



MINUTES
BOARD OF ALDERMEN MEETING
CITY OF GLENDALE
424 N SAPPINGTON ROAD, 63122
SEPTEMBER 21, 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 21, 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

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

Absent

Mayor Wilcox presided.

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES – 9/8/2026

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

CITIZEN COMMENTS

Jim Tiburzi, 767 Chain Ridge Road, spoke on the Proposition S shortfall due to the senior property tax freeze. Mr. Tiburzi stated that he believes the construction of the new fire house was too costly, and that the City is not charging Warson Woods enough for their portion of the fire contract. He further stated his opinion that the City is spending too much on Police and Fire, and not enough on roads.

TREASURERS REPORT

City Administrator Frank Johnson provided updates to the Board regarding recent changes with the St. Louis County Treasurer and their interpretation of sales tax distributions. He noted that municipalities should retain 12.5% of the local option sales tax prior to directing the funds to the pool and the County had not been recognizing that but has since corrected the issue. Mr. Johnson further stated that point-of-sale cities are supposed to keep 50% of their revenue, and the County wanted to exempt themselves from their share of the truing up process. That decision has been reversed as well. Mr. Johnson noted that the distributions should be retroactively paid back to the City.

Mr. Johnson stated that the Municipal League is pursuing an audit of the County's sales tax distribution system and recently met with the state auditor's office regarding the matter.

PRESENTATION – Tom Lane, Board of Adjustment

Tom Lane, Chairman of the Board of Adjustment (BOAdj), provided information to the Board of Aldermen regarding the BOAdj members, terms, general responsibilities, meeting dates and procedures. He stated that the majority of cases are related to setback variances. In response to Mayor Wilcox, Mr. Lane stated that the BOAdj is fully staffed with many new members, but the new members are learning quickly.

Mr. Johnson stated that a training session was held recently, and two additional alternate members were added to ensure quorum could be met for meetings. He added the alternate members have been a great addition and are moving in the right direction to become permanent members when needed. Mr. Johnson stated that the typical case load for the BOAdj is 2-3 per year, but there have been 14 cases in the past 2 years.

Alderman Nauman thanked Mr. Lane for his time spent on the BOAdj and the institutional knowledge he brings.

PUBLIC HEARING

A Public Hearing relating to the proposed Zoning Code Updates.

Tim Breihan, H3 Studio Team, provided an overview of the proposed changes to the Zoning Code. He noted the need to consistently check the City's code to the Comprehensive Plan to ensure alignment. Mr. Breihan stated the proposed changes will provide a general refining, reflect the Comprehensive Plan and clean up administrative difficulties. The proposed zoning map was displayed depicting the 10 districts, and a side-by-side comparison of the table of contents was shown.

Mr. Breihan described the proposed changes to lot widths and explained that lots platted prior to the approval of the zoning code changes would not be subject to the new minimum or maximum lot width requirements. Lots platted after the zoning code changes are approved would be subject to the lot width requirements established for their respective zoning districts.

Mr. Breihan reviewed each proposed district and their specific parameters. He also described the new and amended definitions, and changes to public hearing notice requirements.

Mayor Wilcox declared the public hearing open and called for public comments.

Chris Maddock, 107 Edwin Ave., stated his concerns with his property as he is considering building a new home. Mr. Maddock stated that the proposed regulations would require him to move the footprint of his house further back than it is currently situated.

David Molner, 509 Venneman, stated he is looking to build a new home, and expressed his concerns with requirements for a 30-foot building height in the proposed R-3 district, where his home would be located.

Mayor Wilcox declared the public hearing closed.

ORDINANCES FOR FIRST READING

BILL NO. 16-26

Mayor Wilcox introduced Bill 16-26, an Ordinance repealing and replacing Chapters 400 and 410 of the Code of Ordinances of the City of Glendale, Missouri relating to zoning regulations and off-street parking and loading.

Alderman Stewart moved to approve the first reading of Bill No. 16-26, seconded by Alderwoman Lane.

City Administrator Frank Johnson stated that significant consideration was given to corner lot requirements and explained that the Board of Aldermen has the authority to allow platted building lines to stand as they are. He explained what would be considered the primary front yard on a corner lot and the relation to the prevailing building lines.

In response to Mayor Wilcox, Mr. Breihan explained that the proposed "Planned Development Overlay" district would only apply to large commercial lots on Manchester Road. Mayor Wilcox expressed concern with the allowed building size given the sensitivity of surrounding property owners. Mr. Breihan stated that any proposed developments would still go through the Planning and Zoning Commission and Board of Aldermen process, and Mr. Johnson stated the Board of Aldermen would retain the authority over approval of developments.

Alderman Stewart commended City Staff and Mr. Breihan for their thoughtful work on the proposed updates and his favorable opinion. In response to Alderman Stewart, City Attorney Brian Malone stated that the Board of Adjustment's responsibilities are set by state statute and do not make recommendations to the Board of Aldermen.

Following discussion, the vote to approve first reading was held and carried.

BILL NO. 18-26

Mayor Wilcox introduced Bill No. 18-26, an Ordinance amending Section 215.850 of the Code of Ordinances of the City of Glendale, Missouri, pertaining to regulation of portable storage units.

Alderwoman Lane moved to approve the first reading of Bill No. 18-26, seconded by Alderman Stewart.

Mr. Johnson explained that the amendment provides for extended time for portable storage units to be placed in the City, as the current time limit is 7 days. Mayor Wilcox stated that portable storage units are utilized differently now than they were when this regulation was first adopted.

The vote to approve the first reading was held and carried.

ORDINANCES FOR FIRST AND SECOND READING

PUBLIC HEARING

A Public Hearing on the 2026 Property Tax rates.

Mr. Johnson stated that St. Louis County requires municipalities to set their rates by ordinance annually. He noted that the residential rate decreased slightly due to Hancock laws, and there are no proposed changes at this time.

Mayor Wilcox declared the public hearing open and called for public comments.

Jim Tiburzi, 767 Chain Ridge Road, referenced a recent article in the Kirkwood-Webster Times that spoke on municipal property tax rates. Mr. Tiburzi listed a few neighboring municipalities rates and stated that he believes Glendale property tax rates are too high relative to surrounding communities.

Mayor Wilcox declared the public hearing closed.

BILL NO. 17-26

Mayor Wilcox introduced Bill No. 17-26, an Ordinance levying and fixing the tax rates in the City of Glendale, County of St. Louis, State of Missouri, for the year 2026 on all property subject to taxation in said City for general municipal purposes, for the City's pension fund, and for the City's debt service.

Alderman Stewart moved to approve first reading of Bill No. 17-26, seconded by Alderwoman Lane and approved.

Alderwoman Lane moved to approve the second reading of Bill No. 17-26, seconded by Alderwoman Volk and approved.

Alderwoman Capshaw Cushing moved to approve Bill No. 17-26, seconded by Alderwoman Lane. The roll call vote was as follows:

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

The motion carried unanimously and Bill No. 17-26 became Ordinance No. 17-26.

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 Stewart moved to approve the second reading of Bill No. 15-26, seconded by Alderwoman Lane and approved.

City Administrator Frank Johnson noted that this bill amends filing dates so the closing date no longer falls between the Christmas and New Years holidays.

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

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

The motion carried unanimously and Bill No. 15-26 became Ordinance No. 15-26.

REPORTS

- **City Administrator**

Mr. Johnson commended City Staff for another successful JazzFest event.

Mr. Johnson stated that Code Enforcement Officer Marc White submitted his resignation, and the City will be looking for his replacement. Mr. Johnson stated that an individual with building inspection experience is preferred, and the position will be a non-commissioned employee in the Police Department.

Mr. Johnson announced that a call for alternate members for the Architectural Review Board was put out and encouraged individuals to apply. He stated preferred candidates should have experience with civil engineering and landscape architecture.

- **Alderwoman Lane**

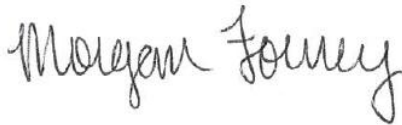
Alderwoman Lane announced that National Day of Prayer will be on May 6, 2027 and requested the city research past programs.

- **Alderman Nauman**

Alderman Nauman thanked staff for their hard work in putting on the JazzFest event.

ADJOURN

On motion of Alderman Stewart, seconded by Alderwoman Volk and unanimously approved, the meeting adjourned at 8:31 PM.

A handwritten signature in cursive script that reads "Morgan Forney".

Morgan Forney, Community Engagement Officer