



MINUTES
BOARD OF ALDERMEN
WORK SESSION
CITY OF GREEN PARK, MISSOURI
October 8, 2014

Mayor Reinagel called the Work Session of the Board of Aldermen to order at approximately 7:00 p.m. on Wednesday, October 8, 2014, at 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		
Anthony Pousosa	X		
Tim Thuston	X		
Carol Hamilton	X		
Joe Monteleone	X		
Jackie Wilson	X		

WORK SESSION:

1. Discussion of possible process to facilitate re-development of the Lin Ferry area.

Mayor Reinagel asked each board member their thoughts of redeveloping the Lin Ferry area and advised that Zella Pope has been in contact with the East/West Gateway to get some help from them with this.

Alderman Thuston stated his biggest concern is the cost to redevelop the area and how it is going to be funded.

Alderman Pousosa stated the city needs to see what the property owners and businesses think. There needs to be an "anchor" to that area to bring people back. The businesses in that area need to understand we are not going to kick them out, and let them know we are willing to work with them to help them improve their business and get more traffic through there. The city needs to talk to the current business owners and see where the market is going. Alderman Wilson agreed that the city needs to talk to the businesses and see what they think should be done to improve the area.

Alderman Hamilton stated the buildings in this area are old looking and need updating. There is a definite need for investors to redevelop the area. She suggested the possibility of putting in a micro brewery.

Alderman Monteleone suggested the need to get some professionals involved, as well as the need to fix the road.

Alderman Baras suggested closing off the end of Lin Ferry at Tesson Ferry Road. He also suggested sending out a survey to the current property owners and businesses to get their thoughts. Mayor Reinagel was also in favor of the survey. City Attorney, Paul Rost, advised that the City should really get a professional on board to help guide what to ask in the survey, what's feasible, and to look at the market and see what's needed in the south county area. The East/West Gateway would be a very good resource to use. Paul Rost also suggested limiting the redevelopment area to the Lin Ferry triangle or wedge as Phase 1 with future phases to follow. Alderman Wilson also suggested the survey be sent to citizens as well, at least Ward 1 residents.

Discussion ensued regarding the above ideas, the need for citizen support, what developments have been successful within a 10-15 mile radius, and what limitations the City might be faced with in pursuing the closing off of Lin Ferry at Tesson Ferry Road. City Administrator, Zella Pope, advised of the availability of a TEAP grant to be used for traffic engineering studies.

Mayor Reinagel summed up the discussion stating it appears the best way to proceed is by hiring East/West Gateway.

Alderman Pousosa made a motion to proceed with Phase 1 which would be to study the possible redevelopment of Lin Ferry with future phases to follow. Alderman Hamilton seconded the motion. Upon a voice vote, the motion passed unanimously.

2. Miscellaneous

Alderman Monteleone asked if the city had gotten in touch with the railroad regarding the mud eroding from their property onto the trail. City Administrator, Zella Pope, is waiting to hear back from them. City Attorney, Paul Rost, drafted a letter to them regarding this issue.

Alderman Monteleone also asked if anything has been done about the deteriorated curbing at Southtowne Farms Drive and Kohrs Lane. Zella Pope advised that it has been included in R. V. Wagner's scope of work and will be taken care of.

Alderman Thuston brought up the subject of the dead trees on the park side of Green Park Road. Zella Pope advised that the park is responsible for those trees. The city is only responsible for the trees from Antrill Drive to Kohrs Lane.

Alderman Hamilton asked if the gutter buddies could be removed on the Dairy Queen property. Zella Pope advised they are on property owned by Fifth Third Bank and she has already requested them to remove the silt fencing and the gutter buddies since the sod has been established.

3. Adjournment

Alderman Hamilton made a motion to adjourn. The motion was seconded by Alderman Pousosa. The work session adjourned at 8:00 p.m.

Bob Reinagel, Mayor

Attest:

Administrator/City Clerk