



**MINUTES OF THE
CITY OF VALLEY PARK
BOARD OF ALDERMEN MEETING
7:00 PM – MARCH 18, 2024**

**CITY HALL
55 CRESCENT AVENUE
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 7:01 pm. The Pledge of Allegiance was recited.

ROLL CALL

Roll call was taken:

Mayor:	Chandra Webster	Present		
Aldermen:	Stephanie Reynolds	Present	Eddie Walker	Present
	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			
	Ofc. Mike Castellano, St. Louis County Police Department			

APPROVAL OF AGENDA

Alderman Walker made a motion to add a 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 to the agenda and approve the agenda with this addition. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

APPROVAL OF MINUTES

Alderman Halker made a motion to approve the minutes from the February 20, 2024 Regular Board of Aldermen meeting. The motion was seconded by Alderman White. The motion passed on a voice vote.

CITIZEN COMMENTS

Rick Wilken (402 Forest Avenue) stated that he is trying to find someone to finish the concrete on his driveway at his home. Mr. Wilken asked if the City employees could do the labor if he pays for the concrete and other materials.

NEW BUSINESS

Discussion with Ambassador Development, LLC Regarding Ordinance No. 2099

City Administrator Nathan Schauf informed the Mayor and Board of Aldermen that Mr. Steve Leathers was in attendance to speak with them about Ordinance No. 2099 and the Conditional Use Permit for the property at 802 Forest Avenue.

Mr. Leathers stated that he believed the Conditional Use Permit timeline has not expired.

Alderman Walker inquired about the property owners operating without a business license to receive fill dirt. He further stated concerns about the ongoing nature of this project.

Alderman White inquired about the surface of the drive lane. He stated it seems like there have been many issues with this project.

Alderman Bowen inquired about the timeline for finishing the project.

Alderman Young inquired about the current contract to build the new bridge and the date it was signed with the contractor.

Alderman Halker stated it seemed like there is a continual battle with this project and the property owner.

Appointment to Valley Park Community Library Board of Trustees

Mayor Webster explained the letter regarding appointing someone to the Library's Board of Trustees. There was discussion on this matter. Alderman Walker made a motion to appoint Wendy Kindlesparger to the Valley Park Community Library's Board of Trustees. The motion was seconded by Alderman Bowen. The motion passed on a voice vote.

Application for Liquor License – Big Bend Golf Center, Inc.; Adding Sunday Sales

City Administrator Nathan Schauf explained the memo included in the packet. There was discussion on this matter. Alderman Walker made a motion to approve Big Bend Golf Center, Inc.'s application to add Sunday Sales to their existing liquor license. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

Application for Liquor License – Barrel Blends Wine & Spirits

City Administrator Nathan Schauf explained the application and memo included in the packet. There was discussion on this matter. Alderman Walker made a motion to approve the Application for Liquor License submitted by Barrel Blends Wine & Spirits. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

Application for Special Event – Cornhole Tournament – Pam Evans, Applicant

City Administrator Nathan Schauf explained the application and memo included in the packet. There was discussion on this matter. Alderman Walker made a motion to approve the Application for Special Event submitted by Pam Evans to hold a benefit for Ronnie McCabe on

June 15, 2024. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

Application for Special Event – Run/walk – Sherry Witte/Fowler

City Administrator Nathan Schauf explained the application and memo included in the packet. There was discussion on this matter. Alderman Walker made a motion to approve the Application for Special Event submitted by Sherry Witte/Fowler to hold a 5k run/walk on May 4, 2024. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

FEBRUARY FINANCIAL REPORT

No action taken.

MARCH BILLS

Alderman Walker made a motion to approve payment of the March bills as presented. The motion was seconded by Alderman Bowen. The motion passed on a voice vote.

REPORTS

Mayor's Report – Chandra Webster

Mayor Webster had no report.

Alderman White stated that they have had parking issues in the Highland Village subdivision. He requested that the police explore this issue or that parking issues be placed on the next Legislative Committee meeting agenda.

City Attorney's Report – Tim Engelmeyer

Eagle Rock Condominiums Sanitation

City Attorney Tim Engelmeyer described the annexation agreement entered into between the City and Eagle Rock Condominiums in 2004. He stated that the City agreed to provide trash collection services to the complex for two years, but that time period had expired. Mr. Engelmeyer asked if he and City staff could get permission to terminate all services to Eagle Rock.

Alderman White stated he would prefer that the City send a letter to the Eagle Rock representatives before stopping any existing services. There was discussion on this matter.

Alderman Walker made a motion to stop all services the City provides to Eagle Rock Condominiums on April 1, 2024 unless an agreement has been entered by the two parties before then. The motion was seconded by Alderman White. The motion passed on a voice vote.

City Administrator's Report – Nathan Schauf

Project Status Update Report

City Administrator 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.

New City Hall Update, Open House, Etc.

City Administrator Nathan Schauf thanked Public Works Director Gerald Martin and Community Development Director Matt Roskowske for all their work on the new City Hall. Mr. Schauf indicated the success of the new building is mostly because of their efforts.

Mr. Schauf informed the Mayor and Board of Aldermen that there are two lists of things to do at the new building. One is the punch/warranty list, and the other is an internal list of things City staff want to accomplish that are outside the scope of the project.

Mr. Schauf stated he believes we should host a formal Open House and sought feedback about when the Open House should be held. There was discussion on this matter.

Alderman Walker stated that the inside of the new City Hall is stunning.

Alderman White stated the design of the new City Hall is great and will maximize workflow.

Alderman Bowen stated “job well done” to everybody involved in the planning and construction of the new City Hall.

Alderman Young inquired about the timeline for the warranty/punch list items.

Alderman Reynolds inquired about the bricks beneath the windows on the west exterior.

Alderman Bowen inquired about potential future plans for the basement.

Public Works Report – Gerald Martin

Public Works Director Gerald Martin provided an update on the asphalt overlay and concrete slab replacement project scheduled for this year. He also provided information about restoration of the streets where the Missouri American Water Company replaced water mains. There was discussion on this matter.

Alderman Bowen made a motion to approve the updated scope of work for the asphalt overlay and concrete slab replacement project as discussed during the Public Works Committee meeting on March 7, 2024 and to authorize the Public Works Director to seek bids for the work. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

Mr. Martin provided an update on clearing brush along the river trail and making safety improvements to the playground at Leonard Park. Alderman Rose inquired about people getting on the roof of the facilities at Leonard Park.

Community Development Report – Matt Roskowske

February 16th thru March 14th 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 stated 44 West Luxury Living is finished and only the land disturbance permit remains open for the site.

Mr. Roskowske provided an update on two fires that occurred at local businesses recently, an update about a bank that is renovating, and an update on the timeline and status of the punch/warranty list of items to be completed at the new City Hall.

Alderman Halker inquired about construction at the Drury Inn.

Alderman Walker inquired about the occupancy of 44 West Luxury Living.

Parks Report – Gil DeNormandie

Meramec Levee Recreation Park Lighting – Phase 2

Parks/Communication Coordinator Gil DeNormandie informed the Mayor and Board of Aldermen that Ameren has made the final connection for the lights on the soccer field at the Meramec Levee Recreation Park. He stated the subcontractor needs to finish their work, so representatives from the Park Grant Commission of St. Louis County can visit the site, review and approve the work, and approve distribution of our grant funds.

Mr. DeNormandie informed the Mayor and Board of Aldermen about the process for phase 2 of the field lighting. He provided information about price increases apparently being experienced by MUSCO's subcontractor and how those price increases significantly affected our price. Alderman Young inquired about using a different subcontractor.

Mr. DeNormandie stated that he would be reaching out to MUSCO soon to discuss this project. He also complimented the Public Works employees and their work clearing brush along the trail.

Police Report – Ofc. Mike Castellano

February Monthly Report

Officer Mike Castellano informed the Mayor and Board of Aldermen that the monthly report was included in the packet and asked if there were any questions. He stated they will look into the parking issues mentioned by Alderman White.

Alderman Halker stated that she recently went on a ride-along with Officer Cooper. She encouraged anyone who is interested to sign up for a ride-along to see exactly what the police officers do during their shifts.

EXECUTIVE SESSION

Alderman Walker 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 White. The motion passed on a roll call vote:

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

Absent: None

The Board of Aldermen entered closed Executive Session at 8:11 pm.

Alderman Walker made a motion to authorize the Community Development Director to present specific requirements to Ambassador Development, LLC for the Stop Work Order to be lifted at their development located at 802 Forest Avenue. The motion was seconded by Alderman Rose. The motion passed on a roll call vote:

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

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

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

The Board of Aldermen returned to open session at 8:47 pm.

Community Development Director Matt Roskowske informed Mr. Steve Leathers that the Board of Aldermen had identified a list of items the property owner needed to comply with or address in order for the Stop Work Order to be lifted at 802 Forest Avenue. Those items were listed as follows:

1. Provide a copy of the executed contract between Ambassador Development, LLC and the contractor for construction of a new bridge. This includes a Certificate of Insurance and bond information.
2. Recertification of the old bridge.
3. Allow the City's engineer to access the property to evaluate the elevation of fill.
4. Filling must stop by July 31, 2024.
5. Submit a complete fence permit application and related fee.

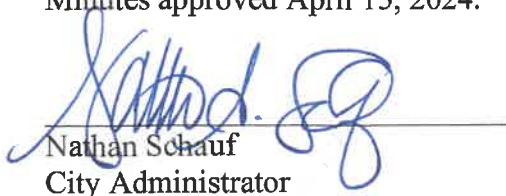
There was discussion on this matter.

ADJOURNMENT

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

The meeting adjourned at 8:49 pm.

Minutes approved April 15, 2024.


Nathan Schauf
City Administrator