



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**July 20, 2015**

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

**PUBLIC HEARING:**

- 1. The allocation of \$20,000 in Community Development Block Grant funds will become available January 1, 2016. Continued from the June 15, 2015 Board of Aldermen Meeting.**

There were no citizen comments.

- 2. Text amendment to Chapter 415 the sign code pertaining to maximum of colors permitted on certain signs. Continued from the June 15, 2015 Board of Aldermen Meeting.**

There were no citizen comments.

- 3. Limited Development Plan submitted on behalf of BJC Health Systems for 11102 Lindbergh Business Court requesting a zoning change from Office and Light Manufacturing use to Medical/Dental use.**

There were no citizen comments.

**REGULAR MEETING:**

- 1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of June 15, 2015.**

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Meeting of June 15, 2015. 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.

**2. Reading and Approval of the Minutes of the Board of Aldermen Special Meeting and Work Session of June 22, 2015.**

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Special Meeting and Work Session of June 22, 2015. A motion was made by Alderman Jones and a second by Alderman Hamilton that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed.

**3. Citizen Comments & Petitions**

There were no citizen comments.

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

**4.1 Mayor & Board of Aldermen**

Mayor Reinagel reported that Green Park's 20<sup>th</sup> Anniversary Celebration was very successful and expressed his thanks to the many volunteers and participants.

Alderman Broughton stated he received an invitation from St. Louis County's chief building inspector, Marcellus Speight, and the Municipal Contracts Manager, Todd Ware, and met with them on June 19, 2015 to discuss the city's contract with the county. Alderman Broughton also attended the redevelopment of Crestwood Plaza meeting to learn its impact on the Lindbergh School District.

Alderman Thuston reported a group of residents from Antrill contacted him regarding problems they are having with unsightly driveways that were installed by Marschuetz Construction and asked if the city could get involved and help these residents. Zella Pope advised these contracts were between the resident and the contractor; the city is only responsible for the driveway apron. City Engineer, Derrick Madej, has examined the driveways and determined they are structurally sound and stable. Derrick discussed what might have caused the concrete pitting and peeling and the options available for a solution. Mayor Reinagel agreed to call Marschuetz Construction and try to get them to respond to the residents with a solution.

Alderman Thuston discussed his views on the numerous articles published in the newspapers that have been written by Alderman Broughton regarding the city and

elected and appointed officials. He stated Alderman Broughton's articles were degrading to the twenty-eight (28), or so, elected people who served the city over the past twenty (20) years.

Alderman Broughton referenced former Alderman Judy Betlach who had moved from the city.

Alderman Baras suggested everyone read Section 110.030 in the City of Green Park Municipal Code describing the duties of aldermen. Aldermanic duties do not include code enforcement. No alderman is authorized to call St. Louis County or residents about work being done in the city. If an alderman sees any problems or issues, then bring it to City Hall to be addressed.

#### **4.2 City Attorney**

City Attorney, Paul Rost, had nothing to report at this time.

#### **4.3 City Engineer/Building Commissioner**

City Engineer, Derrick Madej, had nothing to report at this time.

#### **4.4 City Administrator/City Clerk**

City Administrator, Zella Pope, reported bids have been received for the Old Green Park Road Project and the work has been awarded to Leritz Contracting. Horner and Shifrin have sent bid results to MoDOT for approval.

Zella Pope also reported the work on Lin Ferry and St. Johns Church Road should start at the end of this month.

#### **4.5 Treasurer Report**

Mike Williams, Hochschild, Bloom & Company, presented the treasurer report and the 2014 audit findings. He also discussed their recommendations. City Administrator, Zella Pope, stated that all recommendations have been addressed.

#### **4.6 County Police Report**

Officer Kappler presented the June Police Report.

Alderman Broughton questioned Officer Kappler regarding an incident in Green Park and Officer Kappler stated he was not present during the incident and could not comment.

**5. Unfinished Business**

None.

**6. New Business**

**6.1 Bill No. 738 an ordinance amending Chapter 415, The Sign Code, of the Green Park Municipal Code pertaining to maximum number of colors permitted.**

Alderman Baras made a motion that Bill No. 738 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. 738 was read for the first time. Alderman Monteleone made a motion that Bill No. 738 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. 738 was read for a second time. Alderman Thuston made a motion that Bill No. 738 be enacted as an Ordinance. The motion was seconded by Alderman Baras. Alderman Baras stated the revised code will make a big difference in helping applicants. 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. 738 will become Ordinance No. 701.

**6.2 Bill No. 739 an ordinance approving a Limited Development Plan for 11102 Lindbergh Business Court submitted by BJC Health Systems.**

Josh Teague, Director of Real Estate Services for BJC HealthCare, introduced himself and stated this is a request for a change in zoning to allow for medical use of this site. BJC is proposing to use this location as a BJC Behavioral Health Clinic. This location is more suitable for the geography of their patients. This Limited Development Plan was recommended for approval by the Planning and Zoning Commission. City Engineer, Derrick Madej, discussed his minor comments.

Alderman Monteleone made a motion that Bill No. 739 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. 739 was read for the first time. Alderman Broughton made a motion that Bill No. 739 be read for the second time. The motion was seconded by Alderman Jones. Upon a vote being taken it was announced that the motion passed. Bill No. 739 was read for a second time. Alderman Baras made a motion that Bill No. 739 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. 739 will become Ordinance No. 702.

**6.3 Bill No. 740 an ordinance approving the lease agreement for 11100 Mueller Road, Suite 2.**

City Administrator, Zella Pope, advised the prospective tenant has not signed the lease agreement yet. Zella has negotiated a 6-year lease with the city paying up to \$10,000 for tenant finish and the tenant paying the remainder. The yearly lease amounts to \$12,495. There are two contractors who will submit bids on the tenant finish.

The Board of Aldermen agreed to postpone approving this lease agreement until receiving the bids on the tenant finish work. A special meeting will be called at that time.

**6.4 Alderman Request for Reimbursement.**

Mayor Reinagel advised that on June 3<sup>rd</sup> City Attorney, Paul Rost, received a letter from Michael Broughton requesting reimbursement in the amount of \$9,111.25 for a civil lawsuit brought by a third party against his wife and himself. The Board the Board has a copy of the letter. In efforts to be transparent, it is being discussed at an open meeting. Alderman Broughton recused himself from participating in the matter and sat in the audience. Mayor Reinagel stated that while Alderman Broughton could

not participate as an alderman in the Board discussion, under City ordinance he could speak as any member of the public.

Alderman Thuston discussed Alderman Broughton's reimbursement request as disgusting and distasteful. He also referenced a paragraph in Alderman Broughton's request for reimbursement stating the option of a speedy and quiet reimbursement. Alderman Monteleone agreed with Alderman Thuston. Alderman Hamilton informed the Board that earlier in the day she received a letter from the Missouri Ethics Commission dismissing Alderman Broughton's ethics charges against her. Alderman Jones stated that everyone is allowed certain powers but Alderman Broughton is overstepping his. Alderman Baras stated the ethic's charge against Carol Hamilton was frivolous and totally egregious.

Alderman Jones made a motion not to reimburse Alderman Broughton for his expenses in the amount of \$9,111.25 for a civil lawsuit between himself and another person. The motion was seconded by Alderman Thuston. Upon a voice vote being taken, the motion passed unanimously.

Alderman Jones inquired if the City is responsible for paying legal fees for responding to the Missouri Ethics Commission. City Attorney, Paul Rost, stated the cost might be considered a cost of doing business as a city. Alderman Thuston requested the City Attorney establish the costs to the City relating to the Ethics Commission matter and present at the next meeting.

Alderman Broughton returned to his seat at the dais.

## **7. Citizens Comments & Petitions**

There were no citizen comments.

## **8. Miscellaneous**

There were no miscellaneous items discussed.

## **9. Closed Executive Session – Pursuant to Section 610.021(3) RSMo., pertaining to hiring, firing, disciplining or promoting employees.**

Alderman Hamilton made a motion to enter into Executive Session pursuant to Section 610.021(3). The motion was seconded by Alderman Jones. 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 entered Executive Session at approximately 8:00 p.m.

Alderman Baras made a motion to close the Executive Session pursuant to Section 610.021(3). 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		

The Board returned to open session at approximately 8:36 p.m.

**10. Adjournment**

Alderman Hamilton 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 8:38 p.m.

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Bob Reinagel, Mayor

Attest:

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Administrator/City Clerk