



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
July 21, 2014

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, July 21, 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		

REGULAR MEETING:

Mayor Reinagel asked for a motion to amend the agenda to add under “New Business 5.5” a resolution to contract services for the interior finish for Suite 1. A motion was made by Alderman Baras and seconded by Alderman Thuston. Upon a voice vote being taken, it was announced the motion passed.

1. Reading and Approval of Meeting Minutes

Mayor Reinagel asked for a motion to approve the Minutes of the Board of Aldermen Meeting of June 16, 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

There were no citizen comments.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel reported on the following items:

- Suite 1 at 11100 Mueller Road has been leased. Suites 2 and 3 remain vacant.
- The City's website is being reconstructed. It will not go live until it is complete and all issues worked out. City Administrator, Zella Pope, has the temporary website address if you wish to preview the new layout.
- The City will be celebrating its 20th year anniversary in 2015. The City would like to get names of some people willing to form a committee for planning this event.
- Requested Alderman submit a list of names of residents interested in serving on the Board of Aldermen or the Planning & Zoning Commission as positions become vacated.
- City Attorney, Paul Rost, will research a permitting process or ordinance for swimming pools within the City. There are safety issues and drainage issues to consider.
- The board needs to review/revise our solicitor's license as it pertains to ice cream vendors and/or food trucks. The current permitted hours (9 a.m. to 5 p.m.) may be too limiting for this type of vendors.
- Stated a resident suggested that a stop sign at Patsy and Bobmar be installed to slow down traffic speed on Patsy Lane. Alderman agreed and the City Attorney will have an ordinance ready for next month's meeting.
- R. V. Wagner is talking to companies on Lin Valle Drive to determine their needs during construction of the street replacement. After he meets with everyone, he will set up his phasing schedule.
- Old Green Park Road will be done next year.

Alderman Hamilton stated she has documented ice cream vendors that have gone through the city and will give that information to city hall.

Alderman Thuston requested the stop sign at Antrill and Green Park Road be removed. Mayor Reinagel advised the City would look into it but believes it may be a condition of the federal grant the city received to do Green Park Road.

Alderman Monteleone advised there are a great deal of weeds along the trail and especially from Antrill to Kohrs. Mayor Reinagel advised that a meeting will be set up with Beishir Landscape Maintenance and this issue will be addressed.

3.2 City Attorney

City Attorney, Paul Rost, had nothing to report.

3.3 City Engineer/Building Commissioner

City Engineer, Derrick Madej, had nothing to report.

3.4 City Administrator/City Clerk

City Administrator, Zella Pope, advised the status of the Lin Valle street replacement project. The City sent notices to the businesses on Lin Valle advising that a representative from R. V. Wagner would be contacting them to make sure their needs are met during the construction process. Ms. Pope also stated the city is waiting for MoDOT approval on the engineer selected for the Old Green Park Road project.

3.5 Treasurer Report and 2013 Audit Report

Mike Williams from Hochschild, Bloom & Company discussed the monthly treasurer report and then presented the 2013 Audit Report. Assets increased from last year, and liabilities decreased from last year. There was a 6.8% improvement in net position. Mr. Williams stated that the City received an unqualified opinion which is the highest opinion that the auditors' give. He explained that the results of their audit disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and that the City's financial statements present fairly, in all material aspects, the financial position of the City.

3.6 County Police Report

Captain Stocker reported on the police activity for the month of June. He also advised that crime in the 3rd precinct has steadily decreased over the year and no major crimes have gone unresolved in this precinct.

4. Unfinished Business

There was no unfinished business.

5. New Business

5.1 Bill #724 an ordinance approving a signage plan submitted by Sunnyhill, Inc. located at 11140 South Towne Square, Suite 101.

Joe Phillips of Piros Signs, Inc., stated Sunnyhill, Inc. will be the main tenant of the 11140 South Towne Square building. The applicant is seeking authorization for two (2) wall signs to replace the Voss Properties' signs currently on the building. One sign will be on the elevation facing South Towne Square and the second sign will be on the elevation facing I-55. The sign facing I-55 will be illuminated with low voltage LED lighting.

City Engineer, Derrick Madej, addressed his comments in his memo to the City dated June 13, 2014;

1. The proposed number of wall signs two (2) exceed the number of wall signs allowed by the City sign code. In addition wall signs must face the street or be located above a major entrance.
2. The proposed wall signs indicate four (4) colors, which exceeds the three (3) colors maximum allowed by the City sign code.
3. A sign permit(s) will be required from St. Louis County Department of Public Works for all proposed signs via a Zoning Authorization from the City of Green Park.

Mayor Reinagel stated the Planning & Zoning Commission recommended the Board of Aldermen approve this application.

Alderman Hamilton made a motion that Bill No. 724 be read for the first time. The motion was seconded by Alderman Pousosa. Upon a vote being taken it was announced that the motion passed. Bill No. 724 was read for the first time. Alderman Pousosa made a motion that Bill No. 724 be read for the second time. The motion was seconded by Alderman Baras. Upon a vote being taken it was announced that the motion passed. Bill No. 724 was read for a second time. Alderman Pousosa made a motion that Bill No. 724 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. 724 will become Ordinance No. 688.

5.2 Resolution #240 approving a lease agreement between the City and Christopher Stokes for 11100 Mueller Road, Suite 4B.

City Attorney, Paul Rost, stated the preference is to have a resolution or ordinance to document the appropriate authorization just like we do with any other contract. The tenant is an attorney who requires an additional meeting/conference room.

Alderman Thuston made a motion to adopt Resolution No. 240 approving the lease agreement between the City and Christopher Stokes for 11100 Mueller Road, Suite 4B. The motion was seconded by Alderman Wilson. Upon a voice vote being taken, it was announced the motion passed unanimously.

5.3 Resolution #241 approving a lease agreement between the City and Vickie Elbrecht for 11100 Mueller Road, Suites 4D and 4E.

City Administrator, Zella Pope, stated that the tenant is a resident of Green Park requiring office space away from her home.

Alderman Baras made a motion to approve Resolution No. 241 approving a lease agreement between the City and Vickie Elbrecht for 11100 Mueller Road, Suites 4D and 4E. The motion was seconded by Alderman Wilson. Upon a voice vote being taken, it was announced the motion passed unanimously.

5.4 Resolution #242 approving a lease agreement between the City and Deanna Stassi and Derek Wall for 11100 Mueller Road, Suite 1.

City Attorney, Paul Rost, stated the tenants are in the field of counseling.

Alderman Monteleone made a motion to approve Resolution No. 242 approving a lease agreement between the City and Deanna Stassi and Derek Wall for 11100 Mueller Road, Suite 1. The motion was seconded by Alderman Baras. Upon a voice vote being taken, it was announced the motion passed unanimously.

5.5 Resolution #243 approving and authorizing the Mayor to execute a contract with Gilbers Contracting Services, LLC for construction contracting work at the City of Green Park City Hall building.

City Attorney, Paul Rost, stated the City, as landlord, is providing the tenant finish for Suite 1 and has selected Gilbers Contracting for their services.

Alderman Wilson made a motion to adopt Resolution No. 243 authorizing the Mayor to execute a contract with Gilbers Contracting Services, LLC for construction contracting work at the City of Green Park City Hall building. The motion was seconded by Alderman Thuston. Upon a voice vote being taken, it was announced the motion passed unanimously.

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

Alderman Baras stated the Police Officers and Fire Fighters will hold their annual ballgame on Sunday, August 24th, at Heine Meine Fields on Lemay Ferry Road. Captain Stocker encouraged everyone to attend.

9. Closed Executive Session -- Pursuant to 610.021(1) RSMo., legal actions, causes of action, litigation or privileged communications between the City's representatives and

its attorney and Section 610.021(2) RSMo., pertaining to leasing, purchasing or sale of real estate.

Alderman Pousosa made a motion to enter into Executive Session pursuant to Section 610.021(1) and Section 610.021(2) RSMo. Alderman Hamilton seconded the motion. 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 the motion passed. The Board entered Executive Session at approximately 7:55 p.m.

The Board of Aldermen returned to Open Session at approximately 8:08 p.m.

10. Adjournment

Alderman Hamilton 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 8:09 p.m.

Bob Reinagel, Mayor

Attest:

Administrator/City Clerk