



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
April 16, 2018

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, March 19, 2018, 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		

REGULAR MEETING:

1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of March 19, 2018.

A motion was made by Alderman Jones to approve the minutes of the Board of Aldermen Meeting of March 19, 2018. The motion was seconded by Alderman Monteleone. Upon a voice vote being taken, it was announced the motion passed and the minutes were approved.

2. Citizen Comments & Petitions

Resident Jonathan Byrd, 10906 Suanis Court, stated his concerns regarding the new subdivision that is being proposed behind his house. There is a drainage pipe that runs through the property and the ground has eroded and claimed that there is now a six foot drop. Mr. Byrd also claimed that there is always standing water and it has become a breeding place for mosquitoes. Mr. Byrd asked if developer can get MSD to extend the pipe. Feels something needs to be done with the ditch/creek because it is a real safety and health hazard especially for children.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel reported the City has been extremely busy so far this year. He reported on some of the things that are being done beyond the normal activity. A new atomic clock was purchased for the meeting room, however, the time is not correct and needs to be fixed. A PA system was purchased and received. Mr. Mello will take care of setting that up. City Hall staff will be busy this week with auditors performing the City's annual audit. All of the exterior doors on the 11100 Mueller Road building are going to be replaced when the weather gets nicer. The City will be looking into possible annexation. A Grant Program for moderate to low income homeowners is being established, at the suggestion of Alderman Broughton, which will likely mimic St. Louis County's Home Improvement Program. There are two (2) Federal Grant Road Projects (Mueller Road and Green Park Road) and the City will explore the possibility of adding street lights to existing poles on these streets.

Mayor Reinagel also reported that forty-five (45) volunteer students from Lindbergh High School cleaned up Gravois Creek. The City provided lunch for them in appreciation of their hard work.

Mayor Reinagel advised that tonight a new proposed subdivision will be presented.

Alderman Broughton stated that there are at least two to three business entities that own and rent homes in Green Park. He expressed his concerns over occupancy permits being current, stating that these occupants change frequently and many have medical issues or conditions that Mehlville Fire Protection District should be made aware they might encounter. Alderman Broughton suggested the City Attorney, Paul Rost, do some research to see if anything can be done about these rental properties. Mr. Rost will confirm if anything could be done.

Alderman Jones inquired if a temporary stop sign can be placed where a 3-way stop sign on Green Park Road was hit and knocked down. City Engineer Derrick Madej advised a guardrail could be installed but thinks it would be too extreme unless there is a big drop-off there. Good pavement striping would also help.

Alderman Thuston is concerned with all the damage that Ameren is causing at the corner of Kohrs and Green Park Road. He reported he has taken two hours of video showing damage to his property including tearing out trees, bushes and his garden, as well as damage to the retention pond for Clydesdale Manors. James Mello advised he took photos of the conditions before Ameren started any work.

3.2 City Attorney

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

3.3 City Engineer/Building Commissioner

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

3.4 City Administrator/City Clerk

City Administrator James Mello reported the Annual Audit started today. He also advised there is going to be a special session on April 26th. There is a procedural vote to select an engineering firm for the Mueller Rd. project that must be done before month's end as well as additional grant program discussions.

Mayor Reinagel also stated that Mr. Mello has about fifteen (15) candidates interested in the Code Enforcement Officer position and the interview process will start soon.

3.5 Treasurer Report

The treasurer report is in the packet.

3.6 County Police Report

Officer McLean presented the March Police Activity report. There were 334 total calls for service; 226 were directed calls, and 108 were self-initiated calls. There were 40 reports written, 17 citations issued, 2 summons issued and 5 arrests.

Officer Hake advised of a bomb threat report and an arson at a commercial building that had to be checked out and reports written.

4. Unfinished Business

None

5. New Business

5.1 Bill No. 800 – Authorizing the Mayor to execute a contract with St. Louis County, Missouri relating to Next Generation 9-1-1 service.

James Mello stated this is basically an increase in service that will improve the ability to locate mobile users and enhance communications.

Mayor Reinagel asked if there was any further discussion. Hearing none, Alderman Broughton made a motion that Bill No. 800 be read for the first time. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, it was announced the

motion passed unanimously. Bill No. 800 was read for the first time. Alderman Monteleone made a motion that Bill No. 800 be read for a second time. The motion was seconded by Alderman Thuston. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 800 was read for the second time. Alderman Monteleone made a motion that Bill No. 800 be enacted as an Ordinance. The motion was seconded by Alderman Broughton. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	EXCUSED
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No.800 becomes Ordinance No. 761.

5.2 Resolution No. 301 – Approving a lease agreement between the City and Edward D. Jones Co., LP d/b/a Edward Jones at 11100 Mueller Road, Green Park, Missouri.

Alderman Baras made a motion to adopt Resolution No. 301 approving a lease agreement between the City and Edward D. Jones Co., LP d/b/a Edward Jones at 11100 Mueller Road, Green Park, Missouri. A second was made by Alderman Thuston. Upon a voice vote, Resolution No. 301 passed unanimously.

5.3 Bill No. 801 – Amending Section 355.120 of the Municipal Code pertaining to Parking on Residential and Commercial Property.

City Attorney Paul Rost explained this is an attempt to try to make vehicles park on surfaces designed for parking. Not all hard surfaces are designed for parking vehicles.

Mayor Reinagel asked if there was any further discussion. Hearing none, Alderman Broughton made a motion that Bill No. 801 be read for the first time. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, it was announced the motion passed unanimously. Bill No. 801 was read for the first time. Alderman Monteleone made a motion that Bill No. 801 be read for a second time. The motion was seconded by Alderman Jones. Upon a voice vote being taken it was announced that the

motion passed unanimously. Bill No. 801 was read for the second time. Alderman Broughton made a motion that Bill No. 801 be enacted as an Ordinance. The motion was seconded by Alderman Baras. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	EXCUSED
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 801 becomes Ordinance No. 762.

5.4 Bill No. 802 – Authorizing the Mayor to execute a Right-Of-Way Agreement with MCIMetro Access Transmission Services Corp. D/B/A Verizon Access Transmission Services.

Paul Rost explained City Code requires everyone in the City Right-Of-Way has to have insurance, keep insurance, and indemnify the City if anyone gets injured.

Alderman Monteleone made a motion that Bill No. 802 be read for the first time. The motion was seconded by Alderman Jones. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 802 was read for the first time. Alderman Thuston made a motion that Bill No. 802 be read for a second time. The motion was seconded by Alderman Broughton. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 802 was read for the second time. Alderman Jones made a motion that Bill No. 802 be enacted as an Ordinance. The motion was seconded by Alderman Baras. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	EXCUSED
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 802 becomes Ordinance No. 763.

5.5 Bill No. 803 – Amending Section 205.020 regarding the keeping of certain livestock.

Alderman Jones made a motion that Bill No. 803 be read for the first time. The motion was seconded by Alderman Hamilton.

Alderman Hamilton strongly suggested the City ask the students to come to a Board meeting and report on their progress. Mayor Reinagel informed the meeting attendees, in case they were not aware, that St. Simon School asked the City if they could keep chickens for educational purposes. The students would take care of them and the chickens would only be kept in an area that is not close to residential property.

Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 803 was read for the first time. Alderman Monteleone made a motion that Bill No. 803 be read for a second time. The motion was seconded by Alderman Baras. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 803 was read for the second time. Alderman Hamilton made a motion that Bill No. 803 be enacted as an Ordinance. The motion was seconded by Alderman Jones. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	EXCUSED
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 803 becomes Ordinance No. 764.

5.6 Discussion of the Preliminary Plat of Cindy’s Court Subdivision.

Mike Kuehnle, of Kuehnle Construction Co., Inc., proposed a new subdivision at Nitsch and Mueller Road, The development will be ten (10) lots of single family detached houses, approximately 1,800 square feet on first floor. All homes will have walkouts and a finished bedroom in the lower level, priced at approximately \$360,000. Nitsch

will become a public road instead of private like it is currently. A general discussion ensued.

City Engineer Derrick Madej was asked for his comments. Derrick read his comments from his memo to the City dated April 11, 2018. He also reminded the Board that the City has not received comments and/or conceptual approval from MSD.

Alderman Hamilton voiced her concern regarding the water that currently floods residents on Huegel and asked Mr. Kuehnle if they can ensure that Huegel won't get any more water. Mr. Vance explained how the water will be slowed down with the bio retention areas and berm and discussed the proposed by-pass storm sewer system, the pipe capacity for the 21" storm sewer system (existing and proposed), and the inlet capacity for the proposed double area inlet. Further discussion ensued.

6. Citizens Comments & Petitions

A Green Park resident of 27 years, Mike Pfaff of 10825 Platte, stated his main concern as being the water runoff from the subdivision. The existing MSD inlet on Huegel cannot handle the water on a big rain now. All the backyards on Platte Drive get flooded. Alderman Baras is concerned that the berm will not hold back the water for the residents below.

Pat Difani, resident at 9812 Nitsche, stated her concerns regarding the water problems which she feels will only get worse and will flood her yard. She also expressed her concerns over the enlargement of the intersection at Nitsch and Mueller Road. She feels ten (10) houses are too many for this development. Ms. Difani stated her biggest concern is the water running from Colchis, and the resulting health problem with mosquitoes from all of the water. More concrete will make a greater problem.

The contractor, Mike Kuehne, explained the water will be backed up in nine (9) different spots on the proposed development, whereas now it is only one (1) spot, below on Huegel Drive. There will also be three (3) different areas where water will be detained. This is a totally different design than what is there now, which is a bad design.

Alderman Broughton suggested the City has a meeting with residents for a "show and tell" and have it possibly on the property site. He discussed ways to notify residents. Some discussion followed. Derrick Madej stressed that the City needs to have MSD's conceptual approval and comments before any meeting is set, as the results of that information would be what drives any future conversations.

7. Miscellaneous

City Administrator James Mello advised that a business in the Green Park Commerce Center, 1st Phorm, approached City Hall regarding their annual fund raising special event called "Summer Smash." The event will be held on Saturday, June 16th, and they are expecting approximately 1,000 people to attend. There will be barbecue, live music, a pool, a surf ride, and fireworks. Residents will be notified. The Special Event Permit will be brought before the Board of Aldermen at the May meeting for a vote.

8. Adjournment

Alderman Broughton made a motion to adjourn the meeting. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, the motion passed and the meeting adjourned at approximately 7:51 p.m.



Mayor Bob Reinigel

Attest:



City Administrator / City Clerk