



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
August 20, 2018

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, August 20, 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
Joe Monteleone	X		
Michael Broughton	X		
Anthony Pousosa	X		
James Jones	X		
Tim Thuston	X		

Mayor Reinagel opened the Public Hearing at 7:01 p.m.

PUBLIC HEARING:

- 1. Consideration of Amendment to Section 405.090 of the Green Park Zoning Code relating to interpretation of boundaries of districts.**

City Attorney Paul Rost gave a brief explanation and purpose of this Amendment.

There were no comments from the public.

- 2. Consideration of Amendment to Section 415.090 of the Green Park Zoning Code relating to signage for places of public assembly, government buildings, schools or institutions in any zoning district.**

City Attorney Paul Rost gave a brief explanation and purpose of this Amendment.

There were no comments from the public.

REGULAR MEETING:

Mayor Reinagel opened the regular meeting at 7:03 p.m. Alderman Thuston made a motion to move item 5.1 Proclamation – Dedicating the Community Room to Officer Blake C. Snyder to the end of the regular meeting. A second was made by Alderman Pousosa. Upon a voice vote, the motion passed.

1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of July 16, 2018.

A motion was made by Alderman Thuston to approve the minutes of the Board of Aldermen Meeting of July 16, 2018. There was a second by Alderman Pousosa. Upon a voice vote being taken, it was announced the motion passed unanimously and the minutes were approved.

2. Citizen Comments & Petitions

Resident Donald Lattray of 9517 Herpel voiced his concerns regarding the heavy traffic, as well as parking overnight, of commercial vehicles in his subdivision. He wants better enforcement of the City Code in not allowing any commercial vehicles in residential areas as it is a safety concern.

Resident Karen Busch of 11008 Acton wants the Board to consider the City work with the Mehlville Fire District in providing the “Ready Program” to its residents. She explained how the program works and feels it would be a very beneficial program to the residents, especially the elderly and anyone that lives alone.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel acknowledged the presence of Peggy and Dick Snyder, the parents of Officer Blake C. Snyder, as well as his wife, Elizabeth Snyder with their son. He thanked them for coming.

Mayor Reinagel reminded residents to let Green Park City Hall know how they feel about street lights on Mueller Road. He also discussed the 2018 Street Replacement Project. He reported that the Senior Bingo held in August was a huge success and also mentioned the “Groovin’ in the Green” 3rd annual event that will be held in Officer Blake C. Snyder Memorial Park on September 23rd.

City Hall is also working on the development of a new subdivision called “Cindy’s Court.”

The Mayor also reported that Gravois Creek was clogged at the bridge with debris from recent heavy rains in the area. The City had arranged for it to be cleared, however, the bad weather cleared it before it could be done.

Alderman Thuston reported there are a lot of dead trees along Green Park Road from I-55 to his property and asked that the City clean up that area. Mr. Mello advised that Beishir Landscape Maintenance would trim back that area.

Alderman Monteleone advised that the access gate to the Commerce Center has a lot of overgrown brush and grass is growing between chain link fences. This needs to be cleaned up.

Alderman Broughton distributed handouts to the Mayor and Board of Aldermen which outlined his thoughts and suggestions regarding Officer Blake C. Snyder Memorial Park, renaming Mueller Road in his honor, and moving the park entrance to the intersection of Green Park Road and Officer Blake C. Snyder Memorial Park Drive. He also submitted his thoughts on revising Chapter 215 Nuisances regarding eradication of weeds, repeat violations, removal of tree stumps, and what action should be taken.

3.2 City Attorney

Paul Rost reported that the Missouri Municipal League is asking municipalities to support a ballot measure to increase state motor fuel tax, although cities are not supposed to support ballot measures.

3.3 City Engineer/Building Commissioner

Derrick Madej had nothing to report at this time.

3.4 City Administrator/City Clerk

James Mello introduced the recently hired Code Enforcement person, David Taylor. He also advised that the City has entered into a Partnership Agreement with Sunset Hills allowing Green Park residents to join their Aquatic Center at the same rate that Sunset Hills residents pay. Currently there are 137 Green Park residents that use the Sunset Hills Aquatic Center.

3.5 Treasurer Report

The treasurer report is in the packet.

3.6 County Police Report

Officer Hake presented the July Police Activity report. There were 445 total calls for service, 37 reports written, 24 citations issued and 15 warnings. There were 6 larcenies. The Walgreens suspect is in custody.

Officer McLean reported that she and Officer Hake are now Certified Bike Officers. Uniforms are on order. James Mello added that the City is paying for the bikes which had been included in the City's budget. The bikes will be City property.

The Business Watch group will meet on August 29th for a luncheon. Officers Hake and McLean conducted a Walk & Talk. Letters were sent out to all residents in an attempt to compile an email list of all residents for future communications from the Police.

Officer McLean also reported they will have a "Safety Town" on Sunday, October 28th, at Officer Blake C. Snyder Memorial Park and have arranged for the Tact Team and Mounted Police to be there. There will also be a "smoke house" and fingerprinting for the children. This event is open and beneficial for people of all ages.

As discussed in last month's report, Officer McLean and Officer Hake delivered safety vests to Heartland Industries employees who walk or bike to and from work.

4. Unfinished Business

None.

5. New Business

5.1 Proclamation – Dedicate Community Room to Officer Blake C. Snyder.

This agenda item was moved to the end of the Regular Meeting.

5.2 Chicken Ordinance Update – Ordinance Vote at September Meeting.

James Mello advised that residents who have returned their opinion on allowing, or not allowing, chickens in Green Park comes to almost a 50/50 split. City Hall is still soliciting resident votes. There will be an ordinance vote at the September Board of Aldermen meeting. If approved, roosters will not be allowed and there will be a maximum of only 4 chickens allowed.

5.3 Bill No. 807 – An Ordinance approving a Limited Development Plan for 10958 Lin Valle Drive submitted on behalf of Rhymes Heating and Cooling and directing that same be recorded with the St. Louis County Recorder of Deeds.

Stephen Ryan, representative of Rhymes Heating and Cooling, was in attendance to answer any questions the Board might have. He stated they propose to add a parking lot to the south side of the building for additional parking and dumpster storage.

City Engineer Derrick Madej read his comments pertaining to the revised Site Development Plan – Improvement Plans including City Hall directions and recommendations from his memo to the City dated August 20, 2018. There were four areas of non-conformity to City Code. The plan shows a 10 ft. high fence at the dumpster location versus the maximum of 6 ft. as stated by City Code. The proposed retaining wall encroaches into the required 10 ft. rear yard setback by 1 ft. They are proposing 3 wall signs located on the north, east and west elevation, whereas City Zoning Codes allow one wall sign. The parking calculations indicate 16 parking spaces, whereas 12 are proposed. Statements of Need were provided by the applicant which Mr. Ryan read to the Board.

Alderman Thuston made a motion that Bill No. 807 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. 807 was read for the first time. Alderman Thuston made a motion that Bill No. 807 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. 807 was read for the second time. Alderman Thuston made a motion that Bill No. 807 be enacted as an Ordinance based on accepting the Statements of Need, and on the condition that everything is provided per the City Engineer’s Memo of August 20, 2018. The motion was seconded by Alderman Pousosa. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	ABSENT
Alderman Thuston	X		
Alderman Pousosa	X		
Alderman Baras			X
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 807 becomes Ordinance No. 768

5.4 Bill No. 808 – An Ordinance approving a Text Amendment to the Zoning Code of the City of Green Park relating to interpretation of boundaries.

Paul Rost explained the purpose of this text amendment.

Alderman Pousosa made a motion that Bill No. 808 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. 808 was read for the first time. Alderman Monteleone made a motion that Bill No. 808 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. 808 was read for the second time. Alderman Pousosa made a motion that Bill No. 808 be enacted as an Ordinance. The motion was seconded by Alderman Thuston. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	ABSENT
Alderman Thuston	X		
Alderman Pousosa	X		
Alderman Baras			X
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 808 becomes Ordinance No. 769.

5.5 Bill No. 809 – An Ordinance approving a Text Amendment to the Sign Code of the City of Green Park relating to sign regulation for places of public assembly government buildings, school and institutions.

Alderman Pousosa made a motion that Bill No. 809 be read for the first time. The motion was seconded by Alderman Thuston. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 809 was read for the first time. Alderman Monteleone made a motion that Bill No. 809 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. 809 was read for the second time. Alderman Thuston made a motion that Bill No. 809 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	ABSENT
Alderman Thuston	X		
Alderman Pousosa	X		
Alderman Baras			X
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 809 becomes Ordinance No. 770.

5.6 Resolution No. 306 – A Resolution authorizing the Mayor to execute a contract for the 2018 Street Replacement Project: Kohrs Lane, Green Park Industrial Drive, Lake Bluff Drive and Evergreen Industrial Drive.

James Mello advised that only one bid was received and that was by R.V. Wagner. Derrick Madej went through the bid breakdown by R.V. Wagner and compared it to the City’s preliminary cost estimate. Wagner came in below the initial estimate by about \$37,000. Discussion ensued why the City only received one bid and the need to get competitive bids.

Alderman Thuston made a motion to adopt Resolution No. 306 authorizing the Mayor to execute a contract for the 2018 Street Replacement Project: Kohrs Lane, Green Park Industrial Drive, Lake Bluff Drive and Evergreen Industrial Drive. A second was made by Alderman Jones. Upon a voice vote, the motion passed unanimously.

6. Citizens Comments & Petitions

Resident Fred Hoehn at 10909 Acton Drive expressed his thanks to the Captain, Sergeant and Officer McLean for their assistance when his car got totaled. He discussed how drivers are blowing through stop signs and how great a safety issue it is. Wants Police to give out more citations. Mr. Hoehn also questioned how the City chose to install street lights on Mueller Road and why no other street was chosen. He asked that the City look into installing lights on Green Park Road. Since the Board voted for annexation, Mr. Hoehn thinks every meeting should include a brief about that issue. He also did not understand Bill No. 808, so Mr. Rost clarified it for him. Lastly, Mr. Hoehn thinks the City should provide WiFi to its residents and wants the City to look into it.

7. Miscellaneous

Mayor Reinagel reminded everyone to plan to attend “Groovin’ in the Green” at Snyder Memorial Park on September 23rd.

5.1 Proclamation – Dedicate Community Room to Officer Blake C. Snyder.

This agenda item was moved to the end of the Regular Meeting.

Mayor Reinagel presented a Proclamation to Mr. and Mrs. Snyder and Elizabeth Snyder declaring that the Community Room located at Green Park City Hall is hereafter named and referred to as the Officer Blake C. Snyder Memorial Community Room. Photos followed and Mrs. Snyder said a few words and thanked the City for recognizing their son. Everyone present was invited to stay for cake and beverages after the meeting is adjourned.

8. Adjournment

Alderman Broughton made a motion to adjourn the meeting. The motion was seconded by Alderman Pousosa. Upon a voice vote being taken, the motion passed and the meeting adjourned at approximately 8:06 p.m.



Mayor Bob Reinagel

Attest:



City Administrator / City Clerk

