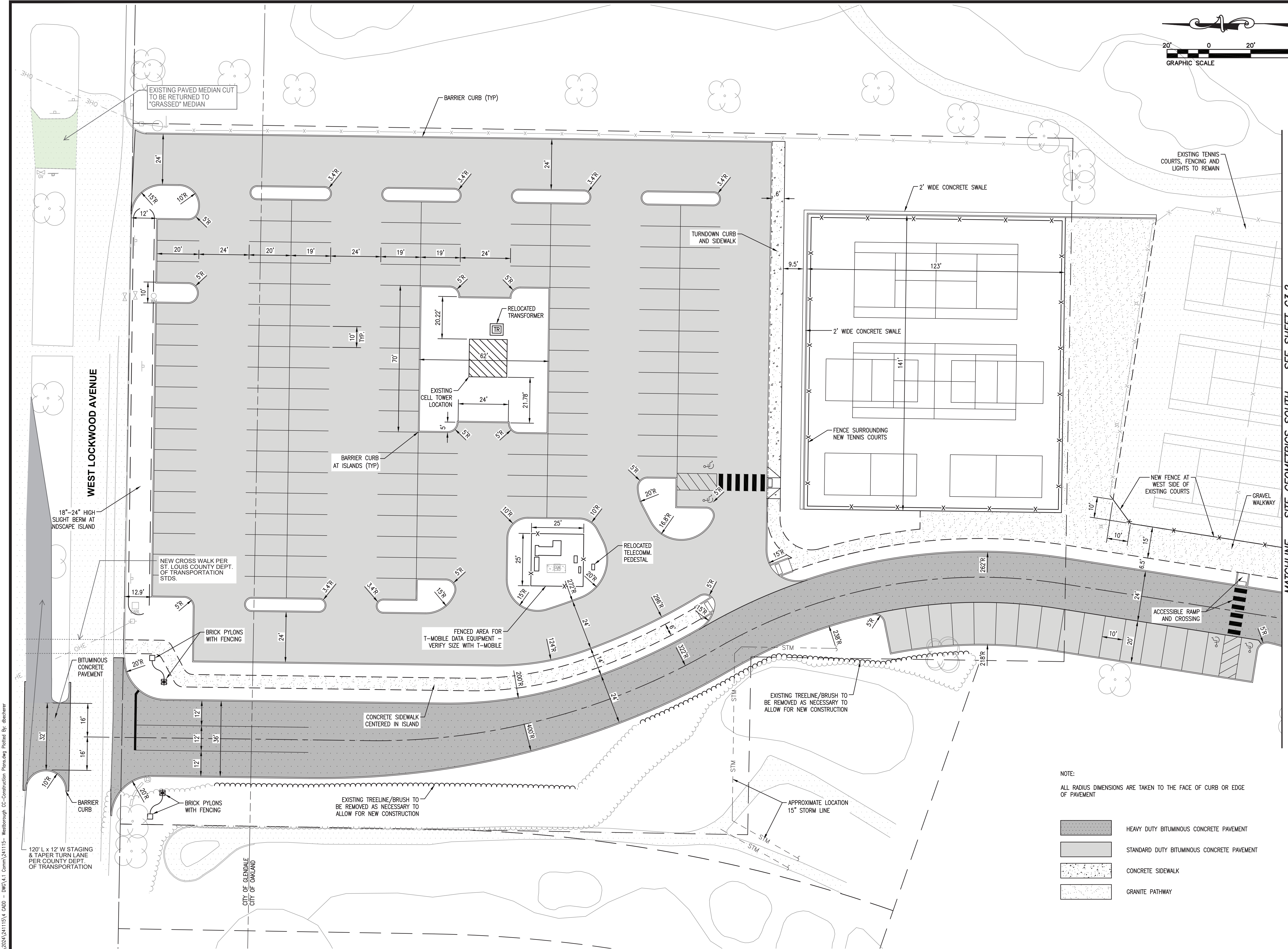
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 ST. LOUIS COUNTY, MISSOURI

TITLE:  
 SITE GEOMETRICS  
 NORTH

**C3.1**



MATCHLINE - SITE GEOMETRICS SOUTH - SEE SHEET C3.2

NOTE:  
 ALL RADIUS DIMENSIONS ARE TAKEN TO THE FACE OF CURB OR EDGE OF PAVEMENT

- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRANITE PATHWAY

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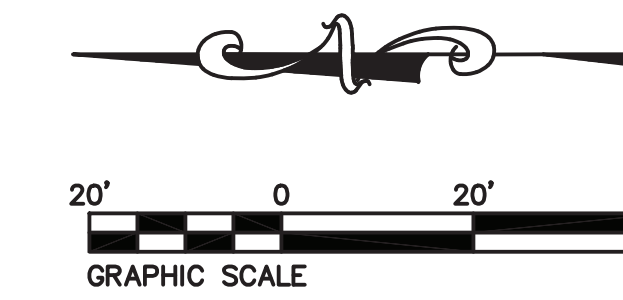
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CITY OF GLENDALE AND OAKLAND  
ST. LOUIS COUNTY, MISSOURI

TITLE:  
  
SITE GEOMETRICS  
SOUTH

**C3.2**



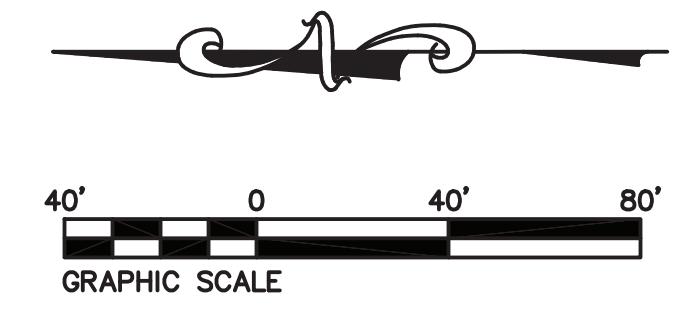
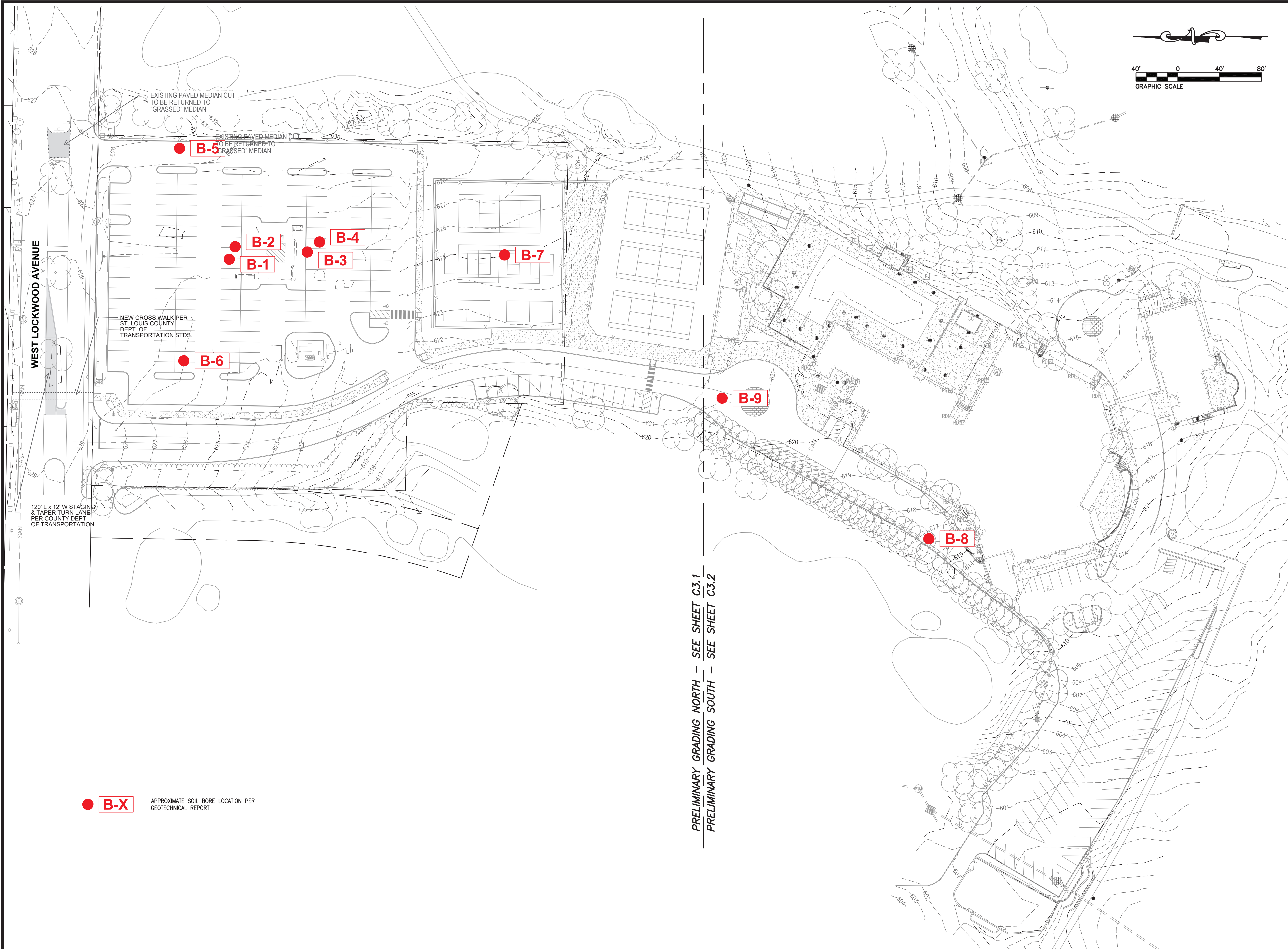
MATCHLINE - SITE GEOMETRICS NORTH - SEE SHEET C3.1

NOTE:  
ALL RADIUS DIMENSIONS ARE TAKEN TO THE FACE OF CURB OR EDGE OF PAVEMENT

- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRANITE PATHWAY

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PROJECT:  
 WESTBOROUGH COUNTRY CLUB  
 631 SOUTH BERRY ROAD  
 CITY OF GLENDALE AND OAKLAND  
 ST. LOUIS COUNTY, MISSOURI

TITLE:  
 GRADING PLAN  
 OVERALL

**C4.0**

PRELIMINARY GRADING NORTH - SEE SHEET C3.1  
 PRELIMINARY GRADING SOUTH - SEE SHEET C3.2

● B-X APPROXIMATE SOIL BORE LOCATION PER GEOTECHNICAL REPORT

WEST LOCKWOOD AVENUE

120' L x 12' W STAGING & TAPER TURN LANE PER COUNTY DEPT. OF TRANSPORTATION

EXISTING PAVED MEDIAN CUT TO BE RETURNED TO "GRASSED" MEDIAN

NEW CROSS WALK PER ST. LOUIS COUNTY DEPT. OF TRANSPORTATION STDS.



NOTE: ALL PERIMETER SILT FENCE TO BE INSTALLED PRIOR TO ANY GRADING.

NOTE: ALL INLETS SHALL HAVE A SEDIMENT PROTECTION DEVICE PLACED AT THE INLET OPENING AFTER INSTALLATION.

ALL DISTURBED AREAS SHALL BE SEEDED WITH A CLASS I MIXTURE, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION:

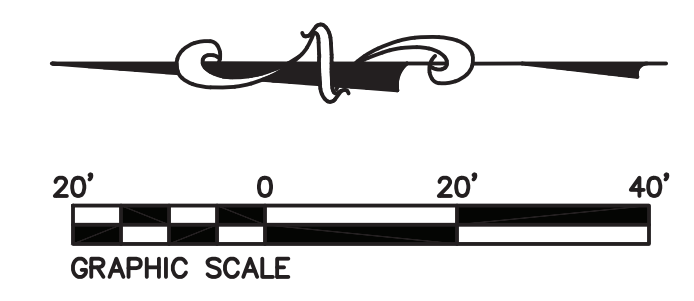
**CLASS I MIXTURE:**

- KY BLUEGRASS: 100lbs./ACRE
- PERENNIAL RYEGRASS: 60lbs./ACRE
- CREeping RED FESCUE: 40lbs./ACRE

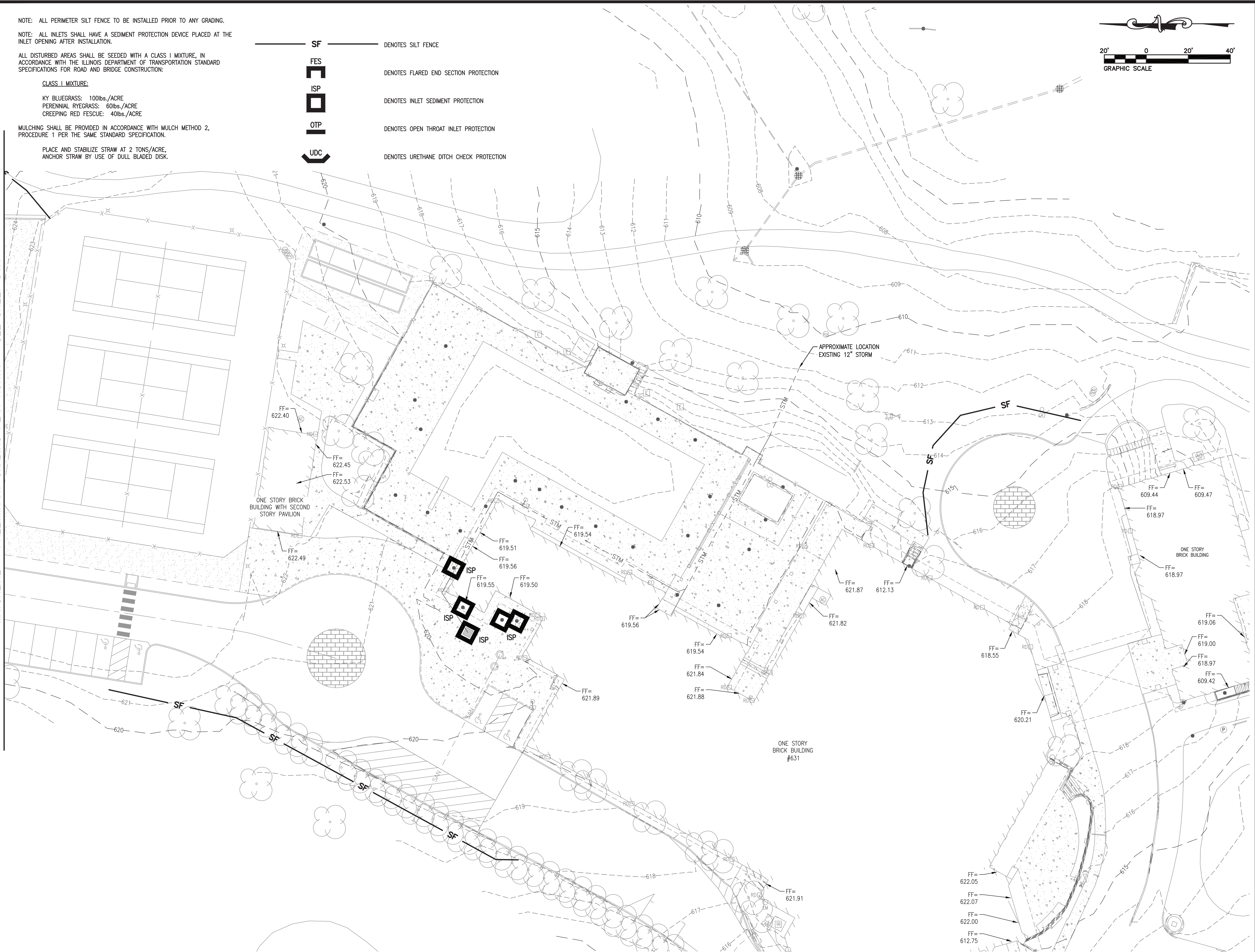
MULCHING SHALL BE PROVIDED IN ACCORDANCE WITH MULCH METHOD 2, PROCEDURE 1 PER THE SAME STANDARD SPECIFICATION.

PLACE AND STABILIZE STRAW AT 2 TONS/ACRE, ANCHOR STRAW BY USE OF DULL BLADED DISK.

- SF** DENOTES SILT FENCE
- FES** DENOTES FLARED END SECTION PROTECTION
- ISP** DENOTES INLET SEDIMENT PROTECTION
- OTP** DENOTES OPEN THROAT INLET PROTECTION
- UDC** DENOTES URETHANE DITCH CHECK PROTECTION



MATCHLINE -- PRELIMINARY GRADING PLAN NORTH -- SEE SHEET C4.1



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PROJECT:  
 WESTBOROUGH COUNTRY CLUB  
 631 SOUTH BERRY ROAD  
 CITY OF GLENDALE AND OAKLAND  
 ST. LOUIS COUNTY, MISSOURI

TITLE:  
 GRADING PLAN  
 SOUTH

**C4.2**

**EXISTING CONDITIONS**

 EXISTING IMPERVIOUS COVERAGE



SITE DIFFERENTIAL RUNOFF CALCULATION (15-YEAR, 20-MIN)

CONDITION	DISTURBANCE AREA (AC.)	IMPERVIOUS AREA (AC.)	% IMPERVIOUS	P.I.	PEAK FLOW (CFS)
EXISTING	4.11	2.88	70.1	2.97	12.21
PROPOSED		3.16	76.9	3.09	12.99
DIFFERENTIAL:					0.78

**PROPOSED CONDITIONS**

 PROPOSED IMPERVIOUS COVERAGE



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ST. LOUIS COUNTY, MISSOURI

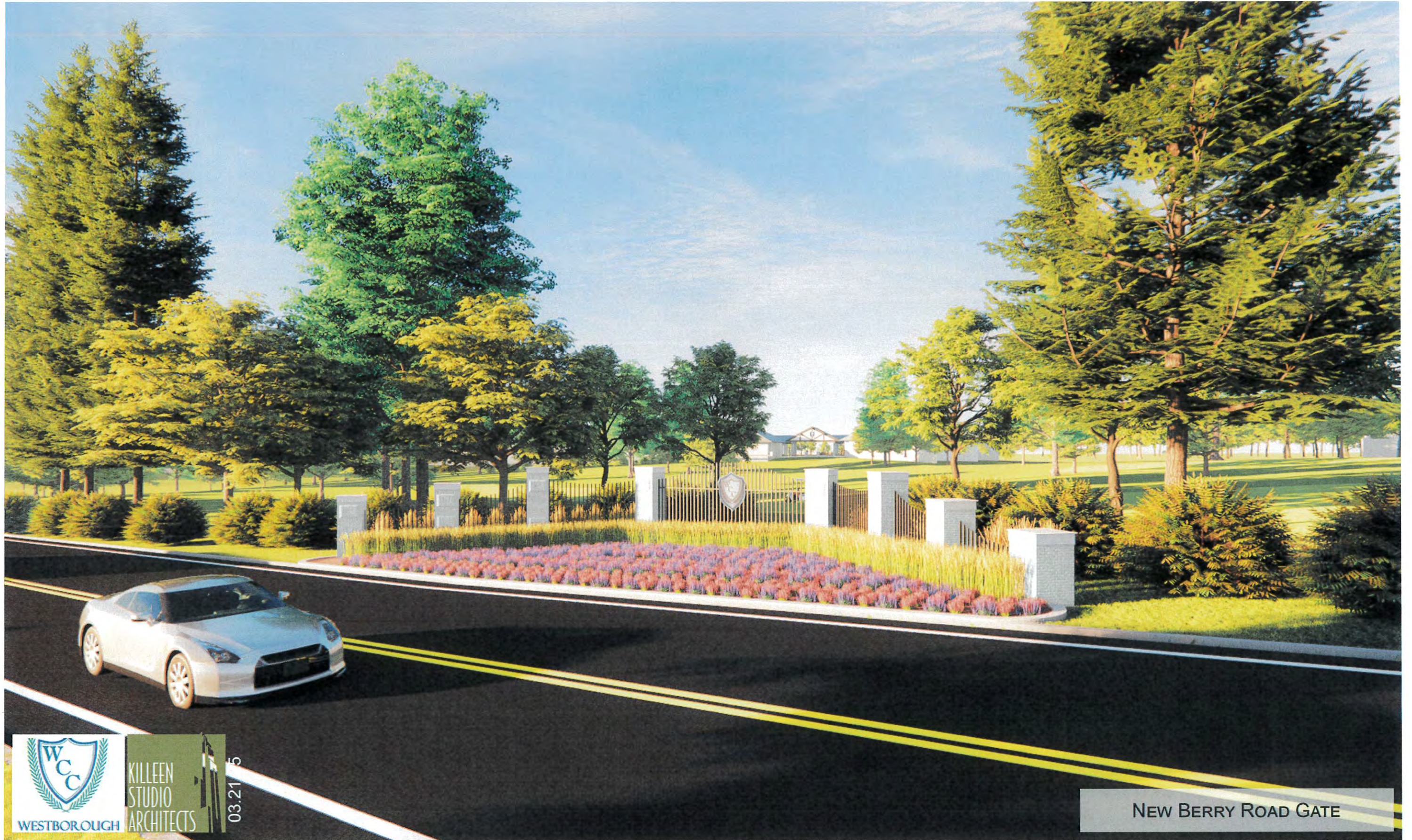
TITLE:  
  
DIFFERENTIAL DRAINAGE  
RUNOFF MAP



KILLEN  
STUDIO  
ARCHITECTS

03.21.25

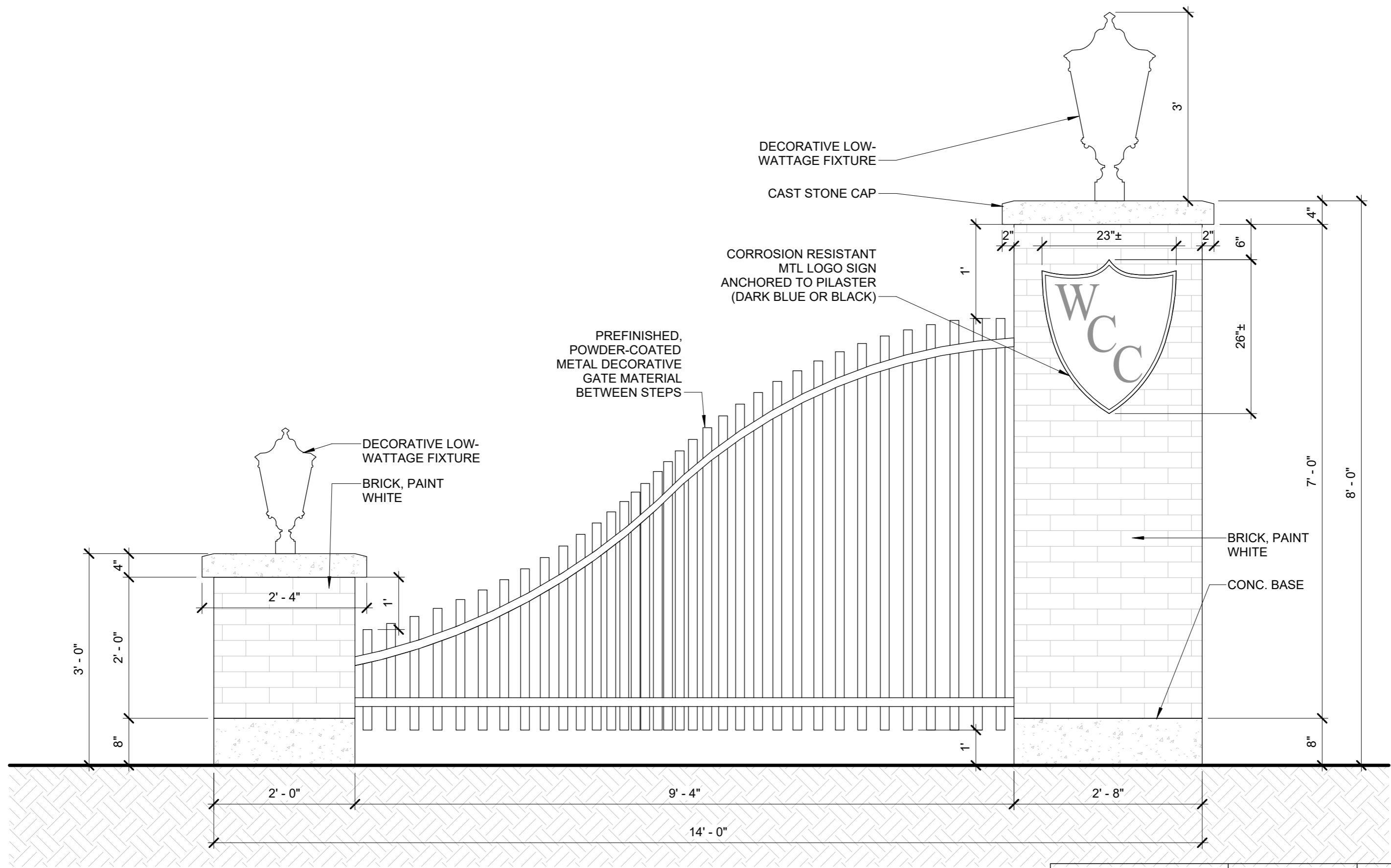
NEW LOCKWOOD ENTRY GATE



KILLEN  
STUDIO  
ARCHITECTS

03.21/5

NEW BERRY ROAD GATE



① ELEVATION OF LOCKWOOD ENTRY GATE  
 3/4" = 1'-0"

WESTBOROUGH  
 COUNTRY CLUB:  
 631 S. BERRY RD.  
 GLENDALE, MO  
 63122  
 3/21/2025

SHEET NO  
 ---  
 LOCKWOOD  
 ENTRY GATE

**KILLEEN STUDIO  
 ARCHITECTS**  
 3015 Salena Street  
 ST. Louis, MO 63118  
 tel: 314.771.0883  
 fax: 314.771.0154



**KILLEN STUDIO  
ARCHITECTS**

3015 SALENA STREET  
ST. LOUIS, MO 63118  
314-771-0883

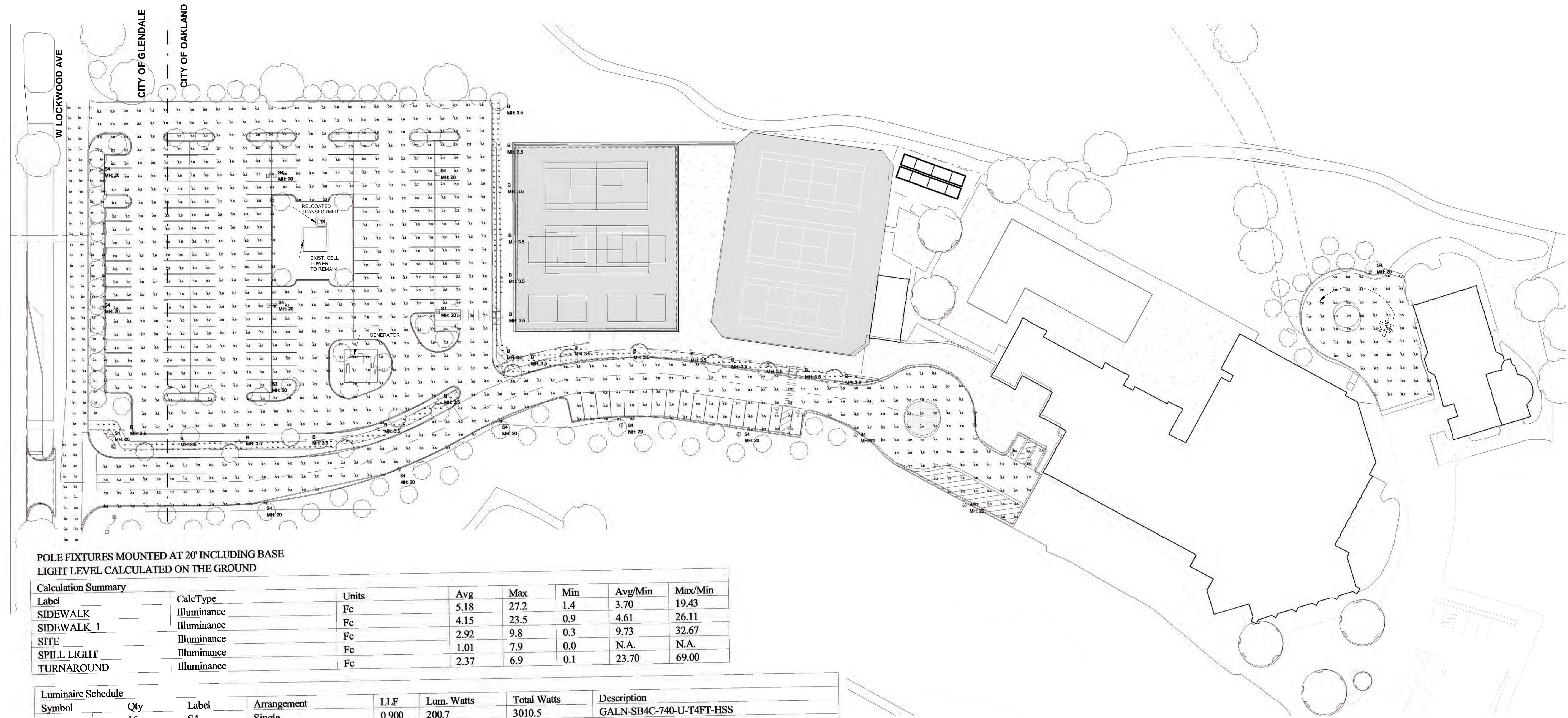
SEAL #: A-7597

3.21.25

**WESTBOROUGH COUNTRY CLUB:**

631 S. BERRY RD.  
GLENDALE, MO 63122

**CAMPUS EXPANSION**



POLE FIXTURES MOUNTED AT 20' INCLUDING BASE  
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SIDEWALK	Illuminance	Fc	5.18	27.2	1.4	3.70
SIDEWALK_1	Illuminance	Fc	4.15	23.5	0.9	4.61
SITE	Illuminance	Fc	2.92	9.8	0.3	9.73
SPILL LIGHT	Illuminance	Fc	1.01	7.9	0.0	N.A.
TURNAROUND	Illuminance	Fc	2.37	6.9	0.1	23.70

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	15	S4	Single	0.900	200.7	3010.5	GALN-SB4C-740-U-T4FT-HSS
	1	S3	Single	0.900	200.7	200.7	GALN-SB4C-740-U-T3-HSS
	2	S1	Single	0.900	149.1	298.2	GALN-SB3C-740-U-5WQ
	21	B	Single	0.900	10.9	228.9	BRT6-A2-740-U-T3-42-BK

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

1 PHOTOMETRICS PLAN  
1" = 40'-0"

MARK	DATE	DESCRIPTION

DRAWN BY: DK| CHECKED BY: DL  
SHEET NO.

**PH1**

PHOTOMETRICS



**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR AN OUTDOOR DINING AREA ISSUED TO GLENDALE GRIND LOCATED AT 421 N. SAPPINGTON ROAD IN THE CITY OF GLENDALE, MISSOURI.**

**WHEREAS**, City of Glendale Zoning Code § 400.350(C), as enacted by Ordinance B04-16, allows for coffee shops to make a written application for and receive a special use permit from the Board of Aldermen to operate an outdoor dining area; and

**WHEREAS**, Glendale Grind, by and through Diana Allen and Bill Boesler, has filed an application for a special use permit to operate an outdoor dining area at 421 N. Sappington Road in the City of Glendale (the “City”); and

**WHEREAS**, the City’s Plan Commission met on April 9, 2025, on said application, and subject to certain conditions as fully set forth herein, the Plan Commission has recommended the approval of the application to the Board of Aldermen of the City; and

**WHEREAS**, notice of a public hearing before the Board of Aldermen on said application to be held on May 5, 2025, was duly published in accordance with Zoning Code § 400.350(C); and

**WHEREAS**, the Board of Aldermen has conducted a public hearing on said application for a special use permit on May 5, 2025; and

**WHEREAS**, the Board of Aldermen has found and determined that the request for the special use permit meets the standards set forth in Zoning Code § 400.350(C) and that a special use permit should be approved, subject to the conditions listed herein.

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

**SECTION ONE:**

The Board of Aldermen finds that, subject to compliance with the conditions set forth herein, the granting of the special use permit will not:

- a. Substantially increase traffic hazards or congestion;
- b. Substantially increase fire hazards;
- c. Adversely affect the character of the neighborhood, including the use and enjoyment of adjoining residential uses;
- d. Adversely affect the general welfare of the community; or
- e. Overtax public utilities.

**SECTION TWO:**

Subject to the conditions set forth herein, a special use permit is hereby authorized to be issued to Glendale Grind for the operation of an outdoor dining area at 421 N. Sappington Road, in accordance with the application and drawings submitted by Diana Allen and Bill Boesler, all

of which are attached collectively as Exhibit A, except as may be revised in order to comply with the terms of this Resolution and the requirements of any other City Ordinance.

**SECTION THREE:**

Approval of the special use permit is conditioned upon and shall become and remain in force and effect only upon the following terms and conditions:

- a. That the furniture and other items may not be placed in the public right-of-way along Sappington Road so as to maintain a clear sidewalk and the City's compliance with the Americans with Disabilities Act;
- b. That the only furniture and other items permitted to be located in the outdoor dining area are those included in the application and no other items (such as napkin holders, salt and pepper shakers, centerpieces for tables, etc.) may be located in the area;
- c. That the applicant monitor the area to ensure compliance with the special use permit at all times;
- d. That the applicant provide a trash can for the area, regularly empty the trash, and ensure that no loose trash leaves the property;
- e. That the applicant clean the area daily or as needed so as to keep the area clean from substances and debris;
- f. That any furniture and other items placed in the outdoor dining area be brought indoors or stored securely against the building at the time of closing every day; and
- g. That in the event applicant serves any drinks or food products other than shaved ice from the rear of the building or serves shaved ice from the rear of the building for a period greater than two (2) months, the applicant shall add a four (4) foot demarcated pedestrian walkway from the parking lot/driving lane to such rear service area.

**SECTION FOUR:**

Should there be a violation of any said conditions, the City shall notify the permittee and if such violation is not corrected within thirty (30) days, the City shall have the right to reconsider the approval and amend, modify or revoke the permit after notice and an opportunity for the permittee to be heard.

**SECTION FIVE:**

The special use permit approved herein shall not be transferable or assignable.

**SECTION SIX:**

Glendale Grind, or its authorized representative, shall file with the City a written acceptance of the conditions hereof together with a copy of the approved plans and any amendments thereto.

**SECTION SEVEN:**

This Resolution shall take effect immediately upon its passage.

Passed by the Board of Aldermen of the City of Glendale, Missouri this \_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

---

Michael A. Wilcox  
Mayor

---

Frank Johnson  
City Administrator/City Clerk

**EXHIBIT A**  
(Application for Special Use Permit)

## THE GLENDALE GRIND

7 March 2025

Frank Johnson  
The City of Glendale  
424 N Sappington Road  
Glendale, MO 63122

Frank,

We are requesting to place small tables in front of our commercial space at 421 N Sappington Road. These tables will be used for our patrons during our business hours – 6:30AM – 4:00PM. The tables will not impede the pedestrian traffic on the sidewalk as we will hold them closer to the building. We will place 2-3 tables (total of 4-5) in front of each of the large windows at the front of the building. The tables are approximately 24” x 24” and will each have two chairs. The approximate square footage of this area is 10’ x 9’ in front of each of the windows.

In addition, we would like to utilize the back door of our shop to serve shaved ice.

Our hours of operation for the coffee shop and shaved-ice window will be 6:30 – 7:00 during the summer; this “to-go” window will only be open during summer months or mid May to September and will only be used for serving shaved ice – not “coffee shop” items. The window will be non-operational the other months of the year and our normal business hours for the coffee shop will be 6:30-4:00.

Thank you for your consideration.

Regards,

Diana Allen  
Owner, The Glendale Grind

The Glendale Grind - approximate placement of tables in front of building



A RESOLUTION PROCLAIMING THE TWENTY-FIFTH OF APRIL 2025, AS  
ARBOR DAY IN THE CITY OF GLENDALE

**WHEREAS**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, the holiday, known as Arbor Day, was first observed with the planting of more than one million trees in Nebraska; and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, trees reduce erosion of topsoil by wind and water, lower heating and cooling costs, moderate the temperature, clean the air, and provide habitat for wildlife; and

**WHEREAS**, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

**WHEREAS**, trees are a renewable resource, providing paper, wood for our homes, fuel for our fires, and numerous other wood products; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal.

**NOW, THEREFORE**, Be It Resolved that the Board of Aldermen of the City of Glendale does hereby proclaim **Friday, April 25, 2025**, as Arbor Day in the City of Glendale.

This Resolution Passed and Approved this 5th day of May, 2025.

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

ATTEST:

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



Jeffrey Beaton, Chief of Police

424 North Sappington Road  
Glendale, Missouri 63122  
314-965-0000 • Fax 314-965-2912

TO: Mayor Michael Wilcox  
Members of the Board of Aldermen  
City Administrator Frank Johnson

FROM: Police Chief Jeffrey Beaton

DATE: April 15, 2025

RE: National Police Week Resolution

Attached you will find a Resolution, prepared for your approval, commemorating the week of May 11-17, 2025 as National Police Week and Thursday, May 15<sup>th</sup> as Peace Officer's Memorial Day.

May 15<sup>th</sup> has been declared by Congress as National Peace Officers Memorial Day, and the week in which it falls has been declared National Police Week, since President John F. Kennedy signed Public Law 87-726 on October 1, 1962. However, it was not until May 15, 1982, that the first National Peace Officer's Memorial Day Service was held. Public Law 87-726, signed by President Kennedy in 1962, was amended by the 103<sup>rd</sup> Congress as part of the Violent Crime Control and Law Enforcement Act of 1994. President Bill Clinton signed Public Law 103-322, which directs that the Flag of the United States on all Government Buildings be displayed at half-staff on May 15<sup>th</sup>, National Peace Officer's Memorial Day.

I urge you to join me and countless law enforcement officers across the country in commemorating these important dates.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey Beaton". The signature is written in a cursive style.

Jeffrey Beaton  
Chief of Police  
Glendale Police Department

A RESOLUTION DECLARING THE WEEK OF MAY 11–17, 2025, AS NATIONAL POLICE WEEK, AND THURSDAY, MAY 15, 2025, AS PEACE OFFICERS MEMORIAL DAY

**WHEREAS**, Congress and the President of the United States have designated May 15<sup>th</sup> of each year as Peace Officers Memorial Day, and the week in which it falls as National Police Week; and

**WHEREAS**, the members of the Glendale Police Department play an essential role in safeguarding the rights and freedoms of the City of Glendale; and

**WHEREAS**, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of law enforcement agencies, and that members of our law enforcement agencies recognize the duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

**WHEREAS**, the men and women of the Glendale Police Department unceasingly provide outstanding public service to the citizens.

**NOW, THEREFORE**, Be It Resolved By the Board of Aldermen of the City of Glendale, Missouri, as follows:

**SECTION ONE:**

All residents of the City of Glendale and all patriotic, civic, and educational organizations are called upon to observe the week of May 11-17, 2025, as National Police Week in commemoration of law enforcement officers, past and present, who, by faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and established an enviable and enduring reputation for preserving the rights and security of all citizens.

**SECTION TWO:**

That Wednesday, May 15, 2025 is hereby declared to be Peace Officer's Memorial Day, in honor of law enforcement officers who, through their courageous deeds have made the ultimate sacrifice or become disabled in service to their community through the performance of their duty, and that we recognize and pay response to the survivors of our fallen heroes.

This Resolution passed and approved on this 5th day of May, 2025.

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Michael A. Wilcox  
Mayor

ATTEST:

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Frank Johnson  
City Administrator/City Clerk

A RESOLUTION DECLARING THE WEEK OF MAY 18-24, 2025, AS  
NATIONAL EMERGENCY MEDICAL SERVICES (EMS) WEEK:

**WHEREAS**, In 1974, President Gerald Ford authorized EMS (Emergency Medical Services) Week to celebrate EMS practitioners and the important work they do in our nation's communities. The National Association of Emergency Medical Technicians (NAEMT) partners with the American College of Emergency Physicians (ACEP) to lead annual EMS Week activities.

**WHEREAS**, emergency medical services are a vital public service; and

**WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

**WHEREAS**, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

**WHEREAS**, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

**NOW, THEREFORE**, Be It Resolved By the Board of Aldermen of the City of Glendale, Missouri, as follows:

**SECTION ONE:**

That the week of May 18-24, 2025 is hereby declared to be National Emergency Medical Services (EMS) Week, in honor of EMS practitioners who, in safeguarding the health, safety and wellbeing of their communities are fully celebrated and recognized.

This Resolution passed and approved this 5<sup>th</sup> day of May, 2025.

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Michael A. Wilcox  
Mayor

ATTEST:

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Fank Johnson  
City Administrator/City Clerk

A RESOLUTION AUTHORIZING AN AGREEMENT WITH SLAIT-HEALTH  
AND ANTHEM FOR RENEWAL OF HEALTH INSURANCE COVERAGE  
EFFECTIVE JULY 01, 2025

**WHEREAS**, effective January 01, 2021, the City of Glendale opted to participate as a member in the St. Louis Area Insurance Trust Health Insurance Program and SLAIT currently provides coverage to the cities of Ballwin, Bridgeton, Brentwood, Chesterfield, Clayton, Crestwood, Creve Coeur, Des Peres, Ferguson, Frontenac, Glendale, Lake St. Louis, Maplewood, Maryland Heights, Olivette, Richmond Heights, Rock Hill, St. Ann, Town and Country, University City, and Webster Groves; and

**WHEREAS**, by pooling resources to insure 2,440 employees and 2,752 qualifying dependents, SLAIT-Health enjoys the benefits of a “large employer” in negotiating rates for provider services and spreads the risk of extraordinary losses among the members; and

**WHEREAS**, SLAIT-Health has provided health insurance coverage at market competitive rates to its member cities and in doing so has provided quality health coverage and accumulated a health fund surplus that would otherwise have gone to the insurance industry as “profits” and are now available to the membership of the SLAIT-Health Pool to provide a safety net against extraordinary losses or to otherwise be distributed to the membership as “dividends” when plan years in which the premiums were initially generated are closed out; and

**WHEREAS**, the Board of Directors of SLAIT have set rates for health care coverage effective July 1, 2025 with an average 6% increase in premiums and approved rate increases for individual members ranging from 3% to 9% depending on the individual cities estimated loss ratio for the last 30 months, which ranged from 53% to 147% of premium; and

**WHEREAS**; the City of Glendale is being assessed a rate increase of 3% based on the City’s loss ratio of 78% and its actual performance over the past year of participation in the pool; and

**WHEREAS**, any city desiring not to renew health care coverage with SLAIT is required to give six (6) months irrevocable notice of intent to withdraw and any city withdrawing forfeits any claim to accumulated dividends earned during their membership in SLAIT-Health.

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

**SECTION ONE:** The City Administrator and other appropriate officers, agents and employees of the City are authorized to take such administrative steps necessary to renew employee health insurance through the Saint Louis Area Insurance Trust (SLAIT) in partnership with Anthem as the service for the plan year commencing July 1, 2025 at an estimated total premium cost of \$597,400.00.

Level of Coverage	Current Monthly Rate	Renewal Monthly Rate	% Change
Employee Only	\$692.41	\$713.18	3%
Employee + Spouse	\$1,454.04	\$1,497.66	3%
Employee + Children	\$1,315.55	\$1,355.02	3%

Family	\$2077.23	\$2,139.55	3%
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**SECTION TWO:** City contributions toward health insurance premiums shall be in accordance with the following formula:

Level of Coverage	% Paid by City	Employer Monthly	Employee Monthly
Employee Only	100%	\$713.18	\$0
Employee + Spouse	90%	\$1,419.21	\$78.45
Employee + Children	90%	\$1,290.81	\$64.18
Family	90%	\$1,996.91	\$142.64

**SECTION THREE:** Deductible costs shall be reimbursed in accordance with the following formula:

Deductible Type	Paid by Employee	Maximum Reimbursement by City
Employee	\$250	\$2,250 after employee share has been met
Spouse/Child/Family	\$500	\$4,500 after employee share has been met

**SECTION FOUR:** All employer paid costs for health insurance shall be charged against the budgets for all operating departments in proportion to the costs incurred on behalf of their employees.

This Resolution Passed and Approved this 5th day of May, 2025.

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

ATTEST:

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



## Memorandum

TO: SLAIT Health Program Members

FROM: John Charpie

DATE: April 24, 2025

SUBJECT: 2025-2026 Health Rates

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At its meeting of April 3, 2025, the SLAIT Board of Directors adopted rates and a Budget for the 2025-2026 Health Plan policy year.

The Budget is determined by expected claims. This year, they are estimated at approximately expected, or \$1,105.70 per employee per month (PEPM), a 3% increase. For 2025-2026, PEPM claim costs are budgeted to be \$1,183.08 PEPM, a 7% increase. To fund the expected claims cost and a slight surplus, a 6% rate increase was adopted for the 2025-2026 term.

As has been done the past several years, the rate increases by member adopted by the Board for the 2025-2026 policy year were developed with the idea of rewarding the best performers, while still maintaining the “one group” characteristics of the plan. Rate increases were divided into 3 tiers and range from 3% to 9%. By-member rate increases with loss ratios are attached to this memo.

Remember, SLAIT only spends approximately 8% of premium on administrative expenses. Thus, the group’s premium and results are based almost entirely on claims experience. Attached is a document outlining the rate increases by year over the past 16 years. You’ll note that even with this year’s increase, our year over year increases have been significantly less than industry average.

Finally, the SLAIT Board approved a \$1,500,000 distribution from the 2014-15 policy year. The distribution will be made on a pro-rata basis to members that participated in the Plan during the 2014-2015 year and who are still members when the distribution is made in September of 2025. A by-member accounting of the distribution is shown on the attached worksheet.

If you have any questions about any of this information, please feel free to contact me at 816-830-0073 or [jcharpie@thomasmcgee.com](mailto:jcharpie@thomasmcgee.com).



## SLAIT Health Plan 2025-2026 Rate Changes

City	Loss Ratio * July 2022-January 2025	Current Estimated Annual Premium	Rate Change	Renewal Estimated Annual Premium
Bridgeton	53%	\$2,205,000	3.00%	\$2,271,150
Rock Hill	67%	\$430,000	3.00%	\$442,900
Des Peres	72%	\$1,605,000	3.00%	\$1,653,150
Richmond Heights	78%	\$1,555,000	3.00%	\$1,601,650
Glendale	78%	\$580,000	3.00%	\$597,400
Town & Country	79%	<u>\$450,000</u>	3.00%	\$463,500
		\$6,825,000		\$7,029,750
Crestwood	89%	\$1,540,000	6.00%	\$1,632,400
Clayton	89%	\$2,570,000	6.00%	\$2,724,200
Maplewood	90%	\$1,365,000	6.00%	\$1,446,900
Maryland Heights	91%	\$3,030,000	6.00%	\$3,211,800
Chesterfield	92%	\$2,840,000	6.00%	\$3,010,400
St. Ann	94%	\$935,000	6.00%	\$991,100
Ferguson	94%	\$1,985,000	6.00%	\$2,104,100
ECDC	95%	\$265,000	6.00%	\$280,900
Creve Coeur	98%	\$1,725,000	6.00%	\$1,828,500
Webster Groves	98%	\$2,105,000	6.00%	\$2,231,300
Lake St. Louis	100%	\$1,640,000	6.00%	\$1,738,400
Brentwood	102%	\$1,815,000	6.00%	\$1,923,900
Hazelwood	60%	<u>\$2,785,000</u>	6.00%	<u>\$2,952,100</u>
		\$24,600,000		\$26,076,000
University City	111%	\$3,750,000	9.00%	\$4,087,500
WCDC	118%	\$145,000	9.00%	\$158,050
Ballwin	133%	\$1,900,000	9.00%	\$2,071,000
Olivette	135%	\$1,150,000	9.00%	\$1,253,500
Frontenac	147%	<u>\$885,000</u>	9.00%	<u>\$964,650</u>
		\$7,830,000		\$8,534,700
<b>Total</b>		<b>\$39,255,000</b>		<b>\$41,640,450</b>
Excludes amounts in excess of individual stop loss				



## History of SLAIT Health Rate Increases – As of July 1, 2025

- 1) **For 2010-2011 Policy Year**
  - 10% rate increase
  - Plan changes equal to 6% reduction in estimated losses
  - Pharmacy co-pay increase from \$8/25/40 to \$10/35/60, (3% reduction)
  - Office visit co-pay increase from \$20/20 to \$20/40, (2% reduction)
  - ER co-pay from \$100 to \$200 (1% reduction)
  
- 2) **For 2011-2012 Policy Year**
  - 7.5% rate increase
  - Plan changes equal to 1.5% reduction in estimated losses
  - Office visit co-pay increase \$20/40 to \$25/40 (1% reduction)
  - ER co-pay from \$200 to \$250 (.5% reduction)  
*\$0 deductible plan eliminated*  
*Maplewood & University City move to \$250*
  
- 3) **For 2012-2013 Policy Year**
  - Primary Increase 4%
  - Varied among members – Range = 1% to 9%  
*No Plan Changes*
  
- 4) **For 2013-2014 Policy Year**
  - Primary Increase 5.6%
  - Varied among members – Range = 3% to 11%
  - ACA Reinsurance Fee effective 1/1/14  
*No Plan Changes*
  
- 5) **For 2014-2015 Policy Year**
  - Overall Increase 4.8%
  - Varied among members – Range = 1.8% to 7.8%
  - Maximum out-of-pocket increased by \$1,500/\$3,000 as ACA requires medical co-pays be included
  
- 6) **For 2015-2016 Policy Year**
  - Overall Increase = 0
  - Range = -3% to 3%
  - Maximum out-of-pocket increased by \$1,000/\$2,000 as ACA requires prescription drug co-pays be included



- 7) **For 2016-2017 Policy Year** \$1,000,000 Distributed  
- Overall Increase = 4.5%  
- Range = 2.5% to 6.5%
- No Plan Changes*
- 8) **For 2017-2018 Policy Year** \$1,258,339 Distributed  
- Overall Increase = 2%  
- Range = 0% to 4%
- 9) **For 2018-2019 Policy Year** \$1,000,000 Distributed  
- Overall Increase = 2%  
- Range = 0% to 4%
- 10) **For 2019-2020 Policy Year** \$350,000 Distributed  
- Overall Increase = 2%  
- Range = 0% to 4%
- 11) **For 2020-2021 Policy Year** \$440,000 Distributed  
- Overall Increase = 2%  
- Range = 0% to 4%
- 12) **For 2021-2022 Policy Year** \$1,484,207 Distributed  
- Overall Increase = 4.5%  
- Range = 2.5% to 6.5%
- 13) **For 2022-2023 Policy Year** \$500,000 Distributed  
- Overall Increase = 7%  
- Range = 5% to 9%
- 14) **For 2023-2024 Policy Year** \$1,076,507 Distributed  
- Overall Increase = 4%  
- Range = 2% to 6%
- 15) **For 2024-25 Policy Year** \$1,000,000 Distributed  
- Overall Increase = 7.5%  
- Range = 2.5% to 12.5%
- 16) **For 2025-26 Policy Year** \$1,500,000 To be distributed  
- Overall Increase = 6%  
- Range = 3% to 9%



<b>SLAIT SURPLUS DISTRIBUTION</b>					
<b>HEALTH PREMIUMS</b>					
<b>To Be Distributed September, 2025</b>					
		<b>2014-2015 HEALTH PREMIUM</b>	<b>% OF TOTAL</b>	<b>2014-2015 HEALTH DISTRIBUTION</b>	<b>TOTAL DISTRIBUTION</b>
1	Ballwin	1,395,255	6.19%	\$92,881	92,881
2	Brentwood	1,181,924	5.25%	\$78,680	78,680
3	Chesterfield	2,030,625	9.01%	\$135,178	135,178
4	Clayton & CRSWC	1,633,142	7.25%	\$108,717	108,717
5	Crestwood			\$0	-
6	Creve Coeur	1,463,543	6.50%	\$97,427	97,427
7	Des Peres	1,188,320	5.27%	\$79,106	79,106
8	ECDC	222,173	0.99%	\$14,790	14,790
9	Ferguson	1,737,227	7.71%	\$115,646	115,646
10	Frontenac	674,467	2.99%	\$44,899	44,899
11	Lake St. Louis	1,012,842	4.49%	\$67,424	67,424
12	Manchester			\$0	-
13	Maplewood	981,852	4.36%	\$65,361	65,361
14	Maryland Heights	2,257,914	10.02%	\$150,308	150,308
15	Olivette	807,594	3.58%	\$53,761	53,761
16	Richmond Heights	1,421,952	6.31%	\$94,659	94,659
17	Rock Hill	410,138	1.82%	\$27,303	27,303
18	St. Ann	970,028	4.30%	\$64,574	64,574
19	Town & Country	252,444	1.12%	\$16,805	16,805
20	University City	2,813,369	12.49%	\$187,285	187,285
21	WCDC	78,028	0.35%	\$5,194	5,194
				\$1,500,000	1,500,000
		<b>22,532,838</b>	<b>100.00%</b>	<b>\$1,500,000</b>	<b>1,500,000</b>

A RESOLUTION AUTHORIZING A CONTRACT FOR EMPLOYEE DENTAL INSURANCE AND VOLUNTARY VISION COVERAGE THROUGH DELTA DENTAL OF MISSOURI FOR A TERM BEGINNING JULY 1 2025 AND ENDING JUNE 30 2026 FOR DENTAL INSURANCE BEGINNING JULY 1 2025 AND ENDING JUNE 30 2027 FOR VISION INSURANCE

**WHEREAS**, the City of Glendale (“City”) has provided to its employees group dental insurance and voluntary vision insurance and is desirous of continuing such fringe benefits; and

**WHEREAS**, the City's broker, The Daniel and Henry Company, contacted Delta Dental and obtained a renewal of the City’s dental and voluntary vision plans with zero (0%) percent dental premium decrease and zero (0%) percent premium increase for vision; and

**WHEREAS**, the Board of Aldermen has determined that it is in the best interest of the City to renew employee dental insurance with optional vision coverage with Delta Dental of Missouri for a term beginning July 1, 2025 and ending June 30, 2026 for dental insurance and beginning July 1, 2025 and ending June 30, 2027 for vision insurance.

**NOW, THEREFORE**, Be it Resolved by the Board of Aldermen of the City of Glendale, Missouri, as follows:

**SECTION ONE:** The City Administrator is hereby authorized to enter into a contract with Delta Dental of Missouri for dental insurance and voluntary vision insurance for a term beginning July 1, 2025, and ending June 30, 2026 for dental insurance and beginning July 1, 2025 and ending June 30, 2027 for vision insurance and to make monthly payments from the General Fund for dental insurance at the following rates:

Dental	Level of Coverage	Current Monthly Rate	Renewal Monthly Rate	% Change
	Employee Only	\$37.90	\$37.90	0%
	Employee + Child(ren)	\$85.61	\$85.61	0%
	Employee + Spouse	\$75.83	\$75.83	0%
	Family	\$122.84	\$122.84	0%

Vision	Level of Coverage	Current Monthly Rate	Renewal Monthly Rate	% Change
	Employee Only	\$6.34	\$6.34	0%
	Employee + Child(ren)	\$13.50	\$13.50	0%
	Employee + Spouse	\$11.90	\$11.90	0%
	Family	\$19.66	\$19.66	0%

**SECTION TWO:** City contributions toward dental and vision insurance premiums shall be in accordance with the following formula:

<b>Dental</b>	<b>Level of Coverage</b>	<b>% Paid by City</b>	<b>% Paid by Employee</b>	<b>Employer Monthly</b>	<b>Employee Monthly</b>
	Employee Only	100%	0%	\$37.90	\$0
	Employee + Child(ren)	100%	0%	\$85.61	\$0
	Employee + Spouse	100%	0%	\$75.83	\$0
	Family	100%	0%	\$122.84	\$0

<b>Vision</b>	<b>Level of Coverage</b>	<b>% Paid by City</b>	<b>% Paid by Employee</b>	<b>Employer Monthly</b>	<b>Employee Monthly</b>
	Employee Only	0%	100%	\$0	\$6.34
	Employee + Child(ren)	0%	100%	\$0	\$13.50
	Employee + Spouse	0%	100%	\$0	\$11.90
	Family	0%	100%	\$0	\$19.66

**SECTION THREE:** Said contract shall be effective on July 1, 2025.

This resolution passed and approved this 5<sup>th</sup> day of May 2025.

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

ATTEST:

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

A RESOLUTION AUTHORIZING A CONTRACT EXTENSION FOR EMPLOYEE LIFE, ACCIDENTAL DEATH AND DISMEMBERMENT, AND LONG-TERM DISABILITY INSURANCE WITH THE HARTFORD FINANCIAL SERVICES GROUP FOR A PERIOD BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2027

WHEREAS, the City of Glendale (“City”) has provided to its employees group life insurance, accidental death and dismemberment (AD&D) insurance, and long-term disability insurance and is desirous of continuing this benefit for employees; and

WHEREAS, the City’s broker, Daniel and Henry Company, has negotiated a 0% rate increase contract extension with The Hartford Financial Services Group for Life and Accidental Death and Dismemberment, and a 0% increase for Long-Term Disability insurance for a term that would begin July 1, 2025 and end June 30, 2027, which aligns with the SLAIT Health Program renewal period; and

NOW, THEREFORE, Be It Resolved by the Board of Aldermen of the City of Glendale, Missouri as Follows:

**SECTION ONE:**

The City Administrator is hereby authorized to sign a contract extension with The Hartford Financial Group for Life, Accidental Death and Dismemberment, and Long-Term Disability insurance for a period ending June 30, 2027 at the following rates:

Type	% Change	Rate	% Paid by City	% Paid by Employee
Life	0%	\$0.200 per \$1,000	100%	0%
AD&D	0%	\$0.042 per \$1,000	100%	0%
LTD	0%	0.430 per \$100 of covered payroll	100%	0%

**SECTION TWO:**

The City Administrator is hereby authorized to make monthly payments for Life, AD&D, and LTD insurance in accordance with the formula provided in Section One.

**SECTION THREE:**

This resolution shall be effective July 1, 2025.

This Resolution Passed and Approved this 5<sup>th</sup> day of May, 2025.

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

ATTEST:

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