



MINUTES
BOARD OF ALDERMEN MEETING
CITY OF GLENDALE
424 N SAPPINGTON ROAD, 63122
SEPTEMBER 8, 2026 –7:00 p.m.

CALL TO ORDER

A meeting of the Board of Aldermen of the City of Glendale was held on Monday, September 8, 2026. Mayor Wilcox presided and called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Wilcox led the Pledge of Allegiance.

ROLL CALL

The roll call was as follows:

Present

Alderman Volk
Alderman Capshaw Cushing
Alderman Fiordelisi
Alderman Stewart

Absent

Alderman Nauman
Alderman Lane

Mayor Wilcox presided.

Also present were: City Administrator, Frank Johnson; Public Works Superintendent Terry Jones, City Attorney Kate Henry, Police Captain Chris Sarantakis, Finance Director Dan Lawrence, and Community Engagement Officer Morgan Forney.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES – 8/17/2026

Alderman Stewart moved for approval, seconded by Alderman Volk, and unanimously carried to approve the regular meeting minutes of August 17, 2026.

CITIZEN COMMENTS

Terri Matheis, 802 Brownell, spoke about neighborhood standards in non-HOA neighborhoods and their reliance on the City's standards. She noted yard décor her neighbors have displayed and the desire to see Glendale enact time limits and content-neutral standards for holiday décor. Ms. Matheis also spoke of her desire for an increase in code enforcement and her concerns regarding drainage on public streets.

Jim Byrne, 3 Highland Place, noted his appreciation for the follow up he received after his latest comments, and spoke on his concerns with construction on Brownell including debris, etc.

SWEARING IN OF POLICE STAFF

Mayor Wilcox administered the oath of office to Andrew Metcalf. A round of applause was held.

PUBLIC HEARING

A Public Hearing on a proposed amendment to the Special Use Permit for Glendale Chrysler Dealership.

Jenni Belding, CEO for Glendale Chrysler, addressed the Board, providing historical information about the dealership, noting their inception in 1967. She spoke on the various sponsorships the dealership has provided to the City and surrounding businesses and the appreciation for the relationships. Ms. Belding outlined the dealership's request for additional service bays in the western portion of the building and noted the space had previously been used for body work. Additionally, Ms. Belding spoke on the drainage project required by MSD that significantly slowed any construction that has been previously approved. She spoke of the recent Plan Commission Meeting and the modifications to the type of garage doors requested by the Commission.

In response to Mayor Wilcox, Ms. Belding stated the portion of the building proposed to be converted was chosen as it is currently not being used to its fullest extent (storage, etc.). She stated that the service bay expansion previously approved for the western portion of the building would require more construction and have a higher cost.

Using the attached presentation, Chris Mertens, M&H Architects, displayed renderings of the proposed renovations, showing the location of the service bays, garage doors, and office/customer waiting areas. A site plan was also displayed depicting existing parking, showroom, display areas, etc.

Mayor Wilcox declared the Public Hearing open and called for public comments.

Ingrid Schaefer, 1308 Glendale Gardens, inquired about the hours of operation, ingress and egress of the vehicles, and trash container placement. Mayor Wilcox noted those details were not pertinent to tonight's consideration. Ms. Schaefer inquired about whether the doors would be left open or closed while the vehicles were being serviced, and Mayor Wilcox stated that the Plan Commission recommended they remain closed.

Jennifer Hohenberg, 1306 Glendale Gardens, stated she moved in recently and was aware of the proposed plans prior to relocating. She expressed her desire for an increase in landscaping, and her concerns for the use of Glendale Gardens Drive by delivery drivers and customers.

Kate Jamieson, 1301 Glendale Gardens, spoke about the quaint nature of the condo association cul-de-sac and her desire for it to remain quiet. She provided photos to the Board members that she believes are code violations she wishes to see addressed. Ms. Jamieson's comments and distributed photos are attached for the record.

Mayor Wilcox declared the Public Hearing closed.

BOARD DISCUSSION – GLENDALE CRYSLER SUP AMENDMENT

Alderwoman Fiordelisi expressed her concerns with environmental pollution, an increase in vehicular traffic, tailpipe exhaust, and other potential hazardous situations for the nearby residents. In response, Ms. Belding stated that St. Louis County regulates how the exhaust is filtered and described the system that will be put into place per County regulations. Alderwoman Fiordelisi inquired about the number of cars on average the service bays would see in a day. Ms. Belding estimates an average of 4-5 vehicles per bay per day based on other service bays activity.

City Administrator Frank Johnson spoke on parking regulations and reminded Ms. Belding that the SUP currently in place requires two parking spaces per service bay. He requested confirmation and an updated plan for the proposed expansion.

In response to Alderman Stewart, Ms. Belding stated the request is for six additional service bays, and that she is unsure at this time if they would be quick service, long-term, or a combination. Ms. Belding also confirmed that the majority of customers retrieve their vehicles in the front of the building. Discussion was held regarding service hours of operation, and it was noted that the current SUP specifies hours of operation for the future car wash of 7 a.m. – 8 p.m., but presently the service department is open 7 a.m. – 6 p.m. Monday through Saturday.

Alderman Volk inquired about the open/closed status of the garage doors during service hours and the noise ordinances St. Louis County enforces. Mr. Johnson stated that they are bound by noise regulations through the County.

In response to Alderman Volk, Mr. Mertens stated that the Plan Commission recommended doors on the south side of the building with an STC (Sound Transmission Class) of 25. Ms. Belding spoke on the difference between the originally proposed high-efficiency garage doors and the doors the Plan Commission recommended. She also noted that the Plan Commission recommended natural vegetation for sound mitigation.

Alderwoman Capshaw Cushing expressed her concern with the doors being open versus closed and the City's ability to enforce such regulations. She stated she would prefer to see natural sound barriers. Ms. Belding spoke on the location of the privacy fences belonging to the condos, and the concrete patios which were originally poured over the property line. She stated that liability exists with any modification to the portion of the patios on the dealership's property.

In response to Alderman Stewart, Ms. Belding stated the proposed service bays are climate controlled and the doors would remain closed if the HVAC is in use.

Alderwoman Volk inquired about the dumpsters and the status of the enclosure. Ms. Belding stated they are placed in accordance with the 2023 SUP and the enclosure would

be built once MSD has completed their project. Mr. Johnson added that the dumpster lids need to remain closed.

Alderwoman Volk asked if the dealership would be open to codifying hours of operation. Ms. Belding was receptive to the proposal, and Mr. Johnson added that hours of operation were previously codified when the carwash was considered.

In response to Mr. Johnson, Ms. Belding stated that the landscaping previously installed per the SUP would be replaced once MSD completed their project. She added that the parking lot would be restriped as well with no proposed changes.

Mr. Johnson reminded all that as part of Proposition S, Glendale Gardens Drive roadway is scheduled to be replaced. Ms. Belding added a request for striping to mitigate some of the parking issues.

Mayor Wilcox thanked all for their time and participation on the matter.

PRESENTATION – PROPOSITION S DEBT SERVICE

Martin Ghafoori, Managing Director for Stifel, reviewed a historic timeline of Senate Bill 190 Events and the impact it had on the City. He displayed the 2025 residential tax rates and numerical data on the impact from the senior property tax freeze. Mr. Ghafoori displayed a chart depicting the growth, tax rate, SB190 revenue loss, and other data, and he noted that 2026 is a non-reassessment year so tax rates will likely not change. Brief discussion was held about potential lawsuits against the state legislation authorizing the senior property tax freeze.

Mr. Ghafoori showed what the average homeowner would pay with various increases. Discussion was held relating to the total amount of debt authorized, and various considerations were depicted.

PRESENTATION – PROPOSITION S 2027 PROJECTS

Ramin Ashrafzadeh and Sarah Meyer, Horner Shiffrin, presented a review of a stormwater project for Clif Side Drive included in Proposition S for 2027. Mr. Ashrafzadeh provided background on the City's Stormwater Master Plan, the project's history and its goals. They discussed the property located at 431 Clif Side Drive and the flooding issues related to an existing culvert at the Clif Side Drive and Elmwood Avenue intersection. Mr. Ashrafzadeh noted MSD's recommendation to construct an additional pipe parallel to the existing one. Mr. Ashrafzadeh explained that they considered installing an even larger box culvert to address the issue, but that the flooding risk to the home has been substantially reduced as the homeowners have replaced the walkout basement doors with windows. He noted that even in a scenario where the culvert is completely blocked, the roadway would act as a spillway that would prevent the floodwater from reaching the elevation of the basement windows.

In response to Mayor Wilcox, Terry Jones, Public Works Superintendent, stated that the project was selected for inclusion in Prop S because it was identified in the Stormwater

Master Plan, had the potential for impacting several downstream projects, and addressed a home with known basement flooding. He noted that residential flood mitigation is a high priority for the city.

Ms. Meyer briefly reviewed future projects identified in the Stormwater Master Plan and their general scope. She noted that these projects will have little effect on the other identified priority projects. In combination with the above regarding the flood risk for the property at 431 Clif Side, she stated that they are not recommending moving forward with them at this time. Ms. Meyer recommended utilizing the funds to perform milling and overlaying of Alexandra Ave.

Following discussion, Alderman Stewart moved to remove the project from the Master Plan as recommended by Horner Shifrin. The motion was seconded by Alderwoman Capshaw Cushing and approved.

ORDINANCES FOR SECOND READING

BILL NO. 14-26

Mayor Wilcox introduced Bill 14-26, An Ordinance authorizing the City Administrator to enter into a Missouri Highway and Transportation Commission STP-Urban Program agreement in order to reconstruct E. Essex Avenue from N. Sappington Road to Devon Road.

Alderman Stewart moved to approve the second reading of Bill No. 14-26, seconded by Alderwoman Capshaw Cushing and approved.

Public Works Superintendent Terry Jones noted that this project is funded partially by federal aid monies and briefly described the project.

Alderman Stewart moved to approve Bill No. 14-26, seconded by Alderwoman Volk. The roll call vote was as follows:

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

The motion carried unanimously and Bill No. 14-26 became Ordinance No. 14-26.

ORDINANCES FOR SECOND READING

BILL NO. 15-26

Mayor Wilcox introduced Bill No. 15-26, an Ordinance amending Title I, Chapter 115 of the Municipal Code of the City of Glendale, Missouri to adopt new candidate filing dates.

Alderman Steward moved to approve first reading of Bill No. 15-26, seconded by Alderwoman Capshaw Cushing and approved.

Mr. Johnson stated the amendment revises the dates so the closing date does not fall within the holidays.

RESOLUTIONS

RESOLUTION R35-26

Mayor Wilcox introduced Resolution No R35-26, a Resolution authorizing a contract with Girdner Contracting pertaining to roadway drainage improvements for Glenway Drive in the City of Glendale, Missouri.

Mr. Jones briefly described the project, noting no bids were initially received with the first request for bids. Per Glendale's code, staff sought bids directly from 9 companies provided by the City's engineer. One proposal was received in the amount of \$136,668.

Alderman Steward moved for approval, seconded by Alderwoman Capshaw Cushing and approved.

RESOLUTION R36-26

Mayor Wilcox introduced Resolution R36-36, a Resolution authorizing a contract with Mahoney's Plumbing LLC for plumbing work related to the renovation of the office and breakroom at the Glendale Public Works facility.

Mr. Jones noted the project total is approximately \$35,000, and this contract comes after a recommendation from the architect to relocate the sink to obtain the highest and best use of the space.

Alderman Steward moved for approval, seconded by Alderwoman Volk and approved.

RESOLUTION R37-26

Mayor Wilcox introduced Resolution R27-26, a Resolution authorizing supplemental agreement #2 to the engineering services contract for professional engineering services with Lochmueller Group pertaining to the North Sappington Road Surface Transportation Program budget.

Alderman Steward moved for approval, seconded by Alderwoman Volk.

Mr. Jones explained the additional costs are due to right-of-way negotiations and requested cost-reduction changes to the plan scope. Discussion was held relating to the contract scope, costs outside of the scope requested by the City and financial responsibility.

Following discussion, Alderman Steward moved to table Resolution R37-26 and take it up at the September 21, 2026 meeting. The motion was seconded by Alderwoman Volk and approved.

REPORTS

- **City Administrator**

Mr. Johnson reported that he received a complaint regarding outdoor/lawn décor and an inoperable vehicle at 802 Brownell. He reviewed the property and noted the décor does not violate any portion of City Code, and the inoperable vehicle is properly covered as required by Code. Mr. Johnson further reported that the sidewalk reopening on Brownell has been delayed due to damages caused during the project.

- **Mayor Wilcox**

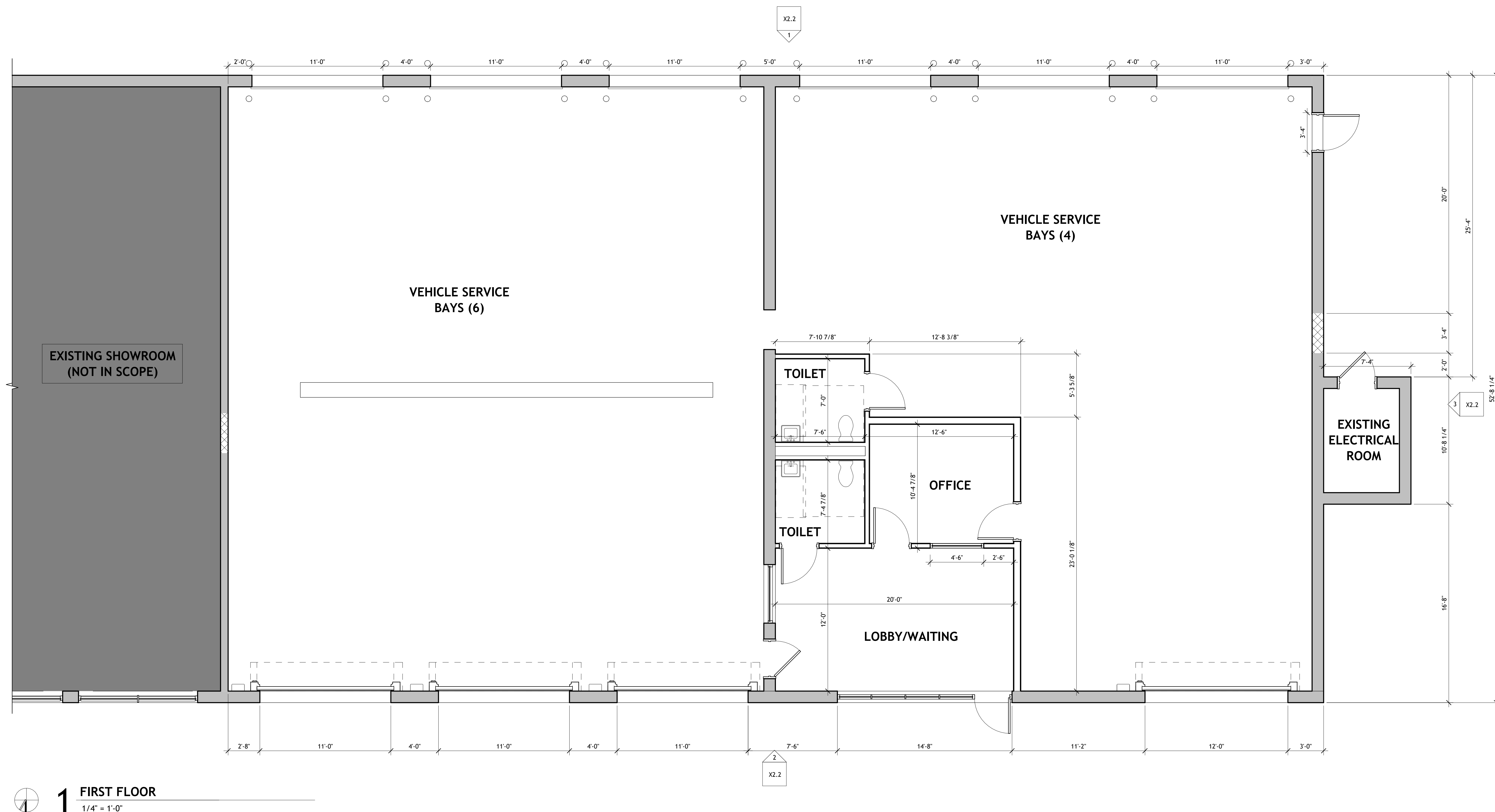
Mayor Wilcox announced that the annual JazzFest will be held on Friday, September 18 and encouraged all to attend.

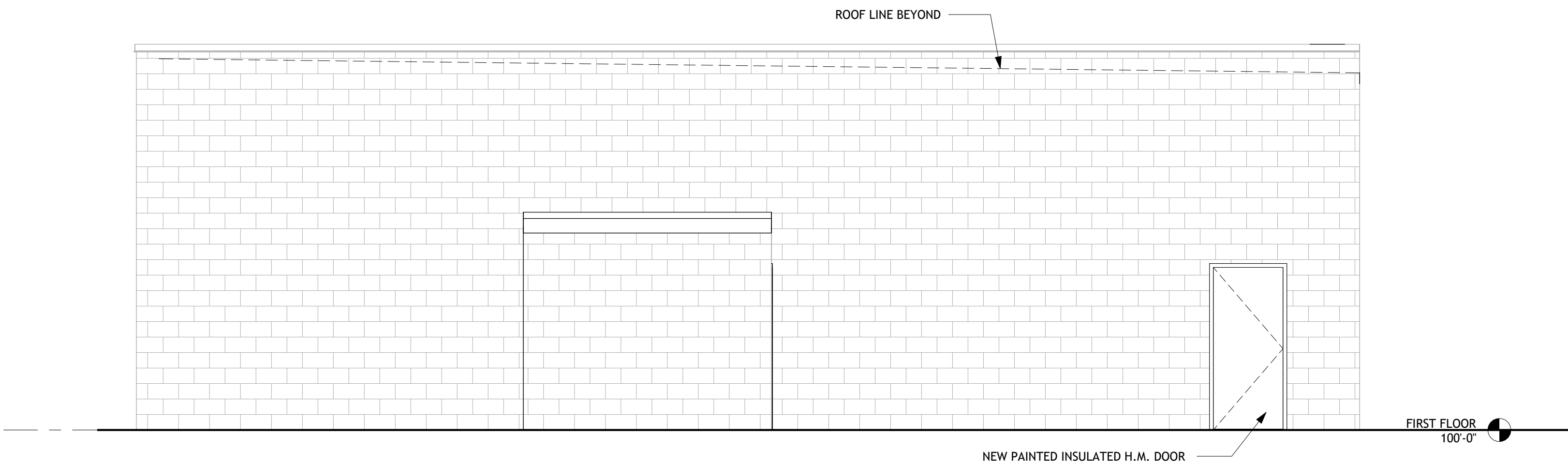
ADJOURN

On motion of Alderman Stewart, seconded by Alderwoman Volk and unanimously approved, the meeting adjourned at 9:26 PM.

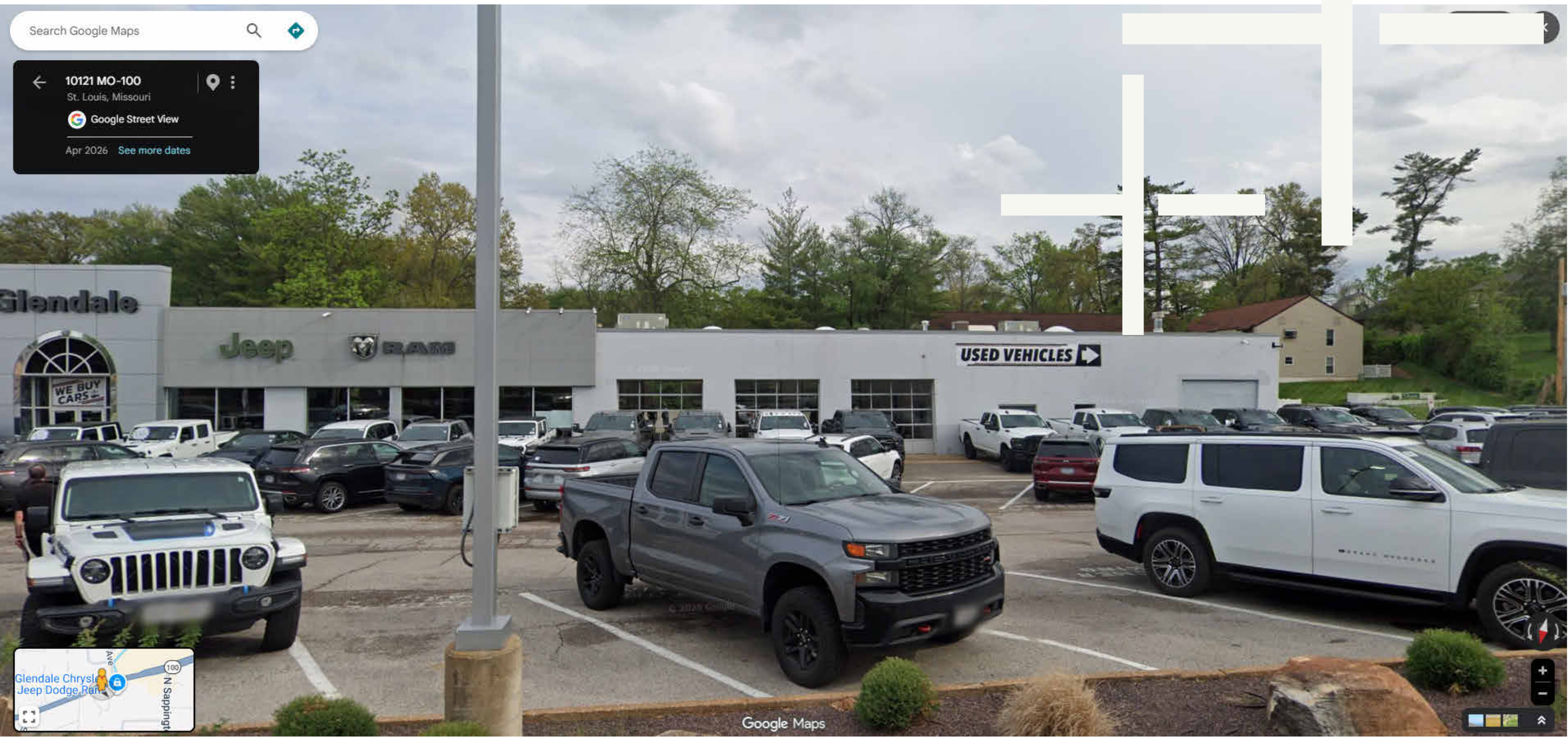


Morgan Forney, Community Engagement Officer

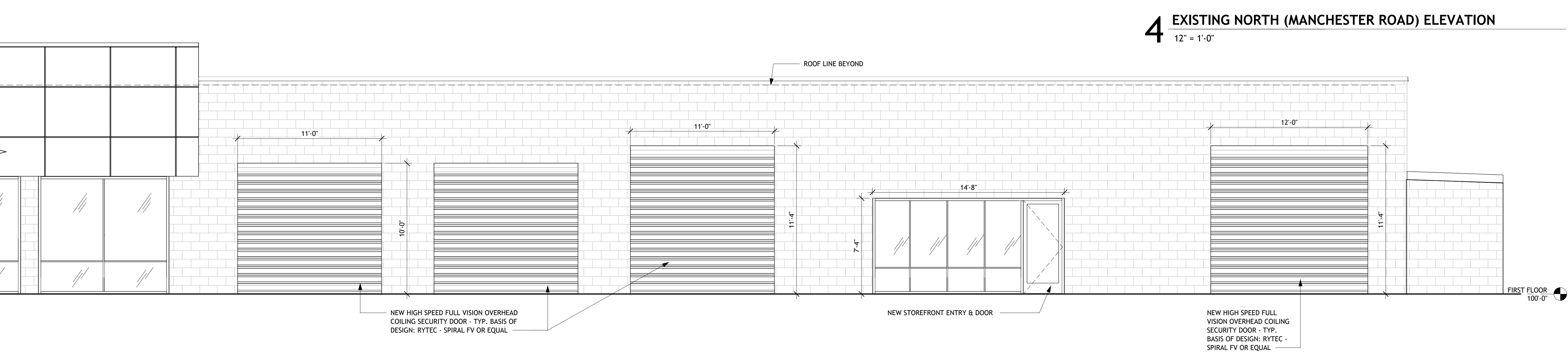




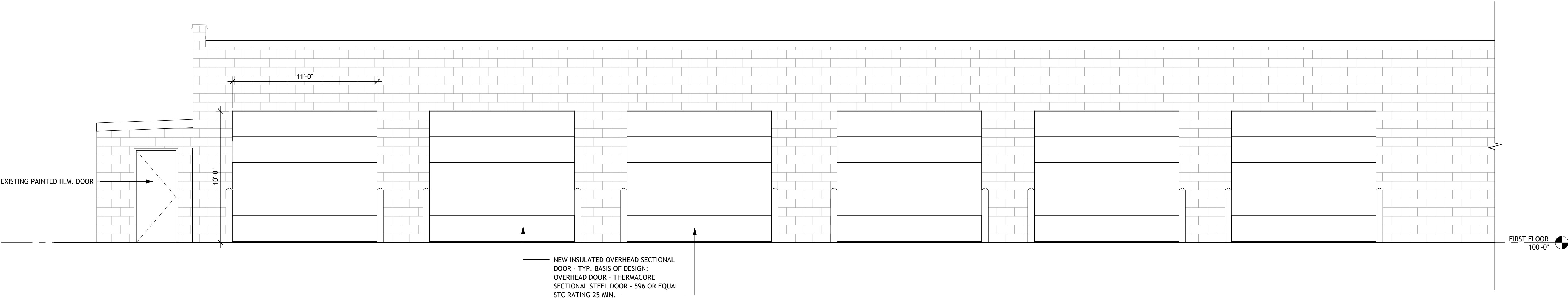
3 EAST ELEVATION
1/4" = 1'-0"



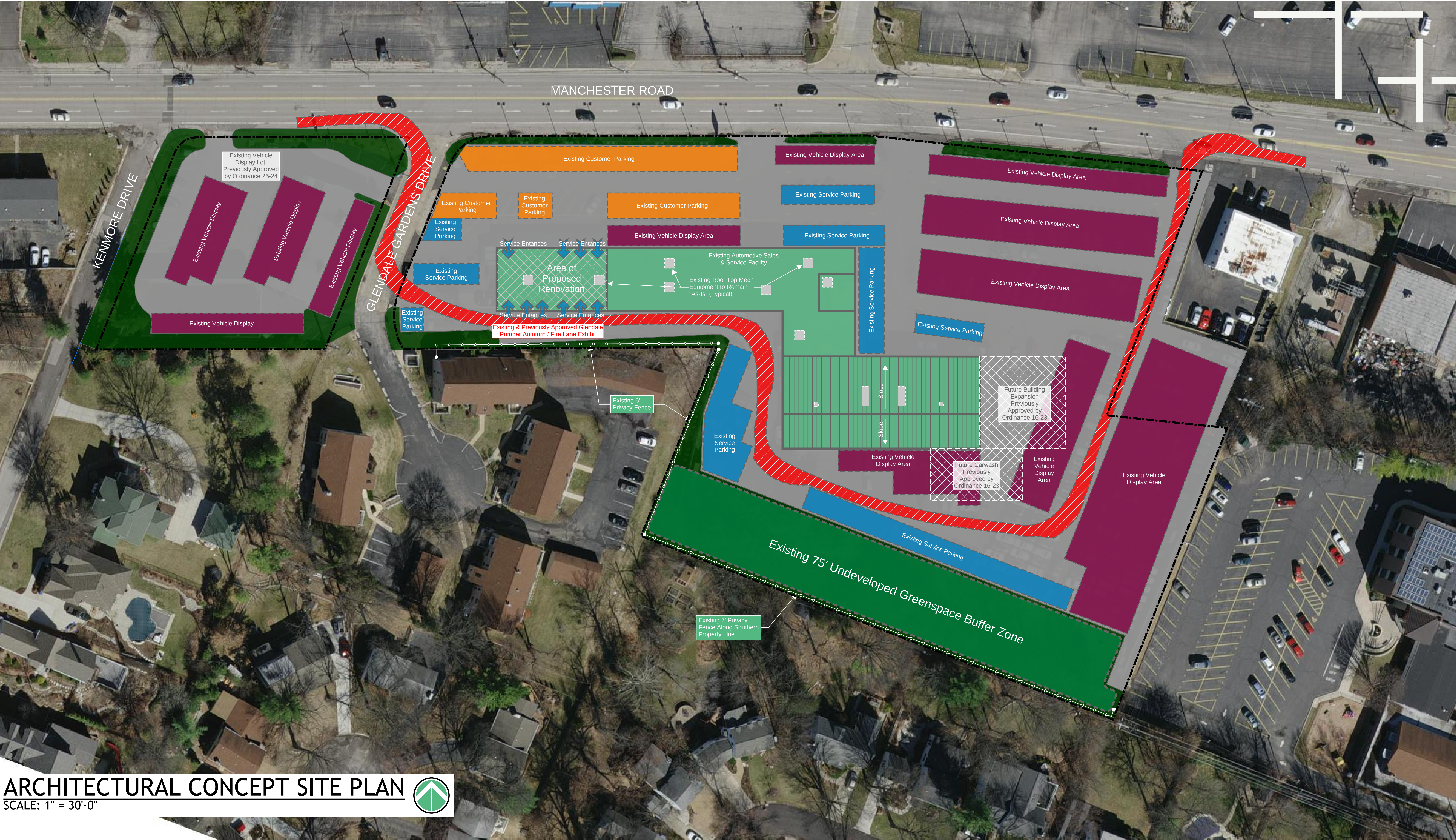
4 EXISTING NORTH (MANCHESTER ROAD) ELEVATION
12" = 1'-0"



2 NORTH ELEVATION (MANCHESTER RD)
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



ARCHITECTURAL CONCEPT SITE PLAN
SCALE: 1" = 30'-0"

596

THERMACORE[®] DOOR SYSTEMS



EXTRA HEAVY-DUTY INSULATED STEEL SECTIONAL DOORS



SOUND SUPPRESSION CAPABILITIES.
EXCEPTIONAL THERMAL EFFICIENCY.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

Standard features at a glance

Thermal efficiency

U-factor ¹	0.10
R-value ²	17.40 (3.06 K m ² /W)
Thermal break	PVC
Air infiltration	at 15 mph (24 kmph): .08 cfm/ft ² (1.46 m ³ /hr/m ²)

Construction

Panel thickness	2" (51 mm)
Max height ³	24'1" (7341 mm)
Max width ³	36'2" (11024 mm)
Exterior steel	20-gauge galvanized
Exterior surface	Flush, textured
Standard springs	10,000 cycle
Sound transmission rating	Class 26

Color options

Interior colors	White
Exterior colors	White, Gray, Tan, Industrial Brown

Limited warranty

10-year delamination
1-year door
3-year/20,000 cycle door
and operator system
(material and workmanship)

Options

- Thermal glazing
- Aluminum sash section available to 24'2" (7366 mm) wide
- Four section pass door
- High-usage components
- Wind load options
- Electric operator
- Chain hoist
- Posi-Tension™ drums
- Safety bottom fixtures
- Bottom-sensing edge
- Flexible jamb, header seal
- Exhaust ports



Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional doors. The lower the U-factor rating, the better the thermal performance.



Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

¹ U-factor is a measure of thermal efficiency. The lower the U-factor the greater the insulating properties of the door. U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

² R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

³ Maximum door size is dependent on weight. Doors are not available to the maximum height at the maximum width.



Superior sound suppression

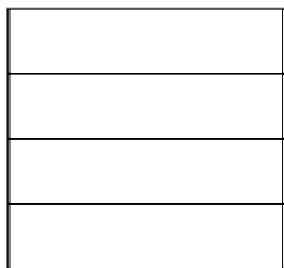
The Thermacore® Model 596 is ideal for extra heavy-duty applications where both thermal efficiency and sound suppression are desirable.

It incorporates the Thermacore® steel-polyurethane-steel panel construction, which provides a thermal barrier to withstand harsh climates and demanding environmental requirements. The result is a solid, well-built door that keeps both the weather and unwanted sound at bay.

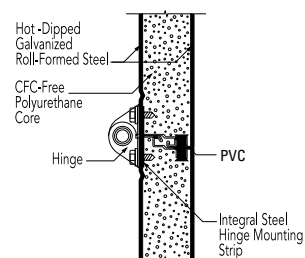
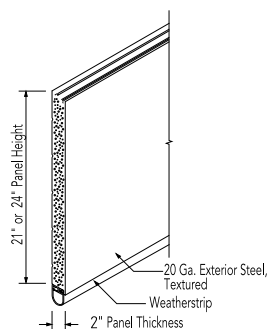


Installation and service: Overhead Door Company of Glens Falls™

Panel options



Flush panel



Color options



White



Industrial Brown



Gray



Tan

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Glazing options



Double Thermal Acrylic (25" w by 12" h)



Aluminum Sash Section* with DSB glazing

*Standard color White



Insulated DSB (24" w by 7" h)



Clear Long** (44" w by 15" h)

**Not available on doors wider than 20'2"



Installation and Service: Overhead Door Company of Twin Falls™.



Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

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The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



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SPIRAL[®] FV[®]

Ultra-High Speed, Security and Full Vision - All in One Door

Take one look at the Spiral[®] FV[®] (Full Vision) rigid rolling door in action and it makes an immediate impression. Even with ultra-high opening speed, its unique Spiral technology provides remarkably quiet operation. Its top-to-bottom full-width window slats offer extra visibility and safety, not to mention a sharp, high-tech look. All of which promote an enviable image of cutting-edge operations.

For modern production and commercial environments with high traffic, the Spiral FV will take your facility's look and efficiency to a higher level. Because its anodized aluminum slats will not corrode, you can count on its look to last for many years even under the worst weather conditions.

Spiral FV high performance is guaranteed with a **5-year limited warranty**.



High Speed

- Opening speed of up to 100 inches per second improves traffic flow in fast-paced environments

Full Vision

- Full-width LEXAN[™] window slats with MARGARD[™] coating provide maximum visibility and durability

Ultra Quiet

- Spiral track design features no metal-to-metal contact for remarkably quiet operation

Safety is Standard

- SmartSurround[®] Advanced Detection & Alert System and Advanced³ Light Curtain Safety System

Smooth Operation

- Advanced System 4[®] door controller enables precise door positioning, speed adjustment and control of all door functions

Energy Efficient & Tight Seal

- LEXAN polycarbonate slats and durable rubber membrane provide a 100% seal against dust, drafts and inclement weather



Size/Dimensions

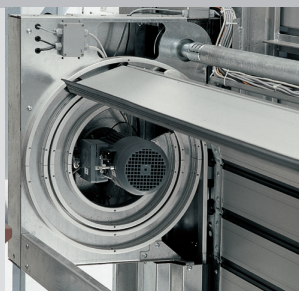
- Maximum width up to 20'
- Maximum height up to 19'8"

Travel Speed

- Opening speed up to 100 inches per second

Spiral Technology

- Unique, patented design creates no metal-to-metal contact, resulting in less wear and tear on the panel
- Ultra quiet and low maintenance operation
- Utilizes AC drive motor with variable speeds to allow for soft acceleration and deceleration



AC drive motor

Architectural Styling

- Sleek, clear anodized aluminum slat frames with 9-inch-high clear or tinted LEXAN™ polycarbonate windows
- Durable 'Rytec silver' powder coated finish* is UV-stable and resists rust, corrosion and fingerprints
- Full-height/full-width visibility for added safety plus rigid-door security



Nine-inch high vision slats for increased visibility

Electrical Controls

- System 4® controller housed in a NEMA 4X rated enclosure with factory set parameters
- Intelligent processor monitors and controls power consumption during operation
- Advanced self-diagnostics for troubleshooting

System 4 shown with optional rotary disconnect



Panel Design

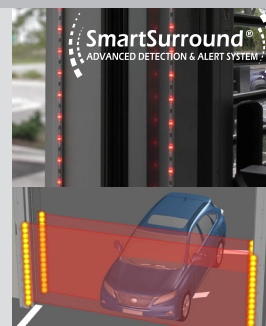
- Integral rubber weatherseal between the slats provides a tight weatherseal across the entire panel
- Patented hinge design allows for removal and replacement of individual slats without disassembling the door panel



Integral rubber weatherseal

Safety is Standard

- **SmartSurround® Advanced Detection and Alert System**
Intuitive light curtain system + LED safety lights for traffic recognition, detection and alerting
- Advanced³ Light Curtain Safety System continuously monitors doorway opening
- Mechanical brake release lever allows door opening in the event of power failure



SmartSurround® light curtains and LED light strips provide 4-corner perimeter guard

Warranty

- Five-year limited warranty on motor/mechanical components and materials
- Two-year limited warranty on electrical components
- Properly maintained, LEXAN windows are covered by a 7-year limited warranty against breaks and excessive haze or yellowing

Options

- Pre-wired premium package
- Translucent bronze or grey tinted slats
- Hood and motor covers
- Compact BTA4 remote door controller
- Electric reversing edge with Ry-Wi® Wireless System
- Powder coated finish also available in RAL classic colors or custom match
- Multiple door activation options available; contact factory for details



Grey tinted slats shown

Standard maximum sizes shown; larger sizes may be available upon request.

*Side columns and head console; excludes some US/R models.

American Owned, American Made



◀ Watch All Rytec Testimonials

Specifications subject to change

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Glendale Public Meeting 09.08.26
Kate Jamieson 1301 Glendale Gardens

Once again I'd like to thank Melissa Wilkenson of the WK Times for their interest in continued wider public awareness.

Glendale Gardens is "presently" a lovely, quiet cul-de-sac of 4 buildings that shares its entrance & borders with Glendale Chrysler. And **this** is a record of over a decade of our actions to protect the integrity of our surroundings, our property/resale value and everyday living from 2011 to the present, including the thwarted hostile take-over attempt in 2023 to acquire our property for their "redevelopment plan."

These photo packets show just a few examples of disregard for your own ordinances, and this present project, that actually ignores at least 4 aspects of the Glendale City zoning codes, especially for nuisance noise, that will adversely affect the character and daily well-being of our community from 7am to 8pm Mon-Sat.

Businesses certainly have the right to improve their profits but **NEVER** at the expense of the bordering homeowners. Let's hold a standard of reasonably beneficial appearance of property for not only the street view but also the bordering neighborhoods of Brookside, Glendale Gardens and Kenmore.

As Trustees, it is our responsibility to ensure the viability & continued desirability of home ownership here. As the city governing body, it is your responsibility to maintain the balance of benefit to all within proximity.

View at the Entrance to Glendale Gardens Property

Glendale Gardens Permanent Trash
Enclosure Decades Old



Dealership Trash Un-Screened
for Decades



Ordinance Number 25-24:

(R) All refuse, trash, and any other items being temporarily stored pending disposal or disposed of will be Stored in covered containers suitably screened. Dumpsters must be at least 5 feet from any building and not block any egress point or fire lane.

Comparison of Service Bays/Trash Storage
Glendale Chrysler Proposed & Present Audi Dealership on Manchester



**Back view of Dealership from Bldg. 1306 & Brookside Homeowners
(Dealership's Fence Condition)**



Glendale Gardens Bldg. 1308 Patio Walls w/ Dealership Trash 09.27.22



https://www.timesnewspapers.com/webster-kirkwoodtimes/glendale-chrysler-neighbors-concerned-over-possible-tree-removal-in-green-buffer-zone/article_886c64a2-c9f2-11eb-b155-eb70e2ea2124.html

FEATURED

Glendale Chrysler Neighbors Concerned Over Possible Tree Removal In Green Buffer Zone

Neighbors fear car dealer expansion plans call for elimination of trees

Melissa Wilkinson

Jun 14, 2021



Just a few of 53 trees spray-painted with orange X's located in a 75-foot buffer zone between Brookside Drive and the Glendale Chrysler Jeep Dodge Ram dealership. | photo by Ursula Ruhl