

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE MEHLVILLE FIRE PROTECTION DISTRICT OF  
ST. LOUIS COUNTY, MISSOURI, ON THE  
28TH 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 28th 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.

Mr. Ryan made a motion to approve the Board meeting minutes of August 10 and 24, 2016. Dr. Stegman seconded the motion and it was unanimously approved.

Dr. Stegman made a motion to pay the bills of September 28, 2016. 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 reiterated his assertion that the District should be involved in construction projects up front. Mr. Ryan and Chief Hendricks discussed a recent fire in Affton and limited access to the building.

Mr. Hilmer recognized Mr. Kramper, who asked if the Board had seen the traffic report that was generated to support the construction of the new apartments. The Board

had received the report late in the day prior to the meeting and had not had an opportunity to review it. Mr. Kramper said their concern was that the development was not compatible with the neighborhood as well as traffic considerations. The site is 19.4 acres, and the proposal is to build 232 apartments on 17.2 acres. The traffic report includes a study for the building of a pharmacy on the remaining two acres, although this is not part of the current proposal. The access to the pharmacy would be off Bauer Road. One access point for the apartments is from Tesson Ferry about 200 feet south from the intersection with Bauer, and there will be no traffic light. The traffic study assumes that fifty percent of the apartment dwellers would be leaving from that access point in the morning. The other fifty percent would be leaving via the access point on Bauer Road. He feels these assumptions have been made to make it look like traffic on Bauer Road will not be a problem. He suggested that an emergency during rush hour would involve trucks making a left turn to gain access to the apartments. The apartment unit will have closed gates. He feels that will be a problem for MFPD access. He also cited the close proximity of several other businesses. Mr. Hilmer asked if the developer had shown any intended improvements to Bauer Road. Mr. Kramper said the only improvement is one lane would be eastbound, which would provide two left turn lanes. Chief Hendricks shared documents downloaded from the Planning and Zoning Commissions' website. Chief Hendricks pointed out several apparent problems he and Fire Marshal Berkel identified. He said road widths are required to be 26 feet, and the roads as drawn are 24.2 feet. Also, any aerial apparatus is required to be within 30 feet of the front of any building. It appears the current plans do not meet that requirement. Since aerial apparatus will be required to respond, the dead ends would not meet the code, because

the aerial apparatus could not turn around. He also discussed potential problems with the length of the left hand turn lane and the time required for gate access.

Mr. Kramper said that all 16 subdivisions off of Bauer Road are involved in the effort to stop the apartment complex construction. They have collected over 2,000 signatures in opposition. They have attended six or seven meetings with the Planning Commission and County Council. Mr. Kramper believes they are obviously trying to have the project approved before the November election.

Mr. Hilmer recognized District resident Ernie Trakas, who thanked Chief Hendricks and Mehlville firefighters for their service. He urged the Board to assertively exercise its responsibility to protect the community with regard to the proposed project.

Mr. Ryan and Chief Hendricks showed photographs of a 3-story complex off of Reavis Barracks with ample access and egress on both sides of the buildings.

Chief Financial Officer Brian Bond presented drafts of the preliminary 2017 budget and the 2016 tax rate resolution. The Board of Equalization's 2016 assessed values reflect a \$24.4 million increase over 2015. In April 2016, the voters approved Proposition S, which abolished the Alarm levy and increased the General Revenue levy by the corresponding \$.05. For each of the General and Pension funds, the 2016 tax rate calculators were accessed through the State Auditor's website, and those calculators were utilized to determine the current year's tax rate ceiling, or the maximum allowable amount that may be levied. The 2016 aggregate amount is a blended rate of 71 cents. In looking at the maximum allowable amount that may be levied, the 2016 tax rates are projecting \$16.482 million available for fiscal year 2017. St. Louis County retains 1.5% as their fee for collection and processing, resulting in \$16.235 million available for

District use. The Revised Statutes of Missouri Chapter 67 require that the tax rates are calculated to produce substantially the same revenues as required in the annual budget. The 2017 preliminary budget includes the premise that there will be no voluntary reduction in the tax rates. Over \$1 million will be transferred from the General to the Capital fund to cover capital expenditures including \$250,000 for the pumper reserve, \$230,000 for an ambulance, \$100,000 for a long term aerial apparatus replacement, and \$100,000 for construction reserves for future engine house renovations. \$1,000,000 will be transferred from the General to the Pension fund to offset current year shortfalls in the Pension Fund as well as to increase reserves for future underfunded disability payments. Also included in the budget are step increases only for employees, an increase of \$800,000 in unscheduled overtime to reflect current unscheduled overtime utilization necessary to operate the sixth ambulance, estimated increases in health insurance premiums, and \$286,000 for debt service. The 2017 preliminary budget forecasts that the 2016 tax revenue will provide \$390,000 more than the 2016 budget. Due to the projected increases in tax revenue, interest revenue, ambulance collections, and permit fees, the 2017 preliminary budget forecasts a \$620,000 increase in total revenue over the 2016 budget. The 2017 preliminary budget forecasts a \$1.231 million increase on the expense side. This is primarily due to a change in budget presentation. In previous years, the impact of the payments for the discontinued defined benefit plan have been included in the fund balance at the end. Going forward, the payments will be included as part of the budget. Additional expense increases include \$68,000 in salaries, \$180,000 in estimated personnel benefits, and \$21,000 in capital expenditures. Overall, the 2017 preliminary budget forecasts \$2,000 excess of revenue over expenditures, of which \$1,000 will fund

future disability payment obligations, \$34,000 will fund future capital expenditures, and \$779,000 excess will be left in the General Fund. These results demonstrate the need to fix the tax rates at the tax rate ceiling for 2016 in the General Revenue and Pension funds.

Mr. Bond presented the draft 2016 Tax Rate Resolution, which fixes the 2016 tax rates at the tax rate ceiling for the General Revenue and Pension funds. Dr. Stegman made a motion to approve the 2016 Tax Rate Resolution. Mr. Ryan seconded the motion and it was unanimously approved.

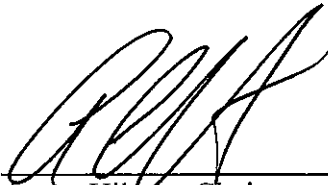
Mr. Hilmer then made a motion that a closed meeting be held for the purpose of discussing legal matters immediately following the adjournment of the regular meeting. Mr. Hilmer, as part of said motion, moved that said closed meeting not be open to members of the general public under the provisions of 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.

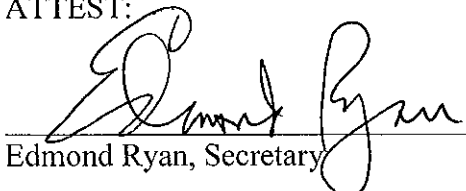
Director Stegman yea.

Director Ryan yea.


There being no further business, Mr. Hilmer adjourned the meeting at 5:44 p.m.

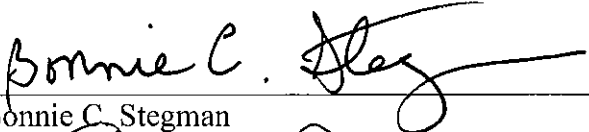
  
\_\_\_\_\_  
Aaron Hilmer, Chairman

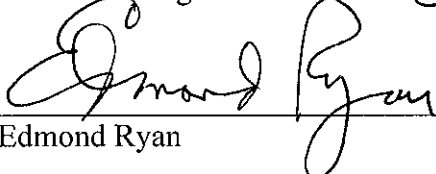
ATTEST:

  
\_\_\_\_\_  
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