



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**September 18, 2017**

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, September 18, 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. Liquor License Application submitted on behalf of Fresh Thyme Farmers Market located at 9920 Lin Ferry.**

There were no comments from the public.

- 2. Amended Final Development Plan for 11157 Lindbergh Business Court to rezone one lot to PLI to allow Automotive Body and Paint Center or Automotive Repair, submitted by Butler Investments Partnership, LP.**

Frans J. von Kaenel of Husch Blackwell LLP was present to represent Butler Investments Partnership, LP. Jim Butler of Butler Investments, and Scott Schaeffer, President of Collision Repair, were also present to answer any questions. Mr. von Kaenel explained the reasoning for the lot split and amending the final development plan. The entire property was zoned CC which does not allow the use of an auto body repair shop unless associated with new auto sales primary use. By doing the lot split and rezoning the northern portion of the property to PLI the auto body repair shop could continue operating at the present location. Butler will retain the southern portion of the property and will lease the northern portion to Scott Schaeffer. Mr. von Kaenel stated there are no other changes being made.

There were no comments from the public.

**3. Application for Conditional Use Permit for Antenna at 9801 Green Park Road (Blake Snyder Park); submitted by Missouri American Water.**

Matt Lueders, Project Manager with Missouri American Water, explained how installation of this equipment will let Missouri American Water more accurately read meters throughout the country. The equipment will not have an effect on any other utilities. They have partnered with St. Louis County Parks to install a pole for the equipment in the Officer Blake Snyder Memorial Park.

There were no comments from the public.

**REGULAR MEETING:**

**1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of August 21, 2017, the Closed Executive Session of August 21<sup>st</sup> and the Work Session of August 31, 2017.**

A motion was made by Alderman Jones to approve the minutes of the Board of Aldermen Meeting of August 21, 2017, the Closed Executive Session of August 21<sup>st</sup> and the Work Session of August 31, 2017. The motion was seconded by Alderman Baras. 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 Better Together is pushing again to eliminate municipalities. The Missouri Municipal League (MML) has requested that the City pass a resolution stating we are against any consolidation with the City of St. Louis. The MML provided a draft of said resolution. Mayor Reinagel advised the City of Green Park passed Resolution No. 236 on April 21, 2014 opposing any action to eliminate local governments in St. Louis County in conjunction with any plan for reunification of the City of St. Louis with St. Louis County.

Mayor Reinagel also stated that the City will have to address the issue of drones and establish an ordinance regarding the use of drones in the City.

City Attorney Paul Rost added that MML is trying to create a different way to work this merger with the City of St. Louis; however, the City of Green Park already has a mechanism in place. He stated that the City is uniquely positioned and we are fortunate to have a good financial base. As far as drones, Mr. Rost will look at current code and advise if we need to do anything more specific.

There were no reports from other Aldermen.

### **3.2 City Attorney**

City Attorney Paul Rost advised that as a follow-up to the Ameren Class Action Settlement, he recommends the City do nothing and remain in the Class Action suit to ensure receipt of the City's settlement amount. The Board provided no additional direction or had further discussion.

### **3.3 City Engineer/Building Commissioner**

City Engineer Derrick Madej reported that the 2017 Street Replacement Project began on Monday in the Green Park Valley Drive cul-de-sac. It is expected that the Yuma cul-de-sac will begin on Wednesday. Completion of the Street Replacement Project is anticipated in 2-3 months.

### **3.4 City Administrator/City Clerk**

City Administrator James Mello reported that McDonald's plans to re-open on October 5th and Fresh Thyme Farmers Market plans to open on October 11th. Taco Bell will probably open in October as well.

There will also be something on the City's website regarding the Street Replacement Project schedule. Staging will be accomplished with the least inconvenience to the residents.

Mr. Mello also reported the next Senior Bingo will be on Thursday, October 26<sup>th</sup>.

### **3.5 Treasurer Report**

The treasurer report is in the packet.

### **3.6 County Police Report**

Officer Hake presented the August Police Report. There were 394 service calls (139 directed and 255 self-initiated), 34 reports written, 24 tickets issued, 6 summonses issued and 9 arrests.

## **4. Unfinished Business**

### **4.1 Traffic Control Options in Ronnie Hills.**

Mr. Mello advised if anyone has any questions or information on traffic control options in Ronnie Hills to let him know. It remains an ongoing issue.

## **5. New Business**

### **5.1 Liquor License Application submitted on behalf of Fresh Thyme Farmers Market located at 9920 Lin Ferry.**

Alderman Jones made a motion to approve the Liquor License Application submitted on behalf of Fresh Thyme Farmers Market located at 9920 Lin Ferry. The motion was seconded by Alderman Thuston. Upon a voice vote, the motion passed unanimously.

### **5.2 Bill No. 786 An Ordinance of the City of Green Park, Missouri, Approving the Lot Split Plat for 11157 Lindbergh Business Court and Directing that Same be Recorded with the St. Louis County Recorder of Deeds.**

The City Attorney advised the lot split plat meets all of the requirements of the City's Subdivision Code.

Alderman Thuston made a motion that Bill No. 786 be read for the first time. The motion was seconded by Alderman Jones. There was no discussion. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 786 was read for the first time. Alderman Baras made a motion that Bill No. 786 be read for a second time. The motion was seconded by Alderman Monteleone. There was no discussion and upon a voice vote being taken, it was announced that the motion passed unanimously. Bill No. 786 was read for the second time. Alderman Jones made a motion that Bill No. 786 be enacted as an Ordinance. The motion was seconded by Alderman Thuston. 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. 786 will become Ordinance No. 748.

**5.3 Bill No. 787 An Ordinance Approving an Amended Final Development Plan submitted on behalf of Butler Investment Partnership LP and directing that same be recorded with the St. Louis County Recorder of Deeds.**

City Engineer Derrick Madej addressed his comments in Mr. Mello’s memo dated September 15, 2017 to Mr. Travis Headrick, Altea LLC. Mr. von Kaenel advised that all recommendations in that memo have been accepted. He advised that the existing parking lot encroachment off site to the south was addressed in 2014. Mehlville Fire Protection District and Metropolitan Sewer District have no comments. Mr. Mello added that the plans were delivered to City Hall today.

Alderman Jones made a motion that Bill No. 787 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. 787 was read for the first time. Alderman Monteleone made a motion that Bill No. 787 be read for a second time. The motion was seconded by Alderman Baras. There was no discussion and upon a voice vote being taken, it was announced that the motion passed unanimously. Bill No. 787 was read for the second time. Alderman Jones made a motion that Bill No. 787 be enacted as an Ordinance. The motion was seconded by Alderman Baras. 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. 787 will become Ordinance No. 749.

**5.4 Bill No. 788 An Ordinance Approving a Conditional Use Permit for Missouri American Water at 9801 Green Park Road.**

Alderman Monteleone made a motion that Bill No. 788 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. 788 was read for the first time. Alderman Jones made a motion that Bill No. 788 be read for a second time. The motion was seconded by Alderman Baras. Upon a voice vote being taken, it was announced that the motion passed unanimously. Bill No. 788 was read for the second time. Alderman Monteleone made a motion that Bill No. 788 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. 788 will become Ordinance No. 750.

**6. Citizens Comments & Petitions**

There were no citizen comments at this time.

**7. Miscellaneous**

There were no miscellaneous items discussed.

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

There was no Closed Executive Session.

**9. Adjournment**

Alderman Monteleone 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 7:35 p.m.

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Mayor Bob Reinagel

Attest:

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Administrator/City Clerk