



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
January 19, 2016

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Tuesday, January 19, 2016, 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. Development Plan submitted by St. Louis, MO (9920 Lin Ferry) c/o InSite Real Estate, LLC on behalf of Fresh Thyme Farmers Market to be located at 9920 Lin Ferry Drive.**

Mayor Reinagel opened the Public Hearing portion of the meeting and advised the public that the public meeting will remain open and be continued for anyone who wishes to speak at the Special Board Meeting to be held on Monday, January 25th at 7 p.m.

Ed Gebauer, representative for the developer InSite Real Estate, LLC, gave an overview of the Fresh Thyme Farmers Market operations and concept. He also stated that Fresh Thyme is not seeking any economic development incentive assistance from the City or County for this 2.3 acres site. The site is expected to generate annual revenue of 12 million dollars.

Mr. Gebauer discussed the existing site constraints, odd shape of lot, and existing sinkholes that they had to deal with in designing the site. He stated notable changes as requested by the Board of Aldermen that were made to the plans since they first made the proposal to the City. The floor area of the proposed building has been reduced to 28,000 sq. ft. The building location has been moved to comply with Green Park's 30 ft. building setback and they have increased the parking setback along Lin Ferry Drive to 6 ft.. The parking lot has been increased to 134 spaces. Site coverage has been reduced to 85%. The building architecture has been revised to keep the top of the building under the Green Park City Code required maximum building height. The monument sign height has also been reduced to comply to Green Park City Code.

Mr. Gebauer also stated they have prepared a traffic impact study. MoDOT has approved the preliminary plans. They have also submitted to Metropolitan St. Louis Sewer District (MSD) and have incorporated their comments into the plans.

Mr. Gebauer summarized his presentation by stating he believes this development is compatible with and incorporates standards and principles contained in the City's Comprehensive Plan and meets the intent of applicable Code regulations.

PUBLIC COMMENTS:

Fredrich Uhle, resident at 10955 Ambush, Ward 2, since 1990, stated he thinks that this idea is pretty neat but he had some open questions. He stated he has been a member of IBEW Local 1 for 35 years and named various other affiliations. He believes there are economic fairness issues in question with Fresh Thyme and request the Board inquire whether Fresh Thyme plans to use contractors that pay area standard wages. He feels it is important in keeping the local economy intact. Mr. Uhle would also like to know where Fresh Thyme is getting their figures when stating this site will generate \$12 million in annual revenue. Mr. Uhle ended his comments by asking that the City inquire from Fresh Thyme the wages that are being paid.

Tony Pousosa, 9700 Antigo Drive, stated his support of Fresh Thyme and said the Board needs to look at how the development will benefit the community. Decision should not be based on special interests group or on over-saturation. We want the competition. This is the only proposal before the Board and it is better than leaving the building vacant.

Carol Gapsch, 1217 Candlewax, representing Gapsch Brothers agreed with Mr. Pousosa. She went to their tenants and asked their opinions on whether there is a traffic problem. She received no negative comments from the tenants and submitted letters from them in support of Fresh Thyme.

Stan Erb, 9965 Lin Ferry, stated he fully supports Fresh Thyme and feels it will be a real attribute to the community. Feels this is the highest and best use of the property.

Ron Emmenegger, 9952 Lin Ferry, owns the property adjacent to the library. He stated he echoes everything said by Mr. Pousosa and Ms. Gapsch and feels this is a win-win situation. He stated he hopes the City will vote in favor of Fresh Thyme.

REGULAR MEETING:

1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of December 21, 2015.

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Meeting of December 21, 2015. A motion was made by Alderman Baras and seconded by Alderman Monteleone that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed.

2. Citizen Comments & Petitions

There were no public comments at this time.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel stated he wanted to make sure everyone was aware of the reason for handling the public hearing in this way by keeping the public hearing open and continuing it at a Special Board Meeting on January 25th. Mayor Reinagel stated that anyone who wanted to provide public comments was welcome to do so at the Special Board Meeting. Mayor Reinagel read aloud the email he sent to the aldermen.

Alderman Broughton referred to an article that appeared in the Missouri Municipal League December newsletter regarding Grant Funding for Community Forest Improvements and thinks the City should look into this grant. He has an idea of establishing a fund to take care of the cost of trimming/removing trees for residents unable to afford the cost of dealing with tree issues. Mayor Reinagel stated this is a good idea and will be discussed at a Special Work Session.

Alderman Baras inquired if any work was being considered for Mueller Road. He stated there are a lot of potholes. City Administrator Zella Pope stated that she and the City Engineer are discussing the streets situation and planning what streets will be done in 2016.

3.2 City Attorney

City Attorney had nothing to report at this time.

3.3 City Engineer/Building Commissioner

City Engineer was not present.

3.4 City Administrator/City Clerk

City Administrator, Zella Pope, reported that candidate filing for the April 5th election closed today, January 19th, at 5 p.m. The incumbents are running unopposed. She also stated that packets for the January 25th Special Board Meeting have been given out here. The minutes from tonight's meeting will be emailed to Aldermen and also placed in the Aldermen files.

3.5 Treasurer Report

The treasurer report is in the packet.

3.6 County Police Report

Sergeant Absolon presented the December Police Report.

6. Citizens Comments & Petitions

There were no citizen comments.

7. Miscellaneous

There were no miscellaneous items discussed.

8. Adjournment

Alderman Baras made a motion to adjourn the meeting. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, the motion passed and the meeting adjourned at approximately 7:38 p.m.

Mayor Bob Reinagel

Attest:

Administrator/City Clerk