



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
September 16, 2019

Mayor Thuston called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Thursday, September 16, 2019, 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: Thuston	X		
Aldermen: Fred Baras	X		
Joe Monteleone	X		
Michael Broughton	X		
James Jones	X		
Matt Farwig	X		
Scott Treece	X		

Mayor Thuston opened the Regular Meeting.

REGULAR MEETING:

1. Reading and Approval of the Minutes of the Board of Aldermen Meeting of August 29, 2019.

A motion was made by Alderman Jones to approve the minutes of the Board of Aldermen Meeting of August 29, 2019. 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

There were no comments from citizens.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Thuston had no report.

Alderman Farwig stated that a resident had contacted him regarding an overflowing dumpster on the abandoned Steak n' Shake property. City Administrator, James Mello,

stated that the City was aware and was coordinating with Midwest Waste to have it removed. Complications were arising due to the original renter of the dumpster was no longer the property owner and due to the overflow, a special crew and additional fees were needed. Mr. Mello stated he is working to resolve the issue.

Alderman Baras stated that complaints and code violations should be sent to the City Administrator and other City Staff directly rather than brought up at public meetings.

3.2 City Attorney

The City Attorney had nothing to report.

3.3 City Engineer/Building Commissioner

The City Engineer, Derrick Madej, stated that the street reconstruction project in Cedarberry was progressing well and they had experienced no downtime thus far. Alderman Monteleone stated he observed some ponding at the Cedarberry Ct. U-turn.

Alderman Baras asked about the condition of the storm water grates along portions of Green Park Rd. – Mr. Madej stated that they cannot be eliminated due to the high volume of water they are meant to take in, the number of inlets would have to be doubled. Further, he stated that the structures themselves are MSD's responsibility to maintain, but curbing and adjacent street sections are the City's responsibility. Mr. Mello stated he would photograph the issues for additional discussion with Mr. Madej.

3.4 City Administrator/City Clerk

James Mello reported that the St. Louis County Charter Commission was currently meeting to discuss proposing certain changes to the St. Louis County Charter. He distributed a short news release on the issue to the Aldermen and made extra copies available for those in attendance as well.

3.5 Treasurer Report

The treasurer's report is in the packet.

3.6 County Police Report

Officer Hake presented the August Police Report stating there were 483 calls for service of which 256 were directed calls and 227 were self-initiated calls. There were 47 reports written, 17 citations and 12 warnings issued, 1 summons issued and 1 DWI arrest. There was a total of 5 arrests made in August.

4. Unfinished Business

There was no unfinished business.

5. New Business

5.1 Bill No. 827 – An Ordinance of the City of Green Park establishing the annual rate of tax levy of \$0.00 for the year 2019 on all real estate property within the City.

Alderman Monteleone made a motion that Bill No. 827 be read for the first time. The motion was seconded by Alderman Farwig. Upon a voice vote being taken it was announced that the motion passed unanimously. Bill No. 827 was read for the first time. Alderman Baras made a motion that Bill No. 827 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. 827 was read for the second time. Alderman Baras made a motion that Bill No. 827 be enacted as an Ordinance. The motion was seconded by Alderman Farwig. Upon the roll being called the Board of Alderman voted as follows:

	AYE	NAY	ABSENT
Alderman Farwig	X		
Alderman Treece	X		
Alderman Baras	X		
Alderman Broughton	X		
Alderman Monteleone	X		
Alderman Jones	X		

It was announced that Bill No. 827 becomes Ordinance No. 788.

5.2 New Doors for City Hall Building – All Suites

Mr. Mello reviewed previous communications with the Board of Alderman regarding replacing all Suite doors in the coming months. Measurements had been taken and the materials were selected. Mr. Mello reviewed the payment schedule for all work to be completed and ask for Board Authorization to proceed. Mayor Thuston asked for a voice vote and authorization was granted.

5.3 Partial Release of Escrows for Cindy’s Court Development

Mr. Mello reviewed his memo dated September 16, 2019 submitted to the Board of Aldermen regarding the release of escrows on certain items relating to the Cindy's Court Development. Both he and City Engineer, Derrick Madej, had conducted a site walk through and recommended the release. It was recommended that the Board approve a partial release of the following line items: 90% of Removal of Existing Pavement, 95% of Water Main Extension and 95% of Street Lights (as shown on the attached memo)

Alderman Baras made a motion to release the escrows as described in the memo. The motion was seconded by Alderman Jones. A voice vote was taken and unanimously approved.

6. Citizens Comments & Petitions


There were no citizen comments.

7. Miscellaneous

Alderman Jones discussed window improvements to Suite 6. He also mentioned that a City vehicle for Staff use should be looked into, especially with regards to community events like Groovin' on the Green. Mayor Thuston mentioned the possibility of a golf cart, and Alderman Broughton mentioned renting walkie talkies.

8. Adjournment

Alderman Broughton made a motion to adjourn the meeting. The motion was seconded by Alderman Baras. Upon a voice vote being taken, the motion passed and the meeting adjourned at approximately 7:21 p.m.



Mayor Tim Thuston

Attest:



Minutes
Board of Aldermen
City of Green Park, Missouri
September 16, 2019
Page 5



City Administrator / City Clerk





MEMORANDUM

September 16, 2019

To: Mayor Thuston and Members of the Board of Aldermen

From: James Mello, City Administrator

Cc: Paul Rost, City Attorney; Derrick Madej, City Engineer

RE: Partial Escrow Release – Cindy’s Court

Mike Kuehnle, of Kuehnle Construction Company, Inc., has submitted the attached request for a partial release of escrow for the ongoing Cindy’s Court development. The streets have been installed, but grading work, home construction, bioretention basin installations, and other critical aspects are still under way.

After a walk-through review with City Engineer, Derrick Madej, City Staff has the following recommendation for a partial escrow release of \$31,588.00 for the below sitework items:

Description	Quantity	Unit Cost	Total	Recommended % Release	Total Recommended Release	Date of Recommended % Release
Erosion Control - Silt Fence	840 ft.	\$ 3.00 ft	\$ 2,520		\$ -	
Erosion Control - Misc	1 l.s	\$ 2,000.00 l.s	\$ 2,000		\$ -	
Removal of Existing Pavement	655 s.y	\$ 20.00 s.y	\$ 13,100	95.00%	\$ 12,445	9/12/2019
Grading	11050 c.y	\$ 3.00 c.y	\$ 33,150		\$ -	
Water Main Extension	530 ft.	\$ 35.00 ft	\$ 18,550	95.00%	\$ 17,623	9/12/2019
Street lights	2 ea	\$ 800.00 l.s	\$ 1,600	95.00%	\$ 1,520	9/12/2019
Seeding	3800 s.y	\$ 0.62 l.s	\$ 2,356		\$ -	
Sodding	1800 s.y	\$ 8.00 s.y	\$ 12,800		\$ -	
			Sub Total		\$ 31,588	