



**MINUTES OF THE
CITY OF VALLEY PARK
BOARD OF ALDERMEN MEETING
7:00 PM – FEBRUARY 20, 2024**

**CITY HALL
320 BENTON STREET
VALLEY PARK, MISSOURI 63088**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Chandra Webster called the regular meeting of the Valley Park Board of Aldermen to order at 7:00 pm. The Pledge of Allegiance was recited.

ROLL CALL

Roll call was taken:

Mayor:	Chandra Webster	Present		
Aldermen:	Stephanie Reynolds	Present	Eddie Walker	Absent
	Dave Rose	Present	Jon Young	Present
	Betty Halker	Present	Mike White	Present
	Randy Bowen	Present	Elijah Braswell	Present
Others present:	Tim Engelmeyer, City Attorney Nathan Schauf, City Administrator Gerald Martin, Public Works Director Matt Roskowske, Community Development Director Gil DeNormandie, Parks/Communication Coordinator Lt. Gregg Flinn, St. Louis County Police Department John Brancaglione, PGAV Planners			

Alderman Reynolds made a motion to excuse Alderman Walker. The motion was seconded by Alderman Bowen. The motion passed on a voice vote.

APPROVAL OF AGENDA

Alderman Halker made a motion to approve the agenda as presented. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

EXECUTIVE SESSION

Alderman Young made a motion to enter closed Executive Session pursuant to RSMo Section 610.021, Paragraph 1 regarding confidential or privileged communications between a public governmental body or its representatives and its attorneys. The motion was seconded by Alderman Bowen. The motion passed on a roll call vote:

Yes:	Bowen, Braswell, Halker, Reynolds, Rose, White, Young
No:	None
Absent:	Walker

The Board of Aldermen entered closed Executive Session at 7:02 pm.

Alderman Halker made a motion to return to open session. The motion was seconded by Alderman Bowen. The motion passed on a roll call vote:

Yes:	Bowen, Braswell, Halker, Reynolds, Rose, White, Young
No:	None
Absent:	Walker

The Board of Aldermen re-entered open session at 7:41 pm.

Alderman Young made a motion to amend the agenda by adding item F under New Business as “Ordinance No. 2099 Approving Conditional Use Permit for Ambassador Development.” The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

APPROVAL OF MINUTES

Regular Board of Aldermen Meeting Minutes from 01/16/2024

Alderman Halker made a motion to approve the minutes from the January 16, 2024 Regular Board of Aldermen meeting. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

CITIZEN COMMENTS

None.

NEW BUSINESS

New City Hall Update

City Administrator Nathan Schauf discussed the items presented in the memo included in the packet.

Bill No. 2024-01 – An Ordinance of the City of Valley Park, Missouri Repealing Section 205.230 – Animal Defecation of the Municipal Code of the City of Valley Park and Adding a New Section 205.065 Pertaining to Animal Nuisances

City Administrator Nathan Schauf explained the bill. There was discussion on this matter.

Alderman White made a motion to put Bill No. 2024-01 on its first reading by title only. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

Yes:	Bowen, Halker, Rose, White, Young
No:	Braswell, Reynolds
Absent:	Walker

City Administrator Nathan Schauf read aloud the title of the bill.

Alderman White made a motion to put Bill No. 2024-01 on its second reading by title only. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

Yes: Bowen, Halker, Rose, White, Young
No: Braswell, Reynolds
Absent: Walker

City Administrator Nathan Schauf read aloud the title of the bill.

Alderman White made a motion to approve Bill No. 2024-01. The motion was seconded by Alderman Halker. Alderman Reynolds inquired about who will enforce this ordinance if it passes. There was discussion on this matter. The motion passed on a roll call vote:

Yes: Bowen, Halker, Reynolds, Rose, White, Young
No: Braswell
Absent: Walker

Bill No. 2024-01 is now Ordinance No. 2145.

Bill No. 2024-02 – An Ordinance of the City of Valley Park, Missouri Approving a Rezoning Request of Certain Tracts of Land Commonly Known as 266 Vance Road and 2 Francis Avenue and Further Depicted in and Attached Hereto as Exhibit 1 from Single Family “R-1” and Non-Urban “NU” to Single Family “R-2” and Authorizing Other Actions Related Thereto

City Administrator Nathan Schauf explained the bill. There was discussion on this matter.

Alderman Young made a motion to put Bill No. 2024-02 on its first reading by title only. The motion was seconded by Alderman White. Alderman Braswell stated he would be voting No on this item because residents of his ward disapprove of it and he believes the Planning & Zoning Commission should vote on it again. The motion passed on a roll call vote:

Yes: Bowen, Halker, White, Young
No: Braswell, Reynolds, Rose
Absent: Walker

City Administrator Nathan Schauf read aloud the title of the bill.

Alderman Braswell stated he believes the Public Hearing should be held closer to the vote.

Alderman Halker made a motion to put Bill No. 2024-02 on its second reading by title only. The motion was seconded by Alderman White. The motion passed on a roll call vote:

Yes: Bowen, Halker, Rose, White, Young
No: Braswell, Reynolds
Absent: Walker

City Administrator Nathan Schauf read aloud the title of the bill.

Alderman Young made a motion to approve Bill No. 2024-02. The motion was seconded by Alderman White. The motion passed on a roll call vote:

Yes: Bowen, Halker, Rose, White, Young
No: Braswell, Reynolds
Absent: Walker

Bill No. 2024-02 is now Ordinance No. 2146.

Application for Liquor License – Big Bend Golf Center, Inc.

City Administrator Nathan Schauf explained the application and memo included in the packet. There was discussion on this matter. Alderman Reynolds made a motion to approve the Application for Liquor License submitted by Big Bend Golf Center, Inc. The motion was seconded by Alderman Young. The motion passed on a voice vote.

New Metal Detector for New City Hall

City Administrator Nathan Schauf explained the memo included in the packet and the four quotes he received for a new metal detector. There was discussion on this matter. Alderman Young made a motion to accept the quote from Advance Security & Technologies, LLC to purchase one new set of CEIA OpenGate metal detectors for a price of \$19,733.00. The City is purchasing this item using ARPA funds. The motion was seconded by Alderman Halker. The motion passed on a voice vote.

Ordinance No. 2099 Approving Conditional Use Permit for Ambassador Development

Community Development Director Matt Roskowske informed the Mayor and Board of Aldermen that the Conditional Use Permit approved via Ordinance No. 2099 for Ambassador Development, LLC had expired and that he believed it was now null and void. He also stated that it appears they are operating without a business license due to the presence of recreational vehicles and other items being stored on the grounds. There was discussion on this matter.

Alderman White made a motion to revoke the Conditional Use Permit as previously approved for Ambassador Development, LLC based on violations of items 36 through 43, among many others, as well as operating without a business license. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

Alderman Haker made a motion instructing City staff to issue a Stop Work Order on the property regarding the unlawful land disturbance activities and for operating without a business license. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

JANUARY FINANCIAL REPORT

No action taken.

FEBRUARY BILLS

Alderman Halker made a motion to approve payment of the February bills as presented. The motion was seconded by Alderman Young. The motion passed on a voice vote.

REPORTS

Mayor's Report – Chandra Webster

No report.

City Attorney's Report – Tim Engelmeyer

No report.

City Administrator's Report – Nathan Schauf

Project Status Update Report

City Administrator Nathan Schauf informed the Mayor and Board of Aldermen that the Project Status Update Report was included in the packet and asked for any questions or comments.

Alderman Halker inquired about the ability to find a photo of the old City Hall building that was located at 100 Marshall Avenue. There was discussion on this matter.

Public Works Report – Gerald Martin

Public Works Director Gerald Martin informed the Mayor and Board of Aldermen that he and his department are finishing small items at the new City Hall that were not included in the scope of work and that his department has begun preparing grass at the parks for the spring and summer sports seasons.

Alderman Bowen inquired about the STP grant process and stated his desire to explore this for various streets in Valley Park.

Mr. Martin stated that he would like a meeting of the Public Works Committee soon to discuss plans for street repair.

Alderman Young inquired about installing permanent power to the lights at the Meramec Levee Recreation Park. There was discussion on this matter.

Community Development Report – Matt Roskowske

January 12th thru February 15th Report

Community Development Director Matt Roskowske informed the Mayor and Board of Aldermen that the monthly stats from his department were included in the packet. He provided an update on the progress of 44 West Luxury Living and stated Freddy's is now open.

Alderman Halker inquired about an informational meeting for the development at the old Wet Willy's site. Mr. Roskowske informed the Mayor and Board of Aldermen that Mia Rose Holdings would be holding a public informational meeting at Valley Park City Hall on Thursday, February 22nd at 6:30 pm to discuss the plans for the old Wet Willy's site.

Alderman Young inquired about holding an Open House at the new City Hall once it is open and the City has moved into the building. There was discussion on this matter.

Parks Report – Gil DeNormandie

Parks/Communication Coordinator Gil DeNormandie informed the Mayor and Board of Aldermen that the Brignole Park playground is finished and open to the public. He also stated that the City has received the paperwork for the Round 24 grant from the Municipal Park Grant Commission of St. Louis County.

Mr. DeNormandie stated he has been updating the website and will do more after the City moves into the new City Hall. He provided an update on baseball field rentals.

Alderman Young inquired about pouring concrete from the parking lot to the backstops at the Meramec Levee Recreation Park. There was discussion on this matter.

Police Report – Lt. Flinn

January Monthly Report

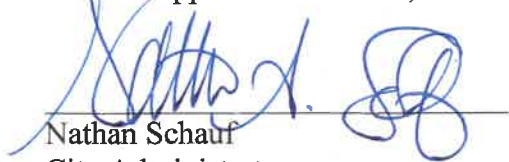
Lt. Gregg Flinn informed the Mayor and Board of Aldermen that his monthly report was included in the packet and asked if there were any questions. He also provided an update on a methamphetamine lab that was dumped near railroad tracks and information about a resident death.

ADJOURNMENT

With no other business to consider, Alderman Halker made motion to adjourn. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

The meeting adjourned at 8:28 pm.

Minutes approved March 18, 2024.


Nathan Schauf
City Administrator