



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**May 18, 2015**

Alderman Baras, President of the Board of Aldermen, called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, May 18, 2015, 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		

*\*The position of Alderman Ward 2 is vacant.*

**REGULAR MEETING:**

**1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of April 20, 2015.**

Alderman Baras asked for a motion to approve the Minutes of the Board of Aldermen Meeting of April 20, 2015. A motion was made by Alderman Monteleone and seconded by Alderman Hamilton that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed.

**2. Citizen Comments & Petitions**

There were no citizen comments.

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

**3.1 Mayor & Board of Aldermen**

Alderman Broughton stated he attended the Missouri Municipal League's meeting for Newly Elected Officials.

### **3.2 City Attorney**

Paul Rost, City Attorney, reported that the new Senate Bill #5 has a lot to do with municipal courts, but also has "Best Practices for Cities" which Green Park meets all of the top ten best practices that are applicable. Paul will present a summary of all the main bills that passed.

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

City Engineer, Derrick Madej, had nothing to report.

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

City Administrator, Zella Pope, reported the 2015 Street Project bid opening was held on Friday, May 15th. The street project is for 2" mill and overlay of Lin Ferry Drive and part of St. John's Church Road. The City received bids from Leritz Contracting in the amount of \$80,419.80, Spencer Contracting in the amount of \$83,886.00, and E. Meier Contracting in the amount of \$99,320.50. The City has done work with Leritz Contracting in the past. The City still has to review all bids.

Zella also advised that work continues on the 20th Anniversary celebration.

### **3.5 Treasurer Report**

The treasurer report is in the Board packet.

### **3.6 County Police Report**

Sergeant Absolon reported on the police activity for the month of April. Alderman Broughton requested information regarding the circumstances of the 9939 Timothy Lane police activity. Sergeant Absolon stated he did not have that information with him and if he would have known beforehand he would have brought it. He could not comment without reviewing the file. Sergeant Absolon also advised that residents keep their vehicle doors locked and garage doors closed.

## **4. Unfinished Business**

None.

**5. New Business**

**5.1 Bill No. 735 an ordinance approving the Boundary Adjustment Plat of 4715 and 4725 Green Park Road.**

Matt Wilson was present to represent Wilson PS, LLC. He advised that Wilson PS, LLC purchased the property at 4715 Green Park Road and will consolidate that property with their current property at 4725 Green Park Road. Plans are to demolish the house on 4715 Green Park Road after conducting an asbestos analysis and having all utilities disconnected.

Derrick Madej, City Engineer, stated the proposed Boundary Adjustment/Consolidation Plat must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plan for this development.

Alderman Thuston made a motion that Bill No. 735 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. 735 was read for the first time. Alderman Monteleone made a motion that Bill No. 735 be read for the second time. The motion was seconded by Alderman Broughton. Upon a vote being taken it was announced that the motion passed. Bill No. 735 was read for a second time. Alderman Thuston made a motion that Bill No. 735 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		

It was announced that Bill No. 735 will become Ordinance No. 698.

**5.2 Bill No. 736 an ordinance amending the Municipal Code to enact other provisions relating to preemption by Federal or State Law and to enact non-preempted building code regulations to address recent changes in Federal and State Laws.**

Paul Rost, City Attorney, discussed the need to amend the Municipal Code.

Alderman Hamilton made a motion that Bill No. 736 be read for the first time. The motion was seconded by Alderman Monteleone. Upon a vote being taken it was

announced that the motion passed. Bill No. 736 was read for the first time. Alderman Thuston made a motion that Bill No. 736 be read for the second time. The motion was seconded by Alderman Broughton. Upon a vote being taken it was announced that the motion passed. Bill No. 736 was read for a second time. Alderman Broughton made a motion that Bill No. 736 be enacted as an Ordinance. The motion was seconded by Alderman Thuston. 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		

It was announced that Bill No. 736 will become Ordinance No. 699.

**5.3 Bill No. 737 an ordinance authorizing the Mayor to execute a Police Service Agreement with St. Louis County.**

Zella Pope, City Administrator, stated the City received a letter from the St. Louis County Police Department stating that our contract for police services will expire on May 31, 2015. The renewal contract will expire in 2020 and includes a 4.39% increase due to an increase in salaries and benefits.

Alderman Thuston made a motion that Bill No. 737 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. 737 was read for the first time. Alderman Monteleone made a motion that Bill No. 737 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. 737 was read for a second time. Alderman Thuston made a motion that Bill No. 737 be enacted as an Ordinance. The motion was seconded by Alderman Broughton. 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		

It was announced that Bill No. 737 will become Ordinance No. 700.

**5.4 Resolution No. 258 approving Amendment 1 of the lease agreement between the City and Vickie Elbrecht.**

Zella Pope stated the original lease agreement with the tenant was for a one-year term which is now up. The new agreement will renew automatically every year unless the tenant and/or City does not wish to renew.

Alderman Thuston made a motion to adopt Resolution No. 258 approving amendment 1 of the lease agreement between the City and Vickie Elbrecht. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, it was announced that Resolution No. 258 passed unanimously.

**5.5 Resolution No. 259 approving Amendment 1 of the lease agreement between the City and Christopher J. M. Stokes.**

Zella Pope stated the original lease agreement with the tenant was for a one-year term which is now up. The new agreement will renew automatically every year unless the tenant and/or City does not wish to renew.

Alderman Hamilton made a motion to adopt Resolution No. 259 approving amendment 1 of the lease agreement between the City and Christopher J. M. Stokes. The motion was seconded by Alderman Thuston. Upon a voice vote being taken, it was announced that Resolution No. 259 passed unanimously.

**5.6 Resolution No. 260 approving the re-appointment of certain citizen members to the Planning & Zoning Commission.**

Zella Pope stated the following Planning & Zoning members are up for re-appointment: Gary Neutzling, Jonathan Byrd, Don Lauer, Helen Summers, and Dave Van de Riet.

Alderman Broughton asked if these are the same commissioners that approved the U-Haul business. City Administrator, Zella Pope, stated she did not have that information at hand. She also emphasized that the Planning & Zoning Commission only recommends approval or denial to the Board of Aldermen. It is ultimately up to the Board of Alderman to approve or deny the applicant's request.

Alderman Thuston made a motion to adopt Resolution No. 260 approving the re-appointment of certain citizen members to the Planning & Zoning Commission. Those members are Gary Neutzling, Jonathan Byrd, Don Lauer, Helen Summers, and Dave Van de Riet. The motion was seconded by Alderman Monteleone. Upon a voice vote being taken, it was announced that Resolution No. 260 passed unanimously.

**5.7 Resolution No. 261 adopting the St. Louis Regional All-Hazard Mitigation Plan 2015-2020 (Updated 2015).**

City Attorney Paul Rost advised this plan is on line for review. The City of Green Park is within the regional area that the plan covers. The City must adopt the plan in order to get reimbursement from FEMA in an emergency situation.

Alderman Monteleone made a motion to adopt Resolution No. 261 adopting the St. Louis Regional All-Hazard Mitigation Plan 2015-2020 (Updated 2015). The motion was seconded by Alderman Broughton. Upon a voice vote being taken, it was announced that Resolution No. 261 passed unanimously.

**5.8 Election of President of the Board of Aldermen.**

Alderman Hamilton made a motion to nominate Alderman Baras for President of the Board of Aldermen. The motion was seconded by Alderman Monteleone. Upon a voice vote being taken, it was announced the motion passed and Alderman Baras is President of the Board of Aldermen.

**5.9 Discussion of member to sit on the Planning & Zoning Commission.**

Alderman Baras stated he wished to appoint Alderman Hamilton to the Planning & Zoning Commission.

Alderman Monteleone made a motion to approve the appointment of Alderman Hamilton to the Planning & Zoning Commission. The motion was seconded by Alderman Thuston. Upon a voice vote being taken, it was announced that the motion passed.

**5.10 Board of Aldermen acknowledgement of receipt of amended Park and Open Space Plan from the Planning and Zoning Commission.**

City Attorney, Paul Rost, stated at the May 5, 2015 Planning and Zoning meeting the Commission passed a resolution amending the Park and Open Space Plan. A copy of the resolution and a copy of the Open Space Plan is included in the Board packets. Paul Rost also stated that the changes made were in the maps due to new trails and sidewalks that have been constructed.

**6. Citizens Comments & Petitions**

There were no citizen comments.

**7. Audit of Bills & Claims**

Alderman Monteleone made a motion to approve payment of the bills as submitted. Alderman Broughton seconded the motion. Upon a voice vote being taken, it was announced the motion passed unanimously.

**8. Miscellaneous**

City Administrator Zella Pope reported the City's annual audit was held for two full days last week, May 11th and May 12th. One thing they looked at was our lease payments, so there will be comments regarding that in the audit report. Mike Williams of Hochschild, Bloom & Company will present their audit findings at the June board meeting.

Alderman Monteleone reported the issues we had with the railroad company and the mud over Green Park Road are 100% improved. It looks good.

**9. Adjournment**

Alderman Hamilton 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 7:40 p.m.

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Fred Baras, President of the  
Board of Aldermen

Attest:

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Administrator/City Clerk