



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
August 21, 2017

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, August 21, 2017, at the Green Park City Hall, 11100 Mueller Road, Suite 5, Green Park, Missouri. The roll was called and the following officers were present:

	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Mayor: Bob Reinagel	X		
Aldermen: Fred Baras	X		
Carol Hamilton	X		
Tim Thuston	X		
Joe Monteleone			X
Michael Broughton	X		
James Jones	X		

PUBLIC HEARING:

1. Amended Final Development Plan submitted by Maune Development Company, LLC for a parking lot addition at 110 Rock Cliff Court.

Steve Polk of Stormwater STL was present to represent the applicant along with Tom Helmkamp, Construction Manager with Maune Development Company (MDC). Mr. Polk explained that MDC owns four (4) lots; two (2) rear lots are already developed with buildings which includes Metrologistics. The other two (2) lots front Green Park Industrial. The applicant wants to expand the Metrologistics' parking lot to the adjoining property which they plan to purchase. They are proposing consolidating Lot 15B and D. Lot 15B will only have a parking lot with 80 new parking spaces, which will give Metrologistics a total of 129 total spaces. Mr. Polk also stated that the storm sewer has already been constructed.

There were no comments from the public.

REGULAR MEETING:

1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of July 17, 2017.

A motion was made by Alderman Thuston to approve the minutes of the Board of Aldermen Meeting of July 17, 2017. The motion was seconded by Alderman Broughton. Upon a voice vote being taken, it was announced the motion passed and the minutes were approved.

2. Citizen Comments & Petitions

There were no citizen comments at this time.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel reported that the “Groovin’ in the Green” concert in the park was a success with more than 300 people in attendance. Mayor Reinagel also stated that new businesses, Taco Bell, McDonald’s and Fresh Thyme, continue to progress.

Alderman Baras stated that Mayor Reinagel, James Mello and Diane DeLonjay did a fine job in organizing the “Groovin’ in the Green” event. He reported walking around the event and counting 320 people.

Alderman Hamilton expressed her gratefulness to James Mello for ordering the solar eclipse glasses. She also reported that resident Emily Kramer was in attendance at the meeting with her father. Emily is interested in politics and is willing to help out the City in any way possible. She was asked to leave her phone number with Mr. Mello at the end of the meeting.

Alderman Jones stated that the concert in the park was a good event to mingle with the residents. He also thanked the Police Officers for patrolling through the neighborhood more frequently.

Alderman Thuston suggested the City extend resident Tom Gardner a big thank you for the time and effort he took in furnishing the train for the kids and in supplying the popcorn machine including all of the supplies needed to provide free popcorn to everyone attending the event. Alderman Thuston stated Mr. Gardner probably paid more than \$500 out of his own pocket to supply these things and suggested the City pay Mr. Gardner \$500 to reimburse his costs.

3.2 City Attorney

City Attorney Paul Rost had nothing to report at this time.

3.3 City Engineer/Building Commissioner

City Engineer Derrick Madej had nothing to report at this time.

3.4 City Administrator/City Clerk

City Administrator James Mello reported that McDonald's and Fresh Thyme Farmers Market plan to open in October. Taco Bell will probably open in October as well.

3.5 Treasurer Report / Mike Williams (Hochschild Bloom and Company)

The treasurer report is in the packet.

Mike Williams of Hochschild Bloom and Company went over the Audit Report and summed up the final report on Internal Controls stating there were no instances of non-compliance. However, in their management letter they suggested three items be addressed: 1) Accounting Procedures should be updated, 2) Bank deposits should be made more often, and 3) the new Expense Reimbursement Form should be completed per policy.

3.6 County Police Report

Officer Hake presented the July Police Report. There were 244 service calls, 21 reports written, 23 tickets issued, 4 summons and 8 arrests. The main crime was larcenies and drive-offs.

4. Unfinished Business

4.1 Discussion regarding installation of speed bumps in Ronnie Hills.

City Administrator James Mello advised that due to multiple complaints regarding traffic in the Ronnie Hills Subdivision, he looked into the cost of speed bumps as directed by the Board. If speed bumps are deployed, City Staff recommends each speed bump spanning the entirety of the street and would plan installing 3 on Flori, 2 on Bobmar, 2 on Herpel and 4 on Patsy. Typical life expectancy for speed bumps reviewed is approximately 15 years. Assuming a 15-year lifespan, total cost for purchase, installation, and maintenance of the 13 speed bumps is estimated at \$71,000.

Discussion followed regarding the City's liabilities and Alderman Baras asked for opinions from the St. Louis County Police and Mehlville Fire District. Captain Webb of the St. Louis County Police advised speed bumps are not allowed on County maintained roadways and discussed the adverse effects they might cause. Emergency responders

are forced to reduce their speed when crossing speed bumps, resulting in longer critical response times. The “rough ride” caused by crossing speed bumps could result in severe pain and further injury to patients being transported by EMS personnel. Speed bumps severely inhibit snow removal operations. The damage to snow removal equipment can cause critical delays when plowing snow. By providing a clear path for motorists in a timely manner during a snowstorm, the potential for snow or ice related accidents can be reduced. The safety of bicyclists and motorcyclists is also a concern when riders cross speed bumps.

Dan LaFata, Assistant Chief with the Mehlville Fire Protection District, expressed his opposition to utilizing speed bumps. A fire truck has to come to a complete stop before crossing a speed bump. This would significantly delay response time. He also feared that the City would be establishing a precedent by installing speed bumps and more subdivisions would follow suit.

Alderman Jones voiced his concern over the number of vehicles that cut through the subdivision. The problem has been going on for more than a decade and the City has to do something. It is too dangerous for residents because they have to walk in the streets. Alderman Jones recommended installing sidewalks. More discussion followed and other options were suggested. Resident Patty McCauley, 11004 Patsy, stated she does not want to see that many speed bumps – 13 are too many – and should only be on Marbob and Patsy. Mr. McCauley stated that if the City is concerned with public safety, they need sidewalks. Alderman Baras and Alderman Jones will walk the subdivision and survey the residents on what they would like to see – sidewalks or speed bumps.

5. New Business

5.1 Discussion of added Police service from St. Louis County and purchase of equipment.

Mr. Mello discussed the cost of an additional police officer. He also discussed the option of the City purchasing its own equipment (i.e. license plate readers, etc.) and training the Green Park officer on its use. Lieutenant Aaron Schafer advised the cost of an officer and vehicle would be \$91,611.84 per year. The benefits would be increased visibility, responsiveness, and he/she would be dedicated to Green Park. He also advised that 3 p.m., 6 p.m. and 7 p.m. are the peak times for calls for service. Captain Webb stated that deploying two officers would definitely be an asset to the City especially with the increase in larcenies.

Mayor Reinagel stated he sees an immediate need for an extra Police Officer and he polled the rest of the Board on their thoughts. All aldermen, with the exception of Alderman Broughton, were in favor of having a second officer. Alderman Broughton

wants to see more crime statistics before making a decision. Captain Webb advised she will get any information he requests. Alderman Hamilton suggested having a work session on the topic. Mr. Mello will set up the date and time for a Work Session to be held before the next regular Board meeting, and requested Captain Webb and Lieutenant Schafer attend as well.

5.2 Resolution No. 295 awarding and approving the 2017 Street Replacement Project.

City Administrator James Mello advised that the City only received two bids. Kelpo Contracting, Inc. was the low bidder; however, R. V. Wagner was very close with their bid. The biggest difference between the two bids was the cost of over excavation. The City has used both contractors in the past and both are very capable. Discussion ensued regarding which contractor to use. Mayor Reinagel polled each alderman. Alderman Hamilton stated it was best to go with the low bid, and since the City has used both contractors in the past, it might be better to alternate them. Alderman Thuston would keep with the local contractor, R. V. Wagner. Mayor Reinagel voiced his concern that if the City goes with R. V. Wagner, it may be difficult to get other contractors to bid in the future. Alderman Broughton recommended R. V. Wagner. Alderman Baras indicated the City needs to expand if it desires more bids in the future. He does not want to see the City being restrictive to only one contractor.

Scott Inserra, President of R. V. Wagner, asked if he could speak. Mr. Inserra stated that their prices are cheaper than they were last year.

Alderman Thuston made a motion to adopt Resolution No. 295 and award the 2017 Street Replacement Project to R. V. Wagner. Alderman Broughton seconded the motion. The Board of Aldermen voted as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Alderman Baras		X	
Alderman Hamilton		X	
Alderman Jones	X		
Alderman Thuston	X		
Alderman Broughton	X		
Alderman Monteleone			X

It was announced that Resolution No. 295 passed with R. V. Wagner as the selected contractor.

5.3 Bill No. 784 an ordinance of the City of Green Park, Missouri, approving the lot consolidation plat for adjusted lot 15D of the Green Park Commerce Center and directing that same be recorded with the St. Louis County Recorder of Deeds.

Alderman Hamilton made a motion that Bill No. 784 be read for the first time. The motion was seconded by Alderman Thuston. There was no discussion. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 784 was read for the first time. Alderman Broughton made a motion that Bill No. 784 be read for a second time. The motion was seconded by Alderman Jones. There was no discussion and upon a voice vote being taken, it was announced that the motion passed unanimously. Bill No. 784 was read for the second time. Alderman Thuston made a motion that Bill No. 784 be enacted as an Ordinance. The motion was seconded by Alderman Hamilton. There was no further discussion. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone			X
Alderman Jones	X		

It was announced that Bill No. 784 will become Ordinance No. 746.

5.4 Bill No. 785 an ordinance amending Ordinances 448, 488 and 507; approving an Amended Final Development Plan submitted on behalf of MDC Green Park #2 LLC; and directing that same be recorded with St. Louis County Recorder of Deeds.

Alderman Baras made a motion that Bill No. 785 be read for the first time. The motion was seconded by Alderman Thuston. There was no discussion. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 785 was read for the first time. Alderman Hamilton made a motion that Bill No. 785 be read for a second time. The motion was seconded by Alderman Jones.

Maintenance of the road (Rock Cliff Ct.) that is the entrance to these lots was discussed. Tom Helmkamp with Maune advised that he talked with Pace Properties, the property manager for the property, and they advised Mr. Helmkamp that they will repair the internal drive including the curbs after construction of this parking lot project is completed. James Mello will also contact Pace Properties.

Upon a voice vote being taken, it was announced that the motion passed unanimously. Bill No. 785 was read for the second time. Alderman Jones made a motion that Bill No.

785 be enacted as an Ordinance. The motion was seconded by Alderman Baras. There was no discussion. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone			X
Alderman Jones	X		

It was announced that Bill No. 785 will become Ordinance No. 747.

6. Citizens Comments & Petitions

Residents Steven and Patty McCauley of 11004 Patsy Drive agreed with the need for an extra Police Officer.

7. Miscellaneous

Alderman Baras stated James Mello should call Pace Properties to ensure that they maintain Rock Cliff Court.

8. Closed Executive Session regarding leasing, purchasing, or sale of real estate pursuant to RSMO 610.02(2).

Alderman Baras made a motion to go into Closed Executive Session. Alderman Thuston seconded the motion. The Board of Aldermen voted as follows:

	AYE	NAY	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone			X
Alderman Jones	X		

It was announced the motion passed. Closed Executive Session began at approximately 8:40 p.m.

Returned to Open Session at approximately 8:52 p.m.

9. Adjournment

Alderman Baras made a motion to adjourn the meeting. The motion was seconded by Alderman Thuston. Upon a voice vote being taken, the motion passed and the meeting adjourned at approximately 8:52 p.m.



Mayor Bob Reinagel

Attest:



Administrator/City Clerk