

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF TWIN OAKS,
TWIN OAKS TOWN HALL
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JUNE 20, 2018**

The regular meeting of the Twin Oaks Board of Aldermen was called to order at 7:00 pm. Roll Call was taken:

Mayor: Russ Fortune-yea

Aldermen: April Milne –yea
Dennis Whitmore – yea

Lisa Eisenhauer – yea
Tim Stoeckl – yea

Also Present: Paul Rost, City Attorney
Kathy Runge, City Administrator/Clerk
Patrick Worzer, Gateway Design & Construction Service, LLC

Permanent records are kept of all minutes and ordinances. Each ordinance is read a minimum of two times by title, unless otherwise noted.

APPROVAL OF THE AGENDA

Mayor Fortune asked if there were any changes to the agenda. Hearing none, Alderman Whitmore motioned to approve the Agenda seconded by Alderman Stoeckl. The motion passed by a voice vote.

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune asked if there were any changes to the Consent Agenda consisting of the June 6, 2018 Board of Aldermen Work Session Meeting Minutes, the June 6, 2018 Regular Meeting Minutes, the June 8, 2018 Special Meeting Minutes and the Bills for Approval from June 7th through June 20, 2018. Alderman Eisenhauer noted a spelling correction in the Workshop minutes and a change on a memo on the Bills for Approval list. Alderman Whitmore motioned to approve the Consent Agenda as amended seconded by Alderman Stoeckl. The motion passed by voice vote.

PARK GRANT PUBLIC HEARING

Mayor Fortune began the Public Hearing concerning the Park Grant for trails within the Twin Oaks Park at 7:06 p.m. Mayor Fortune gave an overview of the Park Grant process. He then introduced Patrick Worzer of Gateway Design and Construction Services, LLC. Mr. Worzer developed the original plan for the trails approximately 4 years ago. Mr.

Worzer presented an updated plan to the Board and those in attendance. He stated that at this time the plan was still conceptual until a plan is approved by the Board of Aldermen.

Mr. Worzer stated that all of the trails could be made ADA compliant or only a portion of the trails could be ADA compliant. The trails that are designated as ADA compliant would be a solid surface with the remainder of the trails wood chips. The trails would be clearly marked as to which are ADA compliant and which are not. The pathways that are a solid surface would be 6ft. wide and the remainder would be 5ft. wide. The 6ft. wide paths would be helpful for emergency access.

Mr. Worzer reviewed several options for the trail surface. There is a new material called Organic Lock. This uses natural material and is easy to repair, however is more expensive. The other two options are concrete and asphalt. At this time concrete is a cheaper option and will last 25 years where asphalt will only last approximately 10 years.

The plan would include benches and signage along the trails. The signage would be educational informing about trees, foliage, etc. Signage is very important for the Grant. This will show that the area will be used for education purposes.

Thoughts and Comments

Mayor Fortune stated that some of the items could be done at a later time, i.e. the Council Ring, and not included in the Grant. Mr. Worzer stated that he felt that the Park Committee felt that the trails were important to the Park.

Alderman Whitmore ask if once we would be granted a certain amount of money could the City prioritize what items they would want to do and some items could be done at a later date. Mr. Worzer stated that it would be a good idea to only include the items you are wanting to construct at this time. Otherwise, the City would have to go back to the Commission and present a revised plan for approval.

Mayor Fortune ask if the City is granted money for the trails could the City opt out before they receive the money. Mr. Worzer stated that yes you can. There would be an agreement which would be signed stating such.

Mr. Worzer stated that the Grant is due to the Commission by the end of August and granted in November.

Alderman Whitmore ask if the concrete option is chosen, could the concrete be tinted to blend into the surroundings. Mr. Worzer stated that there are options for this. Mr. Worzer went on to say that the Organic Lock is self-healing and can be repaired with filling the crack with the material, wetting and tamping down.

With no further comments the Public Meeting ended at 7:38 p.m.

THE MAYOR'S COMMITTEE AND COMMISSION APPOINTMENTS

Mayor Fortune announced his Committee and Commission appointments. Janet Herbold has agreed to a second term on the Park Committee and Alderman Milne will replace Alderman Stoeckl as Board Liaison for the Park Committee. Roger Loesche has agreed to continue on the Planning and Zoning Commission and Jeff Graves will replace Alderman Milne's position on the Planning and Zoning Commission. Alderman Eisenhower will continue as Board Liaison for the Planning and Zoning Commission. Lana Stoeckl will continue her position on the Board of Adjustment.

Mayor Fortune ask if there was any discussion on the appointments. Hearing none Alderman Whitmore motioned to accept the appointments, seconded by Alderman Milne. The motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhower-yea Whitmore-yea and Stoeckl-yea.

REPORT OF COMMITTEES/COMMISSIONS/CONTRACTORS

Tim Breece-Propper Development: Tim Breece of Propper Development gave a brief overview of the progress of the development. There has been interest in the commercial spaces, however until there are signed leases he is unable to reveal who is showing interest at this time. There have not been any commercial leases signed at this time.

Mr. Breece stated that they are on track to finish construction in December of 2018. They are hoping that approximately 92 units will be ready in November 2018. This would be in the western portion of the building. At this time there are three residential leases which have been signed.

Retailers are seeing a boost in business since the refacing has been completed.

Mayor Fortune stated that the City is concerned about what Propper's policy will be on subletting the apartments. Mr. Breece assured the Board that the lease for the apartments does not allow subletting. This would also include short-term lease such as Air B&B, VRBO. A concern was raised if the City should regulate short-term leases.

Mr. Breece stated that there could be a possibility that corporate rentals could occur. These however would be assigned to one person and would be a more long term rather than on a weekly basis.

Alderman Whitmore inquired about the walkway along Hardee's. Mr. Breece stated they are studying this at this time and are working with their attorney to find the best way to proceed.

Park Report: Cindy Slama, Park Chairman, stated that at the July meeting of the Park Committee they will be talking about the reservation policy for the pavilion in the park and possibly opening reservations to nonresidents.

The Park Committee will be hosting a morning of Mexican Train, a game of dominoes, for the residents. The event will be held in the Community Room at Town Hall on July 10th from 10:00 a.m. to noon.

Ms. Slama stated that the June concert with Pennsylvania Slim was a big success. The Committee is considering having him again next year at the August concert.

The plans for Family Fun Day are coming along. The Committee is considering different food options for the day.

The Committee is increasing the areas which will be lit during the Winter Lighting event. They have talked about having Santa Claus at the event. The decision was made to not do this and making this more of an adult event.

FY 2017 Audit Report-Botz Deal: Jeff Blue, Financial Advisor, introduced Allen Schulte of Botz Deal who did the Audit report for the City. Mr. Blume explained the Management Report to the Board. The purpose of this report is looking to see if the City is doing things in an appropriate manner. Mr. Schulte stated the items in the Management Report were minor and easy to change. Mr. Schulte reviewed the Audit Report for 2017 with the Board. Discussion ensued.

May Financials: Jeff Blume, Financial Advisor, reviewed the Financial Statements for May 2018 with the Board. The Board accepted the Financial Statements as submitted.

Attorney Rost requested that Mr. Blume inquire with the State of Missouri about the \$5,000 that is unexplained money on the Financial Report before this money is moved into the General Fund.

Alderman Stoeckl inquired about the Park and Stormwater Fund and how the money can be spent. It is stated that by law the money must be spent for Park or Stormwater issues. Mayor Fortune stated that this money is being held in this fund for future issues that are major repairs for either park or stormwater issues.

Bond Compliance Annual Report: Kathy Runge, City Administrator stated that she had her first session with Kim Diamond of Cunningham, Vogel and Rost concerning her position as Bond Compliance Officer. Ms. Diamond helped in writing this report. Contained within the report is a check list of items that must be met. A copy of this report will be sent to Enterprise Bank.

PRELIMINARY CITIZEN COMMENTS

Frank Venturella inquired how many times during an 8 hour shift do the Police do a patrol of the City. Officer Maxwell stated that these are not tracked however he stated that he will do two patrols during an hour while he is on duty. Sgt. Molden of St. Louis County police stated that our contract states that there will be at least two City patrols during an eight hour shift during the evening and overnight hours.

Chris Schott introduced himself and stated that he lives on Crescent Road and that he feels that Crescent Road is a forgotten area in Twin Oaks. He has a concern with the traffic on Crescent Road where it is a one-way and cars do not pay attention to this. He is also concerned about how narrow the road is and that when pedestrians are walking it presents a hazard. He would like the City to look into a solution to this issue.

Mr. Venturella also stated that the street lines are faded or completely gone on both Crescent Avenue and Crescent Road. Mayor Fortune stated that this is an issue which can be taken care of immediately.

Mayor Fortune stated that we are having BFA, the City's engineers, doing a survey of property lines and easements within the City.

Megan Hether who is an Alderman in the City of Manchester for Ward 2 introduced herself to the Board. She is newly elected but is interested in working with the City.

UNFINISHED BUSINESS/ACTION ITEMS

1. Boly Entrance Enhancement-*Mayor Fortune inquired what all of the utility flags are on Boly Lane. The staff will look into this issue.*
2. Lighting on Big Bend-*No update at this time.*
3. Accessibility Issues at Big Bend Square-*Mayor Fortune and Administrator Runge had a meeting with Tim Breece and Stephen Cullem.*
4. Crescent Road Landscaping Plan- *It was decided that Administrator Runge will contact Meredith Perkins of Davey Tree and have her develop a plan which she feels will work well in that area. Once this is completed she will present to the Board for review.*

NEW BUSINESS

Bill No. 18-23-An Ordinance Approving An Agreement With Mike Hirsch For Sound System Services At The Fourth Of July Ceremony In Twin Oaks Park: First reading of Bill No. 18-23 was read. Mayor Fortune ask if there was any discussion on Bill No. 18-23. The second reading of Bill No. 18-23 was read. Alderman Whitmore motioned to approve Bill No. 18-23, seconded by Alderman Milne and the motion passed on a roll call

vote as follows: Aldermen Milne-yea, Eisenhower-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 18-23 Being duly passed becomes Ordinance No. 18-23.

Bill No. 18-24-An Ordinance Approving An Agreement Between the City Of Twin Oaks And Circus Kaput, LLC for Entertainment Services: First reading of Bill No. 18-24 was read. Mayor Fortune ask if there was any discussion on Bill No. 18-24. The second reading of Bill No. 18-24 was read. Alderman Stoeckl motioned to approve Bill No. 18-24, seconded by Alderman Milne and the motion passed on a roll call vote as follows: Aldermen Milne-yea, Eisenhower-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 18-24 Being duly passed becomes Ordinance No. 18-24.

SPECIAL DISCUSSION

Re-Schedule July 4th Board Meeting: Mayor Fortune stated that he would like to reschedule the Board meeting scheduled for Wednesday, July 4th to Monday, July 2nd. He would like this to be a short meeting to take care of housekeeping items only. Attorney Rost stated that he will be on vacation, however he could have another attorney in attendance. It was decided by the Board that another attorney would not be needed.

St. Louis County Police Contract: Mayor Fortune stated that the City's contract with St. Louis County Police will be up in August of this year. Mayor Fortune stated that he feels it is a good practice to go out for bids as they expire to make sure the City is getting the best deal. Discussion ensued. Alderman Milne stated that she felt it was a good idea to go out to bid. The Board decided that they will not be going out to bid at this time.

It was suggested that with the apartments and the increase in population a seconded officer may be needed.

Attorney's Report: Attorney Rost stated that HB 1991 dealing with Small Cell Wireless has passed. He feels it is a good idea to look into our zoning.

Mayor and Aldermen Comments: Alderman Whitmore stated that he would like to attest to the increased number of wrong way drivers on Crescent Road.

Alderman Eisenhower would like a better system of getting information out to the residents so they are aware when events occur. Discussion ensued.

FINAL CITIZEN COMMENTS

Jeff Graves inquired if subletting of apartments will be allowed by the developer. Discussion ensued.

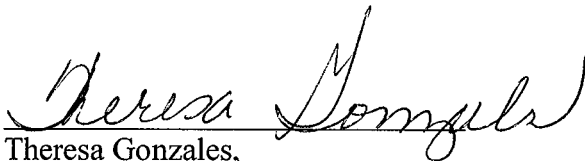
MOVE TO CLOSED SESSION

Alderman Eisenhauer motioned to go into closed session at 9:22 p.m. to discuss matters pursuant to Section 610.021 {1}, {3}, seconded by Alderman Milne. The motion passed by roll call vote as follows: Aldermen Eisenhauer-yea, Milne-yea, Whitmore-yea and Stoeckl-yea.

ADJOURNMENT

The Board returned to regular session at 10:19 p.m. There being no further business, Alderman Eisenhauer motioned to adjourn the regular meeting at 10:20 p.m., seconded by Alderman Stoeckl and the motion passed with the unanimous consent of the Board of those present.

Drafted By:



Theresa Gonzales,
Administrative Assistant

Date of Approval:

7-2-18

ATTEST:



Kathy A. Runge,
City Administrator/Clerk



Russ Fortune,
Mayor, Board of Aldermen