



**MINUTES OF THE  
CITY OF VALLEY PARK  
BOARD OF ALDERMEN MEETING  
7:00 PM – SEPTEMBER 18, 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 7:04 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	Absent
	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			
	Ofc. Mike Castellano, St. Louis County Police Department			
	Chuck Daniels, Archimages			

**APPROVAL OF AGENDA**

Alderman Young made a motion to approve the agenda as presented, and to add a Closed Meeting pursuant to RSMo. 610.021, Paragraph 1 regarding confidential or privileged communication between a public governmental body and its attorneys and Paragraph 13 regarding individually identifiable personnel records. The motion was seconded by Alderman Halker. The motion passed on a voice vote.

**APPROVAL OF MINUTES**

Alderman White made a motion to approve the minutes from the August 21, 2023 Regular Board of Aldermen meeting. The motion was seconded by Alderman Young. The motion passed on a voice vote.

Alderman Halker made a motion to approve the minutes from the August 24, 2023 Special Board of Aldermen meeting. The motion was seconded by Alderman White. Alderman White stated

that he wanted it to be clear that he has never instructed another alderman how to vote and would never do so. The motion passed on a voice vote.

## **CITIZEN COMMENTS**

Al Molitor (968 Wynstay Circle) inquired about the employee performance evaluation process.

## **NEW BUSINESS**

### **New City Hall Update – Chuck Daniels, Archimages**

Chuck Daniels, with Archimages, provided an update on the progress at the new City Hall located at 55 Crescent Avenue. He stated the substantial completion date is still currently November 21st, the building shell is about 90% finished, all partitions are installed, and most partitions are painted.

Alderman Young inquired about the timeline for completion as it relates to the parking lots.

Alderman Halker inquired about the requested exemption from liquidated damages for the rear parking lot.

### **New City Hall – Rear Parking Lot Quote**

Chuck Daniels provided information about the rear parking lot quote. There was discussion pertaining to this matter. Alderman White made a motion to approve the quote from LCS, LLC for the rear parking lot at the new City Hall in the amount of \$360,411.00. The motion was seconded by Alderman Young. The motion passed on a voice vote.

### **Bill No. 2023-17 – An Ordinance of the City of Valley Park, Missouri Amending Section 110.260 of the Municipal Code of the City of Valley Park Pertaining to Standing Committees of the Board of Aldermen**

Alderman Reynolds made a motion to put Bill No. 2023-17 on its first reading by title only. The motion was seconded by Alderman Halker. 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. 2023-17 on its second reading by title only. The motion was seconded by Alderman Halker. 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. 2023-17. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

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

Bill No. 2023-17 is now Ordinance No. 2137.

**Resolution No. 06-2023 – A Resolution of the City of Valley Park Identifying the Authorized Representatives Pertaining to the City’s Series 2022 Certificates of Participation**

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

Alderman Reynolds made a motion to approve Resolution No. 06-2023. The motion was seconded by Alderman Halker. The motion passed on a voice vote.

**Ratification of Poll of the Board Vote Pertaining to Approving the New Front Parking Lot at 55 Crescent Avenue**

Alderman White made a motion to ratify the Poll of the Board vote pertaining to approving the new front parking lot at 55 Crescent Avenue. The motion was seconded by Alderman Halker. The motion passed on a voice vote.

Alderman Walker arrived at 7:20 pm.

**Application for Special Event – Sacred Heart Church – Oktoberfest**

There was discussion about the Application for Special Event.

Alderman Reynolds made a motion to approve the Application for Special Event for Oktoberfest. The motion was seconded by Alderman Walker. The motion passed on a voice vote.

**Application for Special Event – Sacred Heart Church – Trunk or Treat**

There was discussion about the Application for Special Event.

Alderman Walker made a motion to approve the Application for Special Event for Trunk or Treat. The motion was seconded by Alderman White. The motion passed on a voice vote.

**AUGUST FINANCIAL REPORT**

No action taken.

**SEPTEMBER BILLS**

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

**REPORTS**

**Mayor’s Report – Chandra Webster**

Mayor Webster informed the Board of Aldermen that she is planning to call a Special Meeting for the week of September 25th to approve the property tax levies.

**City Attorney’s Report – Tim Engelmeyer**

City Attorney Tim Engelmeyer provided an updated to the Mayor and Board of Aldermen about the petitioner who appeared before the Planning & Zoning Commission on September 11th. He stated that since the Commission voted 3-3, it did not make a recommendation to the Board of Aldermen and that this item would go back before the Planning & Zoning Commission for further consideration.

#### **City Administrator's Report – Nathan Schauf**

City Administrator Nathan Schauf informed the Mayor and Board of Aldermen that Cochran is finalizing the plans for the Meramec Station and Hillsboro Road stormwater project. He stated he would be developing a press release for distribution.

He also informed the Mayor and Board of Aldermen that property tax rates would likely decrease from last year, and that a public hearing will be scheduled for next week.

Mr. Schauf also informed the Mayor and Board of Aldermen that the City collected \$1,864 in beer and soda tickets from Valley Days.

#### **Public Works Report – Gerald Martin**

Public Works Director Gerald Martin informed the Mayor and Board of Aldermen that the Meramec Station and Hillsboro Road project design is about 60% of the way finished, that he will be changing the procedure for cutting grass along Route 141 in light of recent events, and that Missouri American Water is digging up streets throughout the City while replacing mains.

He also informed the Mayor and Board of Aldermen that his crews are crack sealing, that the City is still waiting for the easement documents from BNSF Railway pertaining to Phase 3 of the St. Louis Avenue project, and that the first load of new trash carts will begin being distributed.

Mr. Martin stated the drive went out on the irrigation system at the Meramec Levee Recreation Park, and that field and turf maintenance was continuing. He said his crews would stop fogging for mosquitoes next week unless there are any issues with that plan.

Alderman Young inquired about the timeline for the new light poles at the soccer fields.

Alderman White inquired about the height of the platform for the new lights at the soccer fields.

#### **Community Development Report – Matt Roskowske**

##### **August 18 thru September 14 Report**

Community Development Director Matt Roskowske informed the Mayor and Board of Aldermen that the activity stats were included in the packet and that many of the inspections this month were re-inspections from the past month. He provided an update about the 44 West development.

He also informed the Mayor and Board of Aldermen that one of the dispensaries in Valley Park has moved out, but the sign on the door did not provide any reason as to why. He also stated one hotel would be remodeled and another one was sold to a new owner.

Alderman Young inquired about advertising for big trash pickup happening in October.

## **Parks Report – Gil DeNormandie**

Parks/Communication Coordinator Gil DeNormandie was absent. Public Works Director Gerald Martin informed the Mayor and Board of Aldermen that the replacement Brignole Park playground equipment for the items that were stolen should arrive sometime at the end of September or early October.

## **Police Report – Lt. Flinn**

### **August Monthly Report**

Lieutenant Gregg Flinn informed the Mayor and Board of Aldermen that the attendees behaved at Valley Days and that there were no calls for service. He also asked the Mayor and Board of Aldermen to let him know if they receive complaints about homeless people as St. Louis County has resources available for homeless people.

Officer Mike Castellano informed the Mayor and Board of Aldermen that he has been visiting businesses located in Valley Park to try and generate interest in restarting the business association. Alderman Halker stated she would be willing to serve as the contact person for the City if necessary.

Alderman Walker stated he would be trying to schedule a Police Committee meeting for sometime in early October.

## **EXECUTIVE SESSION**

Alderman Walker made a motion to enter a closed meeting pursuant to RSMo. Section 610.021, Paragraph 1 regarding confidential or privileged communications between a public governmental body and its attorney and Paragraph 13 regarding individually identifiable personnel records. The motion was seconded by Alderman White. The motion passed on a roll call vote:

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

The Mayor and Board of Aldermen entered the closed session at 7:50 pm.

Alderman Walker made a motion to resume the open session. The motion was seconded by Alderman White. The motion passed on a roll call vote:

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


The Mayor and Board of Aldermen resumed the open session at 8:27 pm.

## **ADJOURNMENT**

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

The meeting adjourned at 8:28 pm.

Minutes approved October 16, 2023.

  
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Nathan Schauf  
City Administrator