

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE MEHLVILLE FIRE PROTECTION DISTRICT OF  
ST. LOUIS COUNTY, MISSOURI, ON THE  
5TH DAY OF OCTOBER, 2016

The Board of Directors of the Mehlville Fire Protection District of St. Louis County, Missouri, met at the Mehlville Conference Room, 11020 Mueller Road, St. Louis County, Missouri, on the 5th day of October, 2016.

Present at the meeting were:

Aaron Hilmer, Chairman and Director of the Board;

Bonnie C. Stegman, Treasurer and Director of the Board;

Edmond Ryan, Secretary and Director of the Board; and

Brian Hendricks, Fire Chief of the Mehlville Fire Protection District.

Mr. Hilmer called the meeting to order at 5:00 p.m. and announced the Board to be in session for the transaction of business.

Dr. Stegman made a motion to pay the bills of October 5, 2016. Mr. Ryan seconded the motion and it was unanimously approved.

Mr. Hilmer introduced discussion of 21Bauer, the proposed apartment complex at Tesson Ferry and Bauer Road. He said that normally the County Councilperson acts as a liaison between the developer and residents to hash out issues but that has not happened in this case. The Board sent a letter to the St. Louis County Planning and Zoning requesting that the District review the project to determine its impact on public safety prior to the meeting on October 10. The Commission said that comments would be taken at the October 10 meeting but a vote would not occur until November.

Ed Griesedieck, an attorney representing JHB Properties, developer of 21Bauer, and Mike Falkner of Sterling Engineering discussed the project development process and

their responses to the District's safety concerns. Mr. Falkner said that Sterling Engineering looks at public safety in the early stages of project development and has early meetings with the Fire Marshal. Mr. Falkner then showed the Board the plans that Sterling uses to help them identify possible issues for vehicles such as school buses and emergency vehicles, including obstructions, sufficiently wide lanes, and areas that allow turnaround. Plans to accommodate additional traffic include road widening and the addition of a turning lane. The main entryway is off Tesson Ferry with a secondary access off Bauer Road. The possible future commercial development also provides two points of access. Dr. Stegman asked about the absence of shoulders on Bauer Road. She asked how traffic would get out of the way for emergency vehicles. Mr. Falkner said St. Louis County would ask for improvement of Bauer Road back to the complex entrance. The improvements will include sidewalks and an additional turning lane. Mr. Falkner said they also study the turning movements to determine how emergency vehicles coming into the facility would turn around to exit. The number of units to be built on the 17 acres will not exceed 232. Five acres at the back of the property will remain undeveloped and will include a water retention area. They added a loop to eliminate the two dead ends about which the District had expressed concern.

District resident William Hogan expressed continued concerns with the 21 Bauer project and the process of approvals. He said that the residents were conducting their own traffic study. He suggested the Board wait to respond to St. Louis County until after review of the residents' traffic study. Mr. Hilmer and Chief Hendricks said that jurisdiction over the issue resides with St. Louis County. Dr. Stegman said that the Board would meet with Gail Choate, Acting Director of Planning with St. Louis County, to

receive reassurance that appropriate access for emergency vehicles would be included in the final plans.

Fire Marshal Berkel asked if there were any questions regarding the 2015 International Building Code and International Fire Code. Dr. Stegman said her questions had been sufficiently addressed. Fire Marshal Berkel said the Board would vote on accepting the codes at the next meeting.

Chief Hendricks said the ALTA survey of House 7 had been completed. He will next present the survey to Archimages to work on final ideas and different plans for renovation or rebuild.

Chief Financial Officer Brian Bond presented Hochschild Bloom's new proposed engagement letter for fiscal years ending 2016, 2017 and 2018 at a cost of \$17,000 per year. Dr. Stegman asked for clarification that since the firm provides professional services, the District is not obligated to go out for bids. Mr. Bond said that is correct. Mr. Hilmer made a motion to accept the engagement letter of Hochschild Bloom for 2016, 2017 and 2018. Dr. Stegman seconded the motion and it was unanimously approved.

Chief Hendricks said he would like to purchase six Stryker power lifts, units that will pick up the stretcher and pull it into the ambulance. He said that increases in call volume and the weight of patients have made this purchase more urgent. The units will potentially reduce employee injuries and increase efficiency. Purchase of the units was slated for 2017 but an anticipated price increase makes purchase of the units in 2016 advantageous. Chief Hendricks showed a short video demonstrating the features of the

power lifts. Dr. Stegman made a motion to purchase the six power lifts at a cost not to exceed \$153,510. Mr. Ryan seconded the motion and it was unanimously approved.

Mr. Hilmer then made a motion that a closed meeting be held for the purpose of discussing a legal matter immediately following the adjournment of the regular meeting. Mr. Hilmer, as part of said motion, moved that said closed meeting not be open to members of the general public under the provisions of Chapter 610 of the Missouri Revised Statutes, commonly referred to as the Sunshine Act. The motion was seconded by Dr. Stegman. A roll call vote on said motion was taken.

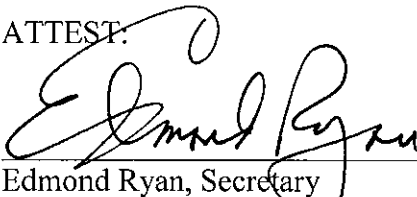
Director Hilmer yea.

Director Stegman yea.

Director Ryan yea.

There being no further business, Mr. Hilmer adjourned the meeting at 6:08 p.m.

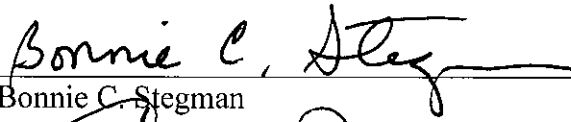
  
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Aaron Hilmer, Chairman

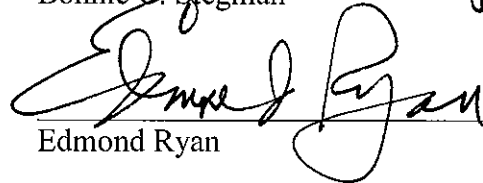
ATTEST:  
  
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Edmond Ryan, Secretary

The undersigned, being all members of the Board of Directors of the Mehlville Fire Protection District, have affixed their names thereto in evidence of their consent to

the meeting at the time and place indicated, and in evidence of their approval of the actions taken at the said meeting.

  
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Aaron Hilmer

  
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Bonnie C. Stegman

  
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Edmond Ryan