



- MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
October 15, 2018

Mayor Reinagel called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, October 15, 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. Liquor License – 5764 S. Lindbergh Boulevard -- Schnucks

City Administrator James Mello advised that Schnucks submitted an application for a Liquor License for intoxicating liquor (all kinds) – original package, Sunday sales of intoxicating liquor – original package, and a tasting permit. Schnucks provided the required bond and a list of properties within a distance of two hundred feet from the proposed location in all directions signed by those property owners stating their approval.

There were no comments from the public.

Alderman Monteleone made a motion to approve the Liquor License for Schnucks located at 5764 S. Lindbergh Boulevard. A second was made by Alderman Jones. Upon a voice vote, it was announced the motion passed unanimously.

Mayor Reinagel closed the Public Hearing at approximately 7:03 p.m. and opened the Regular Meeting.

REGULAR MEETING:

1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of September 17, 2018.

A motion was made by Alderman Pousosa to approve the minutes of the Board of Aldermen Meeting of September 17, 2018. There was a second by Alderman Baras. 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 “No Left Turn” sign at the St. Louis County Highway Department at Kohrs Lane. The resident feels it is being discriminatory and is profiling. He advised he has Elliot Davis from a local news station coming tomorrow to look at the sign at 10:30 a.m. Alderman Jones advised that the sign is intended to stop some of the cut-through traffic on Patsy. More discussion ensued.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Reinagel reported the following:

- The Mayor has been talking to Missouri American Water Company regarding the many potholes on Mueller Road from their repair of broken water mains.
- Green Park road project and Kohrs street project are on schedule. Replacement of selective slabs in Green Park Commerce Center is also on schedule.
- The St. Louis County Boundary Commission will conduct an informational Public Hearing on Tuesday, November 13th at 7:00 p.m., regarding map plan submissions for annexation. The hearing will take place in Meeting Room 1 at the St. Louis County Library – Grant’s View Branch located at 9700 Musick Road. The City of Green Park will make a 15-minute presentation.
- Letters from the City of Green Park and also St. Louis County Police were sent to the residents regarding their participation in providing email addresses and other information for communication purposes.
- The Shop-n-Save will close Friday and Schnucks will open this coming Monday.
- The Senior Bingo will be held on Thursday, October 25th.
- The Children’s Holiday Party will be held on Saturday, December 8th.
- “Light Up Green Park” will be held again this year.

Alderman Baras asked the City Engineer about the storm sewers on Green Park. Mr. Madej advised they have been put on the list to give to R. V. Wagner for repair.

Alderman Monteleone stated the potholes on Mueller Road have been there for the last 1-1/2 to 2 months and Missouri American Water should bring them up to grade. He also reported that the emergency gate in the Commerce Center is still overgrown with brush and the brush on Old Green Park Road, especially by the Flanigan-White property, needs to be trimmed back to the road.

Alderman Broughton suggested the City get in touch with a political survey firm to survey residents in the proposed annex area to find out what the people think about being annexed. James Mello advised that a special session for the Board of Aldermen will be scheduled for October 30th to discuss the presentation that is to be given at the Boundary Commission's Public Hearing on November 13th. Mr. Mello will draft the presentation and fact sheet for the Board to review/discuss. Some additional discussion ensued.

3.2 City Attorney

Paul Rost reported that the Planning and Zoning Commission extended the Conditional Use Permit (CUP) for parking of new vehicles at 9529 Yuma Drive. In October of 2015 the Board of Aldermen approved Ordinance 708 granting a Conditional Use Permit to allow Off-Site Vehicle Parking as a Conditional Use on the lot at 9529 Yuma Drive so they could contract with Bommarito Automotive Group to park new vehicles on the lot. The Conditional Use Permit allowed vehicle parking to 3 years but stated it could be extended if the owner, Rich Baseler, requested review by the Planning and Zoning Commission for an additional period. The Planning and Zoning Commission granted the request to extend the CUP to October 19, 2021.

3.3 City Engineer/Building Commissioner

Derrick Madej had nothing to report at this time.

3.4 City Administrator/City Clerk

James Mello stated the Boundary Commission Public Hearing will be on November 13th at 7 p.m. at the St. Louis County Public Library Grant's View Branch on Musick Road. He also welcomed a group of Boy Scouts (5) who came to view the meeting to earn the Citizenship and Merit Badge.

3.5 Treasurer Report

James Mello will email the Treasurer's Report to the Mayor and Board of Aldermen.

3.6 County Police Report

Officer Hake presented the September Police Activity report. There were 497 total calls for service, 45 reports written, 27 citations issued and 16 warnings. There were 3 larcenies and 1 auto theft (Hertz). There was one drug arrest and 2 DWI arrests.

Officer Hake also reported that he and Officer McLean patrolled on bikes a couple of days and rode through Green Park Commerce Center. The officers were also on bikes at the "Groovin' in the Green" concert in the park.

4. Unfinished Business

Alderman Broughton brought up the issue of businesses operating from a single-family rental dwelling and getting all of the city-funded services of trash, yard waste, and recycling pick-up. He stated the City should chargeback or invoice these businesses for the trash services provided by the City, and believes that if the City doesn't do anything it is sending the wrong message encouraging this activity. Discussion ensued but the Board did not direct staff to take any action.

5. New Business

5.1 Green Park Road Project STP-4911(602) -- Change Order No. 2

James Mello introduced Jesse Jonas of Horner Shifrin to explain the reason for the change order. Mr. Jonas explained there were differing field conditions. The original design showed that the existing road was asphalt, however, it was determined that there was 8" of concrete pavement underneath the 5" of asphalt overlay. Removal of concrete is much more time consuming and costly than simply asphalt. The contractor was not aware of the concrete and it could not have been determined by a visual inspection prior to bidding. A negotiated price for removing the concrete was established.

Mr. Jonas also discussed other issues that added to the total cost of Change Order No. 2 such as furnish and place 2" rock fill prior to placing the base rock because when the subgrade was proof rolled, numerous soft areas were identified requiring over excavation. The soft base also required use of a geogrid fabric. Message boards were required that were not included in the original contract, due to the number of stages and traffic switches, to convey traffic switch messages to the motoring public. To safely

handle traffic during stage 1A, original pavement markings needed to be removed. This was all approved by LPA and MoDOT.

James Mello advised that the total amount of the \$185,000 change order is still within the grant amount, and the city only pays 20%.

Alderman Monteleone made a motion to approve Green Park Road Change Order No. 2. A second was made by Alderman Jones. Upon a voice vote, the motion passed unanimously.

5.2 Bill No. 813 – An Ordinance Approving the Final Subdivision Plat for Cindy’s Court Subdivision in accordance with the Subdivision Regulations of the City of Green Park.

Mike Kuehnle, President of Kuehnle Construction Company, introduced himself and then asked the City Engineer, Derrick Madej, for his comments which follow:

1. Please be advised that per Section 410.140 of the City of Green Park Zoning Codes, once the Final Plat is complete it must be submitted to the Board of Aldermen for review and recommendation.
2. Please be advised that the Final Plat must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plat for this development. Please contact City Hall.
3. Please establish Subdivision Improvement Guarantees/Escrows in the amount of \$298,234.00 based on the Engineer’s Opinion of Probable Construction Cost for this development. Please be advised that Subdivision Improvement Guarantees/Escrows shall be established prior to the recording of the Final Plat. Please contact City Hall for the City’s form deposit agreement and letter of credit.
4. Please be advised that the Subdivision Trust Indentures (in compliance with Section 410.260 of the Green Park Subdivision Regulations) must be recorded with St. Louis County Recorder of Deeds. Please contact City Hall.
5. Please be advised that the proposed Improvement Plans for this development must be substantially complete prior to the recording of the Final Plat. Please contact City Hall.
6. Please provide approval from the Metropolitan St. Louis Sewer District for the proposed Final Plat.
7. Please provide a copy of the General Warranty Deed to the new Home Owners Association (HOA). Please contact City Hall.
8. Please provide a copy of the Partial Deed of Release for the proposed Public Right-of-Way and the proposed Common Ground. Please contact City Hall.

9. The Plat indicates proposed subordination for the existing 15’W Ingress & Egress Easement D.B. 2685, PG. 139 and adjacent to the existing 13’W Ingress & Egress Easement D.B. 2747, PG. 300 & D.B. 2893, PG. 567 in the survey notes, whereas easement vacation plats/exhibits have been submitted for the same easements. Please advise.
10. As directed by City Hall, please submit an easement vacation plat/exhibit for the existing 10’W Ingress & Egress Easement D.B. 203, PG. 11 that impacts the proposed Public right-of-way as shown on the Final Plat. Also please provide written description and signature scripts.
11. As directed by City Hall, please vacate/execute the following existing Ingress & Egress Easements that encroach/impact the proposed Public right-of-way as shown on the proposed Final Plat. Please provide written descriptions and signature scripts.
 - Existing 15’W Ingress & Egress Easement D.B. 2685, PG. 193
 - Existing 13’W Ingress & Egress Easement D.B. 2747, PG. 300
 - Existing 13’W Ingress & Egress Easement D.B. 2893, PG. 567
 - Existing 10’W Ingress & Egress Easement D.B. 3853, PG. 424
 - Existing 10’W Ingress & Egress Easement D.B. 203, PG. 11
12. State Plane coordinates must be shown in grid values and the Combined Scale Factor to convert to ground must be shown. Please check the State Plane Coordinates information on the Final Plat.
13. Please resubmit revised Final Plat for further review. Additional comments may be forthcoming.

Alderman Pousosa made a motion that Bill No. 813 be read for the first time. The motion was seconded by Alderman Monteleone. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 813 was read for the first time. Alderman Thuston made a motion that Bill No. 813 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. 813 was read for the second time. Alderman Pousosa made a motion that Bill No. 813 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	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. 813 becomes Ordinance No. 774

5.3 Bill No. 814 – An Ordinance of the City of Green Park, Missouri, Approving the Lot Consolidation Plat for Adjusted Lot D of the Nomax Green Park Commerce Center and Directing that Same be Recorded with the St. Louis County Recorder of Deeds.

A representative for Nomax with Grimes Consulting stated that Nomax owned two contiguous lots which they need to consolidate and seek the Board’s approval.

The City Engineer was asked for his comments which follow:

1. Please be advised that per Section 410.040 of the City of Green Park Zoning Codes, once the Consolidation Plat is complete it must be submitted to P&Z Commission for review and recommendation. The Commission shall forward the Plat and its recommendation to the Board of Aldermen for consideration. Please contact City Hall.
2. Please be advised that the Consolidation Plat must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plat for this development. Please contact City Hall.

Alderman Thuston made a motion that Bill No. 814 be read for the first time. The motion was seconded by Alderman Broughton. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 814 was read for the first time. Alderman Monteleone made a motion that Bill No. 814 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. 814 was read for the second time. Alderman Baras made a motion that Bill No. 814 be enacted as an Ordinance. The motion was seconded by Alderman Monteleone. 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. 814 becomes Ordinance No. 775.

5.4 Resolution No. 307 – A Resolution Approving the Preliminary Development Plan submitted by Green Park – Nomax II, LLC for an Office/Warehouse Development at 9633 Green Park Industrial Drive.

City Engineer Derrick Madej made the following comments regarding the Preliminary Development Plan:

1. Please be advised that per Section 410.040 of the City of Green Park Zoning Codes, once the Consolidation Plat is complete it must be submitted to P&Z Commission for review and recommendation. The Commission shall forward the Plat and its recommendation to the Board of Aldermen for consideration. Please contact City Hall.
2. Please provide comments and/or conceptual approval from the Metropolitan St. Louis Sewer District.
3. As directed by City Hall please indicate/extend the required pavement restoration for the proposed offsite public sanitary sewer extension to existing MH-A (MH-B to MH-A), hatched area “remove and replace existing asphalt in kind” on sheet SDP2. Please contact City Hall.
4. Please indicate candle power(s) at the property/lot lines on the Site Lighting Plan (0.5 foot-candle max).
5. If any signage is desired above and beyond that allowed by the City’s sign, consider submitting a Sign Plan per Section 415.100 of the City’s Sign Code.
6. As directed by City Hall, please be advised that the Planning and Zoning Commission and the Board of Alderman shall review all proposed landscaping for this site.

The following comments are informational and as a courtesy for the applicant and City Hall:

7. Please be advised that the proposed Consolidation Plat must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plan for this development.

8. Please be advised that the proposed Site Development Plan must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plan for this development.
9. Please be advised that a building permit(s) (new buildings) will be required from St. Louis County Department of Public Works via a Zoning Authorization from the City of Green Park.
10. Please be advised that a grading permit(s) will be required from the City of Green Park for the proposed grading on site (provide any haul route information). St. Louis County SWPPP and DNR Land Disturbance Permit will also be required.
11. Please be advised that a right-of-way permit(s) will be required from the City of Green Park for the proposed entrances onto Green Park Industrial Dr. The proposed offsite public sanitary sewer extension may require multiple right-of-way permits for the impact on Green Park Industrial Drive and Green Park Road. Please contact and coordinate with City Hall regarding the 2018 Green Park Road improvements in this area.
12. Please be advised that a sign permit(s) will be required from St. Louis County Department of Public Works for any proposed signs via a Zoning Authorization from the City of Green Park.

St. Louis Metropolitan Sewer District (MSD) did give their conceptual approval.

Alderman Monteleone made a motion to adopt Resolution No. 307 approving the Preliminary Development Plan submitted by Green Park – Nomax II, LLC for an office/warehouse development at 9633 Green Park Industrial Drive. A second was made by Alderman Thuston. Upon a voice vote, the motion passed unanimously.

5.5 Resolution No. 308 – A Resolution Approving an Amendment to Lease Agreement between the City and Edward D. Jones & Co., LP D/B/A Edward Jones at 11100 Mueller Road, Green Park, Missouri.

City Attorney Paul Rost explained that only one change was made to the Lease Agreement in Section 12 striking the Tenant's waiver of any subrogation rights against the Landlord.

City Administrator James Mello stated this Lease has been extended for five (5) years.

Alderman Pousosa made a motion to adopt Resolution No. 308 approving an amendment to 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 Baras. Upon a voice vote, the motion passed unanimously.

5.6 Bill No. 815 – An Ordinance of the City of Green Park, Missouri, Amending Section 205.020 regarding Keeping of Chickens on Residential Properties.

James Mello advised that after an informal survey from residents, those that responded were 22 against allowing chickens and 18 in favor of allowing chickens. There is no way of knowing how legitimate the votes are or whether duplicate votes were made.

Alderman Baras made a motion that Bill No. 815 be read for the first time. The motion was seconded by Alderman Pousosa. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 815 was read for the first time. Alderman Jones made a motion that Bill No. 815 be read for a second time. The motion was seconded by Alderman Pousosa. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 815 was read for the second time. Alderman Pousosa made a motion that Bill No. 815 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	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. 815 becomes Ordinance No. 776.

6. Citizens Comments & Petitions

Resident Don Lattray, 9517 Herpel, in reference to Alderman Broughton’s issue of businesses operating from a single-family rental dwelling and getting all of the city-funded services of trash, yard waste, and recycling pick-up, feels there is not enough evidence to support this.

7. Miscellaneous

There were no miscellaneous items discussed.

8. Adjournment

Alderman Jones 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 8:05 p.m.



Mayor Bob Reinagel

Attest:



City Administrator / City Clerk

