



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**May 16, 2016**

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, May 16, 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. Limited Development Plan Amendment submitted by Dufresne Spencer Group/Ashley Furniture located at 9791 Green Park Industrial Drive to amend the zoning regulations to allow portion of currently occupied furniture warehouse building to include "Retail Use."**

Roy Crossman, Construction Manager for DSG (Defresne Spencer Group), gave an overview of the proposed Ashley Warehouse retail use. He discussed using approximately 10,000 square feet of the office portion of the distribution center as a retail clearance center. This clearance center would be open on weekends (Friday through Sunday) from 9 a.m. to 6 p.m.

There were no public comments.

- 2. The allocation of \$20,000 in Community Development Block Grant funds will become available January 1, 2017.**

Mayor Reinagel stated these funds will become available January 1, 2017.

There were no public comments.

**REGULAR MEETING:**

**1. Reading and Approval of the Minutes of the Board of Aldermen Meeting and Work Session of April 18, 2016.**

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Meeting and Work Session of April 18, 2016. A motion was made by Alderman Thuston and seconded by Alderman Jones that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed unanimously.

**2. Citizen Comments & Petitions**

There were no citizen comments.

**3. Reports of Officers & Committees:**

**3.1 Mayor & Board of Aldermen**

Mayor Reinagel reported on several issues:

1. A draft of the next newsletter has been given to the Board. If anyone has comments, they must be given to City Hall no later than Wednesday.
2. The City has received tentative approval on the grant for Mueller Road.
3. We have not heard back from Horner Shifrin on the bids for Green Park Road.
4. The City has scheduled a tentative concert in Clydesdale Park for this fall, October 22<sup>nd</sup>.
5. The new Aldi's store plans to open in June.
6. The Saint Louis County Police conducted a Stealth report on Mueller Road and it appears there is not a speed-related issue at this location.
7. A Stealth report will also be conducted on Patsy.

There were no reports from the Aldermen.

**3.2 City Attorney**

City Attorney, Paul Rost, stated the end of the legislative session was on Friday, May 13, 2016. The sales tax law will go to the governor for his signature. If the Governor signs it, taxes will be distributed differently and it should be more beneficial to the City of Green Park.

Mr. Rost also discussed the notice of the Class Action suit against Charter telephone that the City received. The City needs to make a decision by June 20 whether or not to be

part of this suit. Mr. Rost does not know what amount of money is involved and suggested the Board allow him to monitor the case including entering an appearance or intervening in the case, if necessary.

Alderman Broughton made the motion to allow Paul Rost to monitor the Class Action Suit against Charter Telephone. The motion was seconded by Alderman Hamilton. Upon a voice vote the motion was unanimously passed.

### **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, Zella Pope, reported effective May 1, 2016 the City started receiving Ameren new connect reports again. Hochschild Bloom started the annual audit of the City on May 4<sup>th</sup>. Mr. Mike Williams will be at the June Board of Aldermen meeting to report on their findings. Ms. Pope also reported there is a party interested in leasing Suite 3 and are looking into tenant finish.

### **3.5 Treasurer Report**

The treasurer report is in the packet.

### **3.6 County Police Report**

Officer Kappler presented the April Police Report.

Officer Kappler discussed the Stealth study conducted on Mueller Road on May 11 through May 14, 2016 for 55 continuous hours. Based on the data collected, it does not appear there is a speed-related issue at this location. The next Stealth study will be conducted on Patsy Drive.

Lt. John Blake of the St. Louis County Police discussed the 4.69% increase in the cost for police services in the City of Green Park. He stated the areas where there was an increase in their operating costs and the percentage of increase in each of those areas.

Captain Fuesting discussed how the department is set up with three (3) 10-hour shifts and how multiple officers may respond to given situations in the City of Green Park.

#### 4. Unfinished Business

Mayor Reinagel scheduled the next Work Session of the Board of Aldermen for Tuesday, May 24<sup>th</sup>, at 6 p.m.

Mayor Reinagel also stated there is a Block Party on Suanis on the evening of May 25<sup>th</sup> and extended an invitation to the Board of Aldermen.

#### 5. New Business

##### 5.1 Bill #758 an ordinance approving a Limited Development Plan for 9791 Green Park Industrial Drive.

Roy Crossman, Construction Manager for DSG (Defresne Spencer Group), gave an overview of the proposed Ashley Warehouse retail use. He discussed using approximately 10,000 square feet of the office portion of the distribution center as a retail clearance center. This clearance center would be open on weekends (Friday through Sunday) from 9 a.m. to 6 p.m.

City Engineer, Derrick Madej, discussed the parking calculations. He stated that only 91 parking spaces are required per City Code. There are 114 parking spaces available. Mr. Madej also advised the applicant that a Commercial Building Permit and a Commercial Sign Permit would be required.

Alderman Baras made a motion that Bill No. 758 be read for the first time. The motion was seconded by Alderman Hamilton. Upon a vote being taken it was announced that the motion passed. Bill No. 758 was read for the first time. Alderman Monteleone made a motion that Bill No. 758 be read for the second time. The motion was seconded by Alderman Thuston. Upon a vote being taken it was announced that the motion passed. Bill No. 758 was read for a second time. Alderman Jones made a motion that Bill No. 758 be enacted as an Ordinance. The motion was seconded by Alderman Hamilton.

Upon the roll being called 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 that Bill No. 758 will become Ordinance No. 720.

**5.2 Bill #759 an Ordinance for the Community Development Block Grant Program.**

Mayor Reinagel stated the allocation of \$20,000 in Community Development Block Grant funds will become available January 1, 2017. The primary objective is to provide assistance to low and moderate income residents to abate residential housing deficiencies.

Alderman Jones made a motion that Bill No. 759 be read for the first time. The motion was seconded by Alderman Thuston. Upon a vote being taken it was announced that the motion passed. Bill No. 759 was read for the first time. Alderman Baras made a motion that Bill No. 759 be read for the second time. The motion was seconded by Alderman Hamilton. Upon a vote being taken it was announced that the motion passed. Bill No. 759 was read for a second time. Alderman Broughton made a motion that Bill No. 759 be enacted as an Ordinance. The motion was seconded by Alderman Monteleone.

Upon the roll being called 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 that Bill No. 759 will become Ordinance No. 721.

**5.3 Bill #760 an Ordinance amending Chapter 115 of the City of Green Park Municipal Code.**

City Attorney, Paul Rost, stated this ordinance brings Chapter 115 of the City Code up to date with State Law.

Alderman Hamilton made a motion that Bill No. 760 be read for the first time. The motion was seconded by Alderman Thuston. Upon a vote being taken it was announced that the motion passed. Bill No. 760 was read for the first time. Alderman Jones made a motion that Bill No. 760 be read for the second time. The motion was seconded by Alderman Baras. Upon a vote being taken it was announced that the motion passed. Bill No. 760 was read for a second time. Alderman Baras made a motion that Bill No. 760 be enacted as an Ordinance. The motion was seconded by Alderman Hamilton.

Upon the roll being called 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 that Bill No. 760 will become Ordinance No. 722.

**5.4 Resolution #274 Certification of the Official Results of the April 5, 2016 Election.**

Mayor Reinagel stated this was St. Louis County Board of Election certification of election results for the uncontested seats of Alderman Hamilton, Alderman Jones, and Alderman Baras.

Alderman Baras made a motion to adopt Resolution #274 Certification of the Official Results of the April 5, 2016 Election. The motion was seconded by Alderman Monteleone. Upon a voice vote, the motion was passed unanimously.

**5.5 Resolution #275 Contract for 2016 Street Replacement Project.**

Mayor Reinagel stated the information on the bids for the 2016 Street Replacement Project along with references on the contractors was included in the Board packets. J. M. Marschuetz has the lowest bid at \$477,290.50. The City of Green Park has done work with J. M. Marschuetz and R. V. Wagner in the past and both do great work.

City Engineer, Derrick Madej, stated the project involved full-slab replacement for Southtowne Farms Drive and selective slab replacement for the sidewalk.

After some discussion, Alderman Baras stated he would prefer awarding the contract to R. V. Wagner because they are located in the city. Alderman Jones and Alderman Monteleone agreed with using a local contractor. There was also discussion that R. V. Wagner had done good work and worked well with the City and its citizens in the past.

Alderman Baras made the motion to adopt Resolution #275 awarding the contract for the 2016 Street Replacement Project to R. V. Wagner. The motion was seconded by Alderman Jones. Upon a voice vote, the motion was unanimously passed.

**6. Citizens Comments & Petitions**

There were no comments made at this time.

**7. Miscellaneous**

There were no miscellaneous items discussed.

**8. Adjournment**

Alderman Thuston made a motion to adjourn the meeting. The motion was seconded by Alderman Jones. Upon a voice vote being taken, the motion passed and the meeting adjourned at approximately 7:48 p.m.



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Mayor Bob Reinagel

Attest:

  
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Deputy City Clerk