



**MINUTES**  
**BOARD OF ALDERMEN**  
**WORK SESSION**  
**CITY OF GREEN PARK, MISSOURI**  
**February 6, 2018**

Mayor Reinagel called the Work Session of the Board of Aldermen to order at 6:00 p.m. on Tuesday, February 6, 2016, at the Green Park City Hall, 11100 Mueller Road, Suite 5, Green Park, Missouri.

	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Mayor: Bob Reinagel	X		
Aldermen: Fred Baras	X		
Michael Broughton	X		
Tim Thuston	X		
Carol Hamilton	X		
Joe Monteleone	X		
James Jones	X		

**WORK SESSION:**

**1. Discussion of Solar Panel Regulations – Residential and Commercial Areas**

City Administrator/City Clerk, James Mello, explained Solar Panel regulations was an issue that the Board should address in the near future for both Residential and Commercial Areas. Materials were included with the Board's electronic packet (not hard copies, due to the length and picture intensive nature) to give the Board a sense of the types of aesthetic decisions they will have to make when the ordinance is ultimately crafted.

Mr. Mello encouraged any Board member to ask questions or request more specific information now or in the forthcoming discussions to aid in the decision process.

There was no further discussion.

**2. Upcoming Deadline for any Annexation Plans – July 1, 2018**

Mr. Mello advised the Board that the 5-year Boundary Commission cycle has resumed and the first deadline to meet for any annexation plan in the next 5 years is a Map Plan Submission due on July 1, 2018. He explained that the plan needn't be in final and would be open to revision during and after the public comment period that followed the July 1,

2018 deadline. A full outline of the process was included in the packet, including materials from a previous Green Park Map Plan Submission as a reference.

A discussion ensued about previous annexation plans and their results.

Alderman Hamilton suggested that City Staff contact Fred Hoehn, who had been helpful with annexation discussions in the past.

City Attorney, Paul Rost, stated that it would be vital to make contacts within and have support from the any potential annexed area. Mr. Rost clarified that the deciding Commission would be comprised on 5 members appointed by the County and 4 members appointed by the City, with a majority determining the outcome.

Mr. Mello recommend that at least one public meeting be held after a rough plan had been decided upon in advance of the June Board of Alderman meeting, where a resolution would be voted on to go forward with submitting a plan to the Boundary Commission.

Alderman Baras stated that any annexation plan would have to clearly benefit both the residents in the annexed area as well as existing Green Park residents.

A general discussion ensued regarding potential boundaries to explore.

It was determined by the Board that City Staff should prepare information for consideration about potential expansion within the general boundary of I-55, I-270, and Tesson Ferry Road.

### **3. Details of Home Maintenance and Home Ownership Grant**

Mr. Mello stated that, in accordance with Ordinance 756, he had provided in the packet sample materials from the similar St. Louis County programs. Specifics of the County program could be adopted and/or altered to best suit Green Park's needs.

The grant program will have quite a bit of initial set-up time and expense. As these grants would be technically loans, the program would arguably have to follow all laws pertaining to lending, including truth-in-lending, fair housing and other federal and state requirements.

A general discussion ensued regarding what exactly the intent of such a program should be and how exactly it would benefit residents of Green Park – both recipients of any grant funds as well as other residents.

Alderman Broughton stated that the City should include language to ensure that grant recipients have homeowners insurance.

Alderman Hamilton suggested and it was generally agreed upon that, if possible, partnering with a 3<sup>rd</sup> party administrating agency – such as St. Louis County, Beyond Housing, Lemay Housing Partnership, etc - that handles these sorts of programs already would be helpful to run the program effectively and reduce administrative costs on the City’s part.

The discussion resumed regarding program intent and benefits. It was generally agreed upon at this time that the City should not pursue any closing cost or down payment assistance, and only focus on forgivable loans for maintenance purposes.

Alderman Broughton suggested that, in addition to the 5-year forgivable loan period, there should also be a 5 year residency requirement, in addition to financial qualification, to be eligible for a loan. Additionally, Alderman Broughton suggested that some sort of claw back provision be included for properties that become rentals within a certain time period of receiving a grant.

**4. Miscellaneous**

There were no miscellaneous items discussed.

**5. Adjournment**

Alderman Broughton made a motion to adjourn. The motion was seconded by Alderman Hamilton. The work session adjourned at 7:30 p.m.

  
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Bob Reinagel, Mayor

Attest:

  
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Administrator/City Clerk