



**MINUTES OF THE  
CITY OF VALLEY PARK  
BOARD OF ALDERMEN MEETING  
7:00 PM – JANUARY 17, 2023**

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

Mayor Chandra Webster called the meeting of the Valley Park Board of Aldermen to order at 6:59 pm. The Pledge of Allegiance was recited. Roll call was taken:

Mayor:	Chandra Webster	Present		
Aldermen:	Tommy Rauls	Present	Eddie Walker	Present
	Dave Rose	Present	Stephanie Reynolds	Present
	Mike White	Present	Randy Bowen	Present
	Betty Halker	Present	Jon Young	Present

Others present:

- Emily Kalla, Assistant City Attorney
- Nathan Schauf, City Administrator
- Rose LaGrand, Deputy City Clerk
- Gerald Martin, Public Works Director
- Matt Roskowske, Code Enforcement Officer
- Lt. Greg Flinn, St. Louis County Police Department
- Adam Jones, City Planner, PGAV Partners

Alderman Walker made a motion to include a closed meeting at the end of the open session pursuant to RSMo Section 610.021, Paragraph 3 regarding the hiring, firing, disciplining, or promoting of particular employees. Motion was seconded by Alderman White. The motion passed on a voice vote.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Alderman Walker made a motion to approve the minutes from the December 19, 2022 Board of Aldermen meeting. Motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

**PUBLIC HEARING**

A Public Hearing was held to discuss the proposed ordinance (Bill No. 2313) amending Appendix A of the Zoning Regulations of the City of Valley Park to include the uses comprehensive marijuana dispensary and comprehensive marijuana growing operations. Mayor Webster opened the Public Hearing at 7:01 pm.

Adam Jones, City Planner, explained the proposed ordinance.

With no other attendees expressing a desire to speak, Mayor Webster closed the Public Hearing at 7:03 pm.

### **CITIZEN COMMENTS**

John Reineke (1523 Centenary Court) spoke about trash and waste along Route 141 specifically across from MotoMart. Mr. Reineke urged the Board of Aldermen to contact MoDOT to help keep the area clean or implement an “Adopt a Roadway” program to help keep it clean.

Alderman White indicated that a businessman’s association previously used to keep the area clean but has since disbanded.

### **NEW BUSINESS**

#### **Bill No. 2313 – An Ordinance Amending Appendix A of the Zoning Regulations of the City of Valley Park as it Pertains to Marijuana Dispensaries and Marijuana Growing Operations.**

Alderman Reynolds made a motion to put Bill No. 2313 on its first reading by title only. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

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

Alderman Reynolds made a motion to put Bill No. 2313 on its second and final reading by title only. The motion was seconded by Alderman Walker. The motion passed on a roll call vote:

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

Alderman Reynolds made a motion to approve Bill No. 2313. The motion was seconded by Alderman Walker. The motion passed on a roll call vote:

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

Bill No. 2313 is now Ordinance No. 2126.

#### **Bill No. 2314 – An Ordinance Amending Section 600.020 of the City Code to Add Consumption Licenses to the Classes of Liquor Licenses Required for Businesses Which Allow Liquor to be Consumed on its Premises by Customers.**

Alderman Walker made a motion to put Bill No. 2314 on its first reading by title only. The motion was seconded by Alderman White. The motion passed on a roll call vote:

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

Absent: None

Alderman Reynolds made a motion to put Bill No. 2314 on its second and final reading by title only. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

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

Alderman Walker made a motion to approve Bill No. 2314. The motion was seconded by Alderman Reynolds. The motion passed on a roll call vote:

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

Bill No. 2314 is now Ordinance No. 2127.

**Bill No. 2315 – An Ordinance Amending Section 210.720 of the City Code to Clarify Conditions for the Placement of Basketball Hoops and Other Sports Related Apparatuses on any Public Roadway or Public Sidewalk.**

Alderman Halker made a motion to put Bill No. 2315 on its first reading by title only. The motion was seconded by Alderman White. After discussion, the motion passed on a roll call vote:

Yes: Rauls, White, Halker, Walker, Mayor Webster  
No: Rose, Reynolds, Bowen, Young  
Absent: None

Alderman Walker made a motion to put Bill No. 2315 on its second and final reading by title only. The motion was seconded by Alderman White. After discussion, the motion passed on a roll call vote:

Yes: Rauls, White, Halker, Walker, Mayor Webster  
No: Rose, Reynolds, Bowen, Young  
Absent: None

Alderman Halker made a motion to approve Bill No. 2315. The motion was seconded by Alderman Walker.

Bill No. 2315 is now Ordinance No. 2128.

**Bill No. 2316 – An Ordinance Amending Section 500.090 of the City Code Regarding Time Limits for Building Permits.**

Alderman Halker made a motion to put Bill No. 2316 on its first reading by title only. The motion was seconded by Alderman Walker. The motion passed on a roll call vote:

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

Absent: None

Alderman Walker made a motion to put Bill No. 2316 on its second and final reading by title only. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

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

Alderman Walker made a motion to approve Bill No. 2316. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

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

Bill No. 2316 is now Ordinance No. 2129.

**Resolution No. 01-17-2023 – A Resolution of the City of Valley Park Authorizing the Mayor to Execute, on Behalf of the City, a Supplemental Agreement with Cochran Engineering for Professional Services for the Meramec Station and Hillsboro Road Improvements ARPA Project.**

Alderman Walker made a motion to approve Resolution No. 01-17-2023. The motion was seconded by Alderman White. The motion passed on a voice vote.

**Amending Existing Conditional Use Permit for Como Health, LLC for the Property Located at 839 Meramec Station Road, Requesting the Additional Use of Comprehensive Marijuana Dispensary.**

Mayor Webster indicated that the business owner is seeking an amendment to an existing conditional use permit to allow for a comprehensive marijuana dispensary. The applicant, Jason Corrado, was in attendance and made himself available to answer any questions from the Mayor and Board of Aldermen.

Alderman Reynolds made a motion to amend the existing conditional use permit for Como Health, LLC for the property located at 839 Meramec Station Road to allow the additional use of comprehensive marijuana dispensary. The motion was seconded by Alderman Halker. The motion passed on a voice vote.

**Ratification of Poll of the Board Vote on the Issue of Prisoner Housing at the St. Louis County Justice Center**

City Administrator Nathan Schauf advised the Mayor and the Board that this vote would ratify the emailed Poll of the Board regarding authorizing the Mayor to sign a contract, on behalf of the City, pertaining to prisoner housing at the St. Louis County Justice Center. The votes received via email were five in favor and zero opposed.

Alderman White made a motion to ratify the poll of the board vote authorizing the Mayor to sign a contract, on behalf of the City, with St. Louis County pertaining to prisoner housing at the St.

Louis County Justice Center. The motion was seconded by Alderman Walker. The motion passed on a voice vote.

## **DECEMBER BILLS**

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

## **DECEMBER FINANCIAL STATEMENT**

No action taken.

## **REPORTS**

### **Mayor's Report – Chandra Webster**

Mayor Webster congratulated Adam Jones, City Planner, on the birth of his son. She welcomed Lt. Greg Flinn back to Valley Park and wished Lt. Ostendorf well in her new position at St. Louis County Police Headquarters.

Alderman Rose inquired about the status of the memorial bricks. Mayor Webster and Gerald Martin, Public Works Director, advised him that this project is finished.

Alderman Bowen stated that the Valley Park employees did a great job with demolition at the site of the new City Hall.

### **City Attorney's Report – Tim Engelmeyer or Emily Kalla**

#### **Amending Ordinance No. 2125 Pertaining to Marijuana Sales Tax Ballot Proposition.**

Assistant City Attorney Emily Kalla explained to the Mayor and the Board that the Municipal League of Metro St. Louis is encouraging cities who have placed this item on the April ballot to name it Proposition M in an attempt to limit confusion amongst voters. As previously approved, Ordinance No. 2125 titles this proposition as Proposition 1.

Alderman Walker made a motion to amend Ordinance No. 2125 by renaming the proposition as Proposition M from Proposition 1. Alderman White seconded the motion. The motion passed on a voice vote.

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

#### **SLACMA Membership**

City Administrator Nathan Schauf informed the Mayor and Board of Aldermen that his employment contract allows him membership in the Missouri City/County Management Association, the Missouri Municipal League, and other professional organizations as approved by the City. He stated that dues for 2023 are \$50.00 and have been that same amount for many years.

Alderman White made a motion authorizing City Administrator Nathan Schauf to join SLACMA (the St. Louis Area City/County Management Association) for 2023 and all subsequent years he

is the Valley Park City Administrator. The motion was seconded by Alderman Reynolds. The motion passed on a voice vote.

### **Numbering System for Bills and Resolutions**

City Administrator Nathan Schauf informed the Mayor and Board of Aldermen that he would like to implement a new numbering system for bills and resolutions. He would like to adopt a six-digit numbering system for bills where the first four digits are the year and the second two digits are the unique number of the bill. He would like to adopt a six-digit numbering system for resolutions where the first two digits are unique to the resolution and the last four are the year.

Bills would be numbered 2023-01, 2023-02, etc. and resolutions would be numbered 01-2023, 02-2023, etc. The first bill proposed in 2024 would be numbered 2024-01 and the first resolution proposed in 2024 would be numbered 01-2024. The numbering system for ordinances would remain unchanged.

Alderman Reynolds made a motion to approve the new numbering system as proposed. The motion was seconded by Alderman White. The motion passed on a voice vote.

Alderman Walker inquired about the process for reviewing and approving minutes from the Police Committee. City Administrator Nathan Schauf said he would ask City Attorney Tim Engelmeyer about this.

Alderman White stated that City Attorney Tim Engelmeyer had previously stated he believes the Board of Aldermen can review and approve meeting minutes from committees and commissions that do not often meet.

Alderman Reynolds inquired if Mayor Webster was getting hacked. Mayor Webster confirmed this issue has been taken care of.

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

Public Works Director Gerald Martin informed the Mayor and Board of Aldermen that the railroad has returned documents pertaining to Phase 3 of the St. Louis Avenue project. He stated that City Attorney Tim Engelmeyer is working on correspondence with the railroad regarding the pedestrian crossings. He stated that the railroad is requiring a fee of \$2,500 at the beginning of the project.

He also informed the Mayor and Board of Aldermen that Missouri American Water is planning to replace several water mains in Valley Park and that they are planning to take down the water tower. He stated that the project would go beneath Route 141 and that he is scheduling a meeting with Missouri American Water and the Valley Park Fire District for next Friday to discuss the details and scope of the project.

He also informed the Mayor and Board of Aldermen that his employees are currently working in the parks removing dead trees, they will soon work on some sidewalks in Ward 3 to address tripping hazards, and that he called Ameren regarding installing a streetlight near Alderman Rose's house but has not heard back, yet.

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

Code Enforcement Officer Matt Roskowske informed the Mayor and Board of Aldermen that framing inspections are finished at the 44 West development and that the water main is completely installed.

He also informed the Mayor and Board of Aldermen that he recently received a request from BLOC Dispensary to amend its existing Conditional Use Permit to allow for a comprehensive marijuana dispensary. He also received a Conditional Use Permit application from a company desiring to locate a gasification facility at a site along Elam Avenue.

He also informed the Mayor and Board of Aldermen that the pre-bid meeting for the new City Hall was held on January 11th, bids are due February 2nd, and the new projected cost from Archimages is \$1.75 million.

**Parks Report – Gil DeNormandie**

No report.

**Police Report – Lt. Ostendorf**

Lt. Greg Flinn informed the Mayor and Board of Aldermen that his tenure as the Lieutenant in Valley Park began on Monday, January 16th. He stated he previously worked as a road officer in Valley Park from 2002 – 2010 and is excited to be back in the community.

Lt. Flinn provided information to the Mayor and Board of Aldermen pertaining to the number of calls, stops, officer-initiated contact, and other activities from December 2022.

**EXECUTIVE SESSION**

Alderman Walker made a motion to enter a closed meeting pursuant to RSMo Section 610.021, Paragraph 3 regarding the hiring, firing, disciplining, or promoting of particular employees. The motion was seconded by Alderman White. The motion passed on a roll call vote:

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

The Mayor and Board of Aldermen entered closed session at 7:41 pm.

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

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

The Mayor and Board of Aldermen resumed open session at 8:11 pm.

**Discussion Regarding the Meramec Levee Recreation Park**

The Mayor and Board of Aldermen discussed plans for managing the use of the soccer and baseball fields at the Meramec Levee Recreation Park and the scope of the \$300,000 grant

approved by the Municipal Park Grant Commission of St. Louis County for lighting at the park. The City will use \$200,000 of its own funds in addition to the \$300,000 grant for this lighting.

The Mayor and Board of Aldermen expressed a desire to gain clarity on which fields could be lit using these grant funds and if the proposed power would be enough to light the entire facility once all fields have lights. City Administrator Nathan Schauf stated that he had inquired about this, but will ask again.

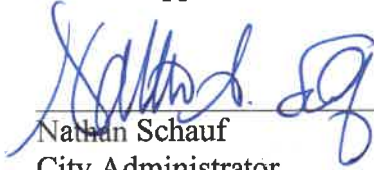
Alderman White made a motion authorizing the Mayor to sign the agreement with the Municipal Park Grant Commission of St. Louis County for the grant of \$300,000 for lights at the Meramec Levee Recreation Park. The motion was seconded by Alderman Halker. The motion passed on a roll call vote:

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

## **ADJOURNMENT**

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

Minutes approved February 21, 2022.

  
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Nathan Schauf  
City Administrator