



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
November 17, 2014

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, November 17, 2014 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		
Jackie Wilson	X		
Anthony Pousosa	X		
Tim Thuston	X		
Joe Monteleone	X		

PUBLIC HEARING:

1. Liquor License Application submitted on behalf of Ari's Greek American Restaurant located at 9992 Lin Ferry.

Joe Kelley, representative for Ari's Greek American Restaurant, stated 9992 Lin Ferry would be their second location. The other location is at Hampton and Arsenal and has been in business for 7 years. The restaurant will be open from 11 a.m. to approximately 11 p.m. and serves lunch and dinner. They are family oriented and have a kids' menu. Over 75% of their gross sales are from food.

There were no public comments.

2. Change in Zoning from Commercial Corridor (CC) to Planned Light Industrial (PLI) and Development Plan submitted on behalf of Barron's Swim School to be located at 11158 Lindbergh Business Court.

Mark Doering, President of Doering Engineering, represented Joe and Diane Barron and their children, Julie and Scott Barron. The Barron's have owned and operated a gymnastics school for children in South County since 1998 and were looking for a way to expand their business. The proposed swim school is for children 6 months to 10 years of age. The proposed site will only require interior tenant finish.

There were no public comments.

REGULAR MEETING:

1. Reading and Approval of Meeting Minutes

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Meeting of October 20, 2014. A motion was made by Alderman Pousosa and seconded by Alderman Wilson that the minutes be approved. Upon a voice vote being taken, it was announced the motion passed.

2. Citizen Comments & Petitions

Mrs. Carol Gapsch advised she was speaking on behalf of the owners of the businesses on Lin Ferry in stating all of their intentions are the same. Nearly everyone has been in investment and rental property for the last 60 years. Their biggest interest is in the value and integrity of their property. She stated the City needs to take into consideration the experience base of this group and the need to keep them informed of what the City's intentions are with this area and work with them.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel stated the holiday lighting contest is coming up next month and judges will be needed. He asked the Board to think about how the judging should be accomplished. Mayor Reinagel advised that the city streets were lightly salted over the weekend and the City should be in great shape with our salt supply this winter because of the City's pre-planning. He also advised that Zella Pope would be setting up a work session to go over the budget. Mayor Reinagel stated he will be contacting the people who have volunteered for the City's 20th anniversary celebration.

In light of Carol Gapsch's comments, Mayor Reinagel stated the City is going to include the Lin Ferry business owners in whatever plans are proposed and the City does not intend to close any business down. We are looking at ways to make it better. Alderman Baras reiterated the Mayor's comments and said this is for future planning and is not something that will happen in the next year or two. The City will keep owners involved.

Alderman Hamilton stated her displeasure with the City's website.

Alderman Pousosa advised that he received a threat by phone last week to his personal being and filed a police report. He wanted to alert everyone to be on guard and report any suspicious persons or activity to the police at 911.

3.2 City Attorney

City Attorney, Paul Rost, reported that Missouri American Water had to relocate utilities in easements alongside the city right-of-way for the Green Park Road project which the city agreed to pay. They originally sent an invoice without back-up documentation for actual work done approximately three years ago. The City has finally received the back-up documentation for the \$130,352 invoice and the invoice amount appears on the Invoice Documentation Log for October 2014 which the Board of Alderman will vote to approve payment.

3.3 City Engineer/Building Commissioner

City Engineer, Derrick Madej, reported the Lin Valle Street Replacement Project major construction should be completed the end of this week.

3.4 City Administrator/City Clerk

City Administrator, Zella Pope, advised the November newsletter was being mailed. The Children's Holiday Party with Santa will be on Saturday, December 13th. The Holiday Lighting Contest will be held on Sunday, December 14th. She also advised that Deputy City Clerk, Diane DeLonjay, sent out more than forty (40) letters requesting donations.

3.5 Treasurer Report

The treasurer report is in the Board packet.

3.6 County Police Report

Officer Kappler reported on the police activity for the month of October.

4. Unfinished Business

There was no unfinished business.

5. New Business

5.1 Liquor License Application submitted on behalf of Ari's Greek American Restaurant located at 9992 Lin Ferry.

Joe Kelley, representative for Ari's Greek American Restaurant, was present to answer any questions. However, no questions were asked of him.

Alderman Thuston made a motion to approve a liquor license for Ari's Greek American Restaurant located at 9992 Lin Ferry. The motion was seconded by Alderman Hamilton. Upon a roll call vote the Aldermen voted as follows:

	AYE	NAY	ABSTAIN
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

The motion to approve a liquor license for Ari's Greek American Restaurant located at 9992 Lin Ferry passed unanimously.

5.2 Bill #730 an ordinance approving an application submitted by Barron's Swim School for rezoning from "CC" to "PLI" and a Development Plan for a swim school to be located at 11158 Lindbergh Business Court.

Diane Barron stated this is a learn to swim program for children ages 6 months to 10 years of age. The Barron's have been in South County for 17 years with their gymnastics program and were looking to expand their business. They have been planning this for the last 3 years and going around the country researching schools and facilities similar to this. There is nothing like this in the South County area. There is a swim school in Chesterfield and one in Brentwood. Mrs. Barron stated they will employ deck managers for safety, to assist the teachers, and to interact with the parents. They will also employ lifeguards. There will only be 4 children in a class, and the classes will be 30 minutes in duration. She also advised they are members of the U.S. Swim Association. The facility will require interior tenant finish. They do not propose to do anything on the outside unless required by the City.

Alderman Wilson made a motion that Bill No. 730 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. 730 was read for the first time. Alderman Pousosa made a motion that Bill No. 730 be read for the second time. The motion was seconded by Alderman Monteleone. Upon a vote being taken it was announced that the motion passed. Bill No. 730 was read for a second time. Alderman Baras made a motion that Bill No. 730 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 Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 730 will become Ordinance No. 693.

5.3 Resolution #246 approving an exclusive Right to Lease Agreement.

Steve Bahn, Bahn Commercial Real Estate Services, introduced himself and stated he has been in commercial real estate services for about 37 years. He said he would be honored to help Green Park lease the vacant space and could probably get it done within six months. His cost is 5% commission on the gross lease amount. He would take care of all advertising at his expense.

Alderman Hamilton stated she would abstain from voting but stated Steve Bahn comes very highly recommended.

City Attorney, Paul Rost, stated a change on the Lease Agreement under item "B" Lease Terms. Minimum Term should be changed to two (2) years.

Alderman Thuston made a motion to adopt Resolution No. 246 approving an exclusive Right to Lease Agreement as corrected. Alderman Baras seconded the motion. Upon a voice vote, Resolution No. 246 passed unanimously. Alderman Hamilton abstained.

5.4 Bill #731 an ordinance of the City of Green Park calling for an election for the offices of Mayor and one Alderman for each ward of the city to be held on April 7, 2015.

This is the annual general election. Terms for Alderman Pousosa Ward 1, Alderman Thuston Ward 2, and Alderman Monteleone Ward 3 are up in April 2015 as well as the mayor position.

Alderman Pousosa made a motion that Bill No. 731 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. 731 was read for the first time. Alderman Pousosa made a motion that Bill No. 731 be read for the second time. The motion was seconded by Alderman Wilson. Upon a vote being taken it was announced that the motion passed. Bill No. 731 was read for a second time. Alderman Pousosa made a motion that Bill No. 731 be enacted as an Ordinance. The motion was seconded by Alderman Baras. Upon the roll being called the Board of Aldermen voted as follows:

	AYE	NAY	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 731 will become Ordinance No. 694.

5.5 Bill #732 an ordinance of the City of Green Park approving appointments of Board of Directors of the Flori Drive Community Improvement District.

Armstrong Teasdale, the firm that represents the Flori Drive Community Improvement District, requested two new directors to replace the two directors that have resigned.

Alderman Pousosa made a motion that Bill No. 732 be read for the first time. The motion was seconded by Alderman Baras. Upon a vote being taken it was announced that the motion passed. Bill No. 732 was read for the first time. Alderman Monteleone made a motion that Bill No. 732 be read for the second time. The motion was seconded by Alderman Wilson. Upon a vote being taken it was announced that the motion passed. Bill No. 732 was read for a second time. Alderman Baras made a motion that Bill No.

732 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 Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 732 will become Ordinance No. 695.

5.6 Bill #733 an ordinance amending Chapter 420 pertaining to Floodplain Management Regulations.

City Attorney, Paul Rost, advised that the State of Missouri through SEMA and FEMA had changed the flood plain maps and this is a preview of what will go to Planning & Zoning in December and a Public Hearing and board meeting in December.

5.7 Resolution #247 reducing the Deposit Amount for Subdivision Improvements for Clydesdale Manor

City Attorney, Paul Rost, discussed the escrow that was set in place, and recommended reducing the deposit amount. City Engineer, Derrick Madej, stated he did a visual inspection and took photos of the construction and saw no problem in reducing the deposit amount.

Alderman Pousosa made a motion to adopt Resolution No. 247 reducing the Deposit Amount for Subdivision Improvements for Clydesdale Manor. Alderman Baras seconded the motion. Upon a voice vote, Resolution No. 247 passed unanimously. Alderman Thuston abstained.

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 Pousosa seconded the motion. Upon a voice vote being taken, it was announced the motion passed unanimously.

8. Miscellaneous

Mayor Reinagel advised there is a problem with the peak of the roof on the 11100 Mueller building and City Administrator Zella Pope would be contacting a roofer.

9. Adjournment

Alderman Pousosa made a motion to adjourn the meeting. The motion was seconded by Alderman Wilson. Upon a voice vote being taken the motion passed and the meeting adjourned at approximately 8:05 p.m.

Bob Reinagel, Mayor

Attest:

Administrator/City Clerk