



**MINUTES OF THE
CITY OF VALLEY PARK
BOARD OF ALDERMEN MEETING
7:00 PM – NOVEMBER 20, 2023**

**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 7:02 pm. The Pledge of Allegiance was recited.

ROLL CALL

Roll call was taken:

Mayor:	Chandra Webster	Present		
Aldermen:	Stephanie Reynolds	Present	Jon Young	Present
	Dave Rose	Present	Eddie Walker	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			
	Lt. Gregg Flinn, St. Louis County Police Department			
	John Brancaglione, PGAV Planners			
	Roy Mangan, Archimages			

APPROVAL OF AGENDA

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

PUBLIC HEARING – APPENDIX UPDATE

The Board of Aldermen will hold a Public Hearing pertaining to several amendments to the Valley Park Zoning Code including changing the name of “Open Storage” to “Open/Outdoor Storage” and updating the definition of same, adding a new section to regulate outdoor/open storage, adding a new definition and use for Motor Vehicle Towing and Storage, amending the definition pertaining to Mixed-Use developments, and a series of changes to Appendix A pertaining to permitted and conditional uses.

Mayor Webster opened the public hearing at 7:03 pm.

John Brancaglione, PGAV Planners, described Bill No. 2023-22 and explained the purpose of the public hearing.

Scott Rue (76 Inez Avenue): Mr. Rue inquired about the process and reasoning behind updating the Zoning Code now before the Comprehensive Plan Update. Mr. Rue inquired about a couple properties located within Valley Park.

With no other attendees desiring to speak on this topic, Mayor Webster closed the public hearing at 7:12 pm.

PUBLIC HEARING – REZONING REQUEST

The Board of Aldermen will hold a Public Hearing pertaining to a request to rezone the property commonly identified as 266 Vance Road from R-1 Single Family Residential to R-2 Single Family Residential and the property commonly identified as 2 Francis Avenue from NU Non-Urban to R-2 Single Family Residential.

Mayor Webster opened the public hearing at 7:13 pm.

John Brancaglione, PGAV Planners, described the rezoning request.

Julie Yoder (166 Sorlee): Ms. Yoder expressed her opposition to the rezoning request. Ms. Yoder stated no residents have supported the rezoning.

With no other attendees desiring to speak on the topic, Mayor Webster closed the public hearing at 7:20 pm.

APPROVAL OF MINUTES

Regular Board of Aldermen Meeting Minutes from 10/16/2023

Alderman White made a motion to approve the minutes from the October 16, 2023 Regular Board of Aldermen meeting. The motion was seconded by Alderman Halker. The motion passed on a voice vote.

CITIZEN COMMENTS

None.

NEW BUSINESS

New City Hall Update – Roy Mangan, Archimages

Roy Mangan, Archimages, informed the Mayor and Board of Aldermen that he walked through the building at noon. He stated the carpet is pretty much complete, some baseboard is still being installed, and the millwork and ceilings are in place. He stated the rear parking lot is installed, but it is not striped, yet, and they hope to be finishing the front parking lot soon.

Alderman Young inquired about drainage in the front parking lot. Alderman Young asked about the front parking lot elevations and asked to see the drawings. Mr. Mangan said he would check into this himself.

Alderman Walker expressed concerns about the level of the front parking lot compared to the floor elevation of the Board Room. He stated his frustrations about the lighting plan and the light fixtures that were selected. He also stated he was frustrated that the outlets on the dais were not originally installed above the counter as the City had previously requested.

Alderman Reynolds stated she is not a fan of overruns and that she does not like spending more money on things than we need to spend.

Bill No. 2023-20 – An Ordinance of the City of Valley Park, Missouri Amending Section 640.020 – Definitions of the Municipal Code of the City of Valley Park

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

Alderman Walker made a motion to put Bill No. 2023-20 on its first reading by title only. The motion was seconded by Alderman White. The motion passed on a voice vote. Mayor Webster read aloud the title of the bill.

Alderman Reynolds made a motion to put Bill No. 2023-20 on its second reading by title only. The motion was seconded by Alderman Walker. The motion passed on a voice vote. Mayor Webster read aloud the title of the bill.

Alderman Reynolds made a motion to approve Bill No. 2023-20. The motion was seconded by Alderman Walker. The motion passed on a roll call vote:

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

Bill No. 2023-20 is now Ordinance No. 2140.

Bill No. 2023-21 – An Ordinance of the City of Valley Park, Missouri Amending Section 235.010 – Definitions and Section 235.020 – Solid Waste Storage of the Municipal Code of the City of Valley Park

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

Alderman Walker made a motion to put Bill No. 2023-21 on its first reading by title only. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote. Mayor Webster read aloud the title of the bill.

Alderman Reynolds made a motion to put Bill No. 2023-21 on its second reading by title only. The motion was seconded by Alderman Walker. The motion passed on a voice vote. Mayor Webster read aloud the title of the bill.

Alderman Walker made a motion to approve Bill No. 2023-21. 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

Bill No. 2023-21 is now Ordinance No. 2141.

Bill No. 2023-22 – An Ordinance of the City of Valley Park, Missouri Amending Various Sections in Chapter 405 of the Municipal Code of the City of Valley Park Pertaining to Definitions, Requirements, and Usage Within Certain Zoning Districts

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

Alderman White made a motion to put Bill No. 2023-22 on its first reading by title only. The motion was seconded by Alderman Walker. The motion passed on a voice vote. Mayor Webster read aloud the title of the bill.

Alderman Walker made a motion to put Bill No. 2023-22 on its second reading by title only. The motion was seconded by Alderman Reynolds. Alderman Reynolds inquired if this change would affect an old towing company's outdoor storage lot. There was discussion on this matter. The motion passed on a voice vote. Mayor Webster read aloud the title of the bill.

Alderman Walker made a motion to approve Bill No. 2023-22. 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

Bill No. 2023-22 is now Ordinance No. 2142.

Resolution No. 07-2023 – A Resolution of the City of Valley Park Authorizing the City to Enter Into a Preliminary Funding Agreement with Respect to the Consideration of Economic Development Incentives

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

Alderman Walker made a motion to approve Resolution No. 07-2023. The motion was seconded by Alderman White. The motion passed on a voice vote.

Resolution No. 08-2023 – A Resolution of the City of Valley Park Authorizing City Staff to Submit, on Behalf of the City, an Application for Donation of Condemned or Obsolete Shipboard Material to the Naval Sea Systems Command

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

Alderman White made a motion to approve Resolution No. 08-2023. The motion was seconded by Alderman Bowen. The motion passed on a voice vote.

OCTOBER FINANCIAL REPORT

No action taken.

NOVEMBER BILLS

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

REPORTS

Mayor's Report – Chandra Webster

No report.

City Attorney's Report – Tim Engelmeyer

City Attorney Tim Engelmeyer provided an update on ongoing litigation, sunshine requests, and an interpleader agreement pertaining to an expired TIF district.

Alderman Braswell inquired about the rezoning request that was the subject of one of the public hearings held earlier during the meeting. He also inquired about the NU Non-Urban zoning classification and if the Board of Aldermen can hold another public hearing pertaining to the rezoning request when the topic comes back to the Board for consideration.

City Administrator's Report – Nathan Schauf

Project Status Update Report

City Administrator Nathan Schauf stated he included a new Project Status Update Report in the packet and that he would plan to update it and include it in all future packets. He asked the Mayor and Board of Aldermen to provide feedback if they desire this report in a different format.

Filing Period for April 2nd General Municipal Election

City Administrator Nathan Schauf informed the Mayor and Board of Aldermen that the April General Municipal Election will be held on Tuesday, April 2nd. The filing period for candidates will open at 8:00 am on Tuesday, December 5th and close at 5:00 pm on Tuesday, December 26th. City Hall normally closes at 4:30 pm, but the 5:00 pm deadline is written into state statute so he will be here, and City Hall will be open, until 5:00 pm that day.

Alderman Bowen inquired about the STP grant and expressed his desire to include Forest Avenue on a future grant for paving.

Public Works Report – Gerald Martin

Public Works Director Gerald Martin provided an update about the Brignole Park playground, the irrigation system at the soccer fields at the Meramec Levee Recreation Park, and the ongoing leaf collection performed by his department. He stated that the Hillsboro Road and Meramec Station Road stormwater project plans have been submitted to the Metropolitan St. Louis Sewer District (MSD) for review and comment.

Mr. Martin informed the Mayor and Board of Aldermen that Missouri American Water is supposed to be getting bids for restoration on Forest Avenue and Crescent Road. He stated that much of the work on Lookout Avenue was not scheduled. Alderman Walker expressed concern about one of the road plates.

Alderman Young inquired about installation of the electric and light poles for the soccer field at the Meramec Levee Recreation Park.

Community Development Report – Matt Roskowske

October 16th thru November 17th 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 also provided an update on the progress at 44 West Luxury Living and Majestic Pointe.

Mr. Roskowske informed the Mayor and Board of Aldermen that the punch list walk-through at the new City Hall was scheduled for November 22nd, that light poles are scheduled to be delivered on December 8th, and that the wi-fi is scheduled to be installed on December 14th.

Alderman Young inquired about construction management logs from Archimages. Roy Mangan, Archimages, stated a representative from his firm is on site every two weeks to attend the Owner/Architect/Contractor meeting.

Alderman Reynolds inquired about asphalt core samples of the parking lots.

Parks Report – Gil DeNormandie

No report.

Police Report – Lt. Flinn

October Monthly Report

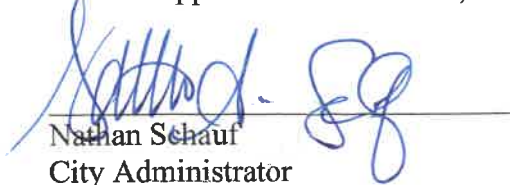
Lt. Gregg Flinn informed the Mayor and Board of Aldermen that his monthly report was included in the packet and asked if there were any questions. He also stated that he would be sending out some information for residents to protect their Christmas gifts and packages from being stolen off their porches.

ADJOURNMENT

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

The meeting adjourned at 8:17 pm.

Minutes approved December 18, 2023.


Nathan Schauf
City Administrator