

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE MEHLVILLE FIRE PROTECTION DISTRICT OF
ST. LOUIS COUNTY, MISSOURI, ON THE
21ST DAY OF SEPTEMBER, 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 21st day of September, 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 September 14 and 21, 2016. Mr. Ryan seconded the motion and it was unanimously approved.

Chief Financial Officer Brian Bond presented the August 2016 Financial Statements. Due to some adjustments of prior years' real estate taxes, no tax revenue was received from St. Louis County. The General Fund, Alarm Fund and Pension Fund all appear to be on course with the 2016 budget. Dr. Stegman made a motion to approve the August 2016 Financial Statements and Treasurer's Report. Mr. Ryan seconded the motion and it was unanimously approved.

Mr. Hilmer recognized District resident William Hogan representing residents who oppose the Tesson Ferry & Bauer Road Apartment Complex Project. Mr. Hogan said that since the last Board meeting, the group's attorney filed papers with St. Louis

County pointing out that the Planning Commission had violated the ordinances of St. Louis County since the original change of the property from single family to multi family back in 2010 for the development of a nursing home was approved with conditions that were never met. The builder had to begin construction within 14 months and did not do so. The group's attorney claimed that the rezoning from R2 to R6 was therefore void, and the County needs to hold a hearing to revert it to R2. In a hearing scheduled for October 10, the County has decided to address three issues at once: reverting to R2, changing from R2 to R6, and moving ahead with the apartment complex. After the Planning and Zoning Commission hearing, the issue will go to a vote of the County Council, probably in November. The Planning and Zoning Commission is appointed by the County Council and consists almost entirely of union people and builders. They pass judgement on any proposal for construction in St. Louis County. The Planning and Zoning Commission has already held one hearing on this project, after which they unanimously agreed to approve the project. Then the proposal went to the County Council for approval. Mr. Hogan's group attempted to get a hearing with the County Council but was rejected. They attended four meetings at which the project was discussed. Mr. Hogan said they found there was no public safety review on the project. Mr. Hogan pointed out that the current project will utilize only 40% of the property, so additional projects may be in the future. Mr. Hogan said they have been unable to meet with Mr. O'Leary but have met with council members from University City, Chesterfield and Clayton. Mr. Hogan would like to send a letter to the County requesting that they review and coordinate the road plan for Bauer Road with Mehlville Fire Protection District as part of the public hearing. Mr. Hilmer asked Fire Marshal Berkel if this had

been done before. Fire Marshal Berkel said No, that the only time the District's input is required through the County process is before they record the plat. They need to obtain something from the District that shows the fire hydrants and approval for fire flows. This occurs late in the approval project. Mr. Hogan stated his opinion that such a public safety review should be held first in the approval process, not last. Fire Marshal Berkel said he is sometimes invited to meetings earlier in the process. Mr. Hogan would like to send a letter from his group to the St. Louis County Planning Commission and the St. Louis County Department of Transportation requesting that they involve the District in the process. Mr. Hilmer asked the District's attorney Matt Hoffman if the letter would be more effective coming from the District's Board. Chief Hendricks clarified that what the group would like is the District to determine how the builders are going to lay out the entry and egress for fire apparatus before submission of the plans. Discussion ensued regarding the current plans for entrance and egress. Mr. Hilmer clarified that Mr. Hogan's group's concerns would be alleviated if access on Bauer Road was eliminated. Mr. Ryan discussed a potential ordinance to prohibit construction of buildings over two stories without appropriate access for emergency vehicles. Fire Marshal Berkel said that currently we do not have input into the County's plans for access into new construction projects. The Board determined that they would request the plans for access and egress for review.

Chief Hendricks said he had met with IAFF Local 2665 regarding the proposed vacation policy changes and there were no objections. Dr. Stegman made a motion to approve the proposed changes to the 24-Hour Employee Vacation policy. Mr. Ryan seconded the motion and it was unanimously approved.

Fire Marshal Berkel introduced the 2015 International Building Code and International Fire Code, updated since 2009. Chief Hendricks asked if there were any changes in the 2015 code that would impact the proposed apartment complex at Tesson Ferry and Bauer Roads. Fire Marshal Berkel said that one of the codes specifies that buildings of three stories or more must have aerial apparatus access. The 2009 code says that access must be on one side. The 2015 code says that access must be on one of the long dimensions. Mr. Ryan asked if it could be modified to require access on both sides. Fire Marshal Berkel said it could. Fire Marshal Berkel said that a Public Hearing is typical though not required. The Board agreed that the Public Hearing would be held at the first meeting in October.

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.

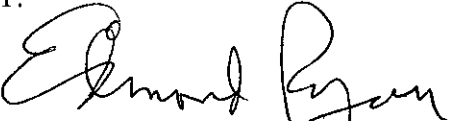
Director Ryan yea.

There being no further business, Mr. Hilmer adjourned the meeting at 5:37 p.m.



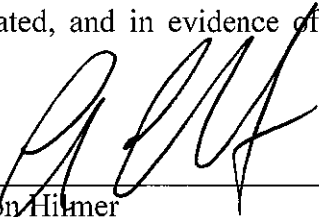
Aaron Hilmer, Chairman

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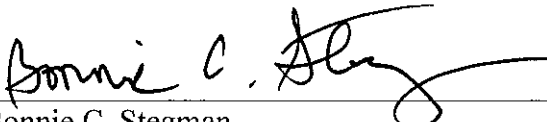


Edmond Ryan, Secretary

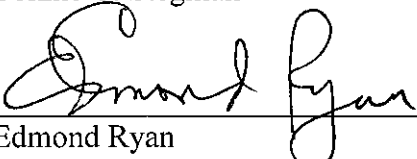
The undersigned, being all members of the Board of Directors of the Mehlville Fire Protection District, have affixed their names thereto in evidence of their consent to the meeting at the time and place indicated, and in evidence of their approval of the actions taken at the said meeting.



Aaron Hilmer



Bonnie C. Stegman



Edmond Ryan