



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**June 20, 2016**

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, June 20, 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		

**REGULAR MEETING:**

**1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of May 16, 2016.**

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Meeting of May 16, 2016. A motion was made by Alderman Jones and seconded by Alderman Hamilton that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed unanimously.

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Work Session of May 24, 2016. A motion was made by Alderman Broughton and seconded by Alderman Thuston that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed unanimously.

**2. Citizen Comments & Petitions**

Resident Nathan Hart of 9908 Hacker Place stated he was a Boy Scout working toward his Citizenship and Community Merit Badge. He asked if there was still controversy over the Fresh Thyme Farmers Market; and if it was still an issue, what could young people do to help. Alderman Jones stated that Fresh Thyme addressed the issues the Board of Aldermen had by reducing the size of the building as well as making other changes to comply with the City of Green Park's code requirements. It was suggested that the young people talk to the residents and encourage them to attend city meetings and get involved.

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

#### **3.1 Mayor & Board of Aldermen**

Mayor Reinagel reported that the surface patching has been taken care of in the Cedarberry subdivision. The Southtowne Farms street replacement project is under way.

Alderman Broughton discussed the June 16<sup>th</sup> article in the Green Park Call newspaper regarding several buildings being planned by J. H. Berra at Tesson Ferry Road and Bauer, including 232 new apartments. This would put an additional burden on the Lindbergh School District. Alderman Broughton suggested the city get together with the Sunset Hills mayor as well as the Lakeshire mayor to write a letter in opposition to this building project.

Alderman Broughton gave an update regarding the problem with raccoons, skunks, and other animals and suggested the City place an ad in the newspaper for a trapper. Mayor Reinagel stated the City will let the residents take care of this themselves if they have a problem.

Alderman Broughton stated he has been in touch with St. John's Evangelical United Church of Christ regarding an opportunity to join forces with them for an annual event. St. John's is having their next board meeting on June 22<sup>nd</sup> and will discuss.

Alderman Broughton advised he spoke to Jeff Meyers, Loan Officer at Eagle Bank, regarding the possibility of offering low interest loans for the purpose of tree removal in the City of Green Park. Mr. Meyers will have to get with the Commercial Department and will get back with Alderman Broughton with his findings.

Alderman Broughton distributed a handout regarding trash, recycling and yard waste service and stated the City of Green Park is losing money in subsidizing single-family rental property owners. He suggested we charge the cost of this service back to the property owners. Mayor Reinagel stated this is a topic that would need to be discussed at a future work session and not at this time since it was not on the agenda.

Alderman Jones stated his concern over the maintenance of the old library site (future Fresh Thyme Farmers Market). There are at least four (4) dead trees that need to be removed because of the safety hazard. Alderman Jones also discussed the complaints and concerns he has received from residents in his ward regarding the traffic through Patsy. He discussed some of the ideas that might help the traffic problem. Mayor Reinagel advised this topic would be discussed at the next work session.

Alderman Hamilton reported she received calls from people in Ward 3 stating their concern over the use of large homes as boarding houses. Alderman Baras stated he has already discussed this with City Administrator Zella Pope. Ms. Pope advised that the City Attorney is investigating the problem to determine what can be done.

### **3.2 City Attorney**

City Attorney, Paul Rost, stated he will be keeping up with legislative issues the next couple of months.

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

City Engineer, Derrick Madej, reported the Southtowne Farms street replacement project is moving along according to the plan phase. He request residents follow “No Parking” signs that have been posted. Mr. Madej will look at the street condition on Cedarberry. He also reported that the sign located at Lin Ferry and Tesson Ferry is located on private property and does not appear to be in the site distance triangle.

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

City Administrator, Zella Pope, reported her monthly activity report is in the board packet. She is working on a lease agreement for Suite 3.

### **3.5 Treasurer Report**

The treasurer report is in the packet. Mike Williams of Hochschild, Bloom & Company discussed the treasurer’s report as well as the findings of the 2015 audit.

### **3.6 County Police Report**

Sergeant Absolon presented the May Police Report. Alderman Monteleone requested the St. Louis County Police set up the Stealth unit on Green Park Road between Mueller Road and Antrill. There is a real problem with vehicles running the stop sign. Mayor Reinagel will get us on the list for the Stealth. Stealth will also be used again on Patsy.

## **4. Unfinished Business**

None.

**5. New Business**

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

Alderman Hamilton made a motion to elect Alderman Baras as President of the Board of Aldermen. 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		
Alderman Jones	X		

It was announced the motion passed.

**5.2 Bill No. 761 an ordinance selecting a consulting engineer firm for the Green Park Road Project.**

Mayor Reinagel stated the Board had approved Horner & Shifrin as the consulting engineer for the Green Park Road Project at the April 28<sup>th</sup> work session. This is the ordinance approving that contract.

Alderman Jones made a motion that Bill No. 761 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. 761 was read for the first time. Alderman Monteleone made a motion that Bill No. 761 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. 761 was read for a second time. Alderman Baras made a motion that Bill No. 761 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		
Alderman Jones	X		

It was announced that Bill No. 761 will become Ordinance No. 723.

**5.3 Resolution No. 276 adopting a policy relating to travel & expense reimbursement and related credit card use.**

Mayor Reinagel stated that during the audit the auditors suggested a policy be established for travel and expense reimbursement.

Alderman Baras made the motion to accept Resolution No. 276 adopting a policy relating to travel & expense reimbursement and related credit card use. The motion was seconded by Alderman Thuston. Upon a voice vote, the motion passed unanimously.

**5.4 Resolution No. 277 approving a lease agreement between the City and Renata Stollhens.**

City Administrator Zella Pope advised Suites 4D and 4E were leased by Vickie Elbrecht. Ms. Elbrecht has moved out of state. Renata Stollhens was an associate of Ms. Elbrecht.

Alderman Jones made a motion to adopt Resolution No. 277 approving a lease agreement between the City and Renata Stollhens. The motion was seconded by Alderman Baras. Upon a voice vote, the motion was passed unanimously.

**5.5 Resolution No. 278 approving a lease agreement between the City and Noser 5 d/b/a Good Samaritan Senior Services.**

City Administrator Zella Pope stated the proposed tenant is currently leasing in Green Park but needed a larger space. This is a five-year lease with a two-year option. The City is responsible for replacing the flooring, removing two door openings, and repairing the rear door. The City will pay \$15,000 for tenant finish.

Alderman Thuston made the motion to adopt Resolution No. 278 approving a lease agreement between the City and Noser 5 d/b/a Good Samaritan Senior Services. The motion was seconded by Alderman Jones. Upon a voice vote, the motion was unanimously passed.

**5.6 Resolution No. 279 accepting a proposal for software services with iWorQ Systems, Inc.**

City Administrator Zella Pope stated she has been looking for a software program to manage permit applications, code enforcement, occupancy, etc. for years. She came upon this program at the last conference she attended. She contacted the references and they were extremely pleased with the program. The program has been reviewed by Mayor Reinagel, Paul Rost, Diane DeLonjay and Zella Pope. Cost is based on the number of residents (\$1,900 annually for under 3,000 people) and can be customized to fit the City's needs. The data is pulled from St. Louis County's information on parcels and is updated every six months. Training and support is done on-line.

Alderman Jones made the motion to adopt Resolution No. 279 accepting a proposal for software services with iWorQ Systems, Inc. The motion was seconded by Alderman Thuston. 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. Closed Executive Session (Pursuant to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney (610.021(1); leasing, purchasing, or sale of real-estate (610.021(2); hiring, firing, disciplining or promoting employees (610.021(3)).**

Alderman Baras made a motion to go into Closed Executive Session. 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		
Alderman Jones	X		

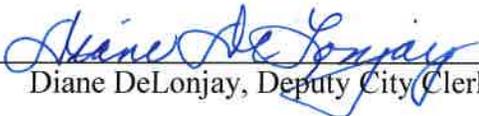
The Board of Aldermen went into Closed Executive Session at approximately 8:22 p.m.

**9. Adjournment**

The Board of Aldermen returned from Closed Executive Session at approximately 10:35 p.m. Alderman Broughton made a motion to adjourn. The motion was seconded by Alderman Monteleone. On voice vote, the motion was announced passed and the meeting adjourned at 10:35 p.m.

  
\_\_\_\_\_  
Mayor Bob Reinagel

Attest:

  
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Diane DeLonjay, Deputy City Clerk