



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**May 18, 2009**

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, May 18, 2009 at the Green Park City Hall, 11100 Mueller Road, Suite 3, Green Park, Missouri. The roll was called and the following officers were present:

	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Mayor: Tony Konopka	X		
Aldermen: Fred Baras	X		
Anthony Pousosa	X		
Tim Thuston	X		
Carol Hamilton	X		
Mark Hayden	X		
Jackie Wilson	X		

**Resolution #177: Accepting the St. Louis County Board of Election Commissioner's Certification of the official results of the April 7, 2009 Election.**

Mayor Konopka stated that the official election results were received from the St. Louis County Board of Election Commissioner's. The results were as follows:

<u>Mayor Green Park</u>		
Fred Hoehn	138 Votes	30.40%
Tony Konopka	314 Votes	69.16%
Invalid Write-In Votes	2 Votes	.44%
 <u>Aldersperson Green Park Ward 1</u>		
Anthony J. Pousosa	140 Votes	97.90%
Invalid Write-In Votes	3 Votes	2.10%
 <u>Aldersperson Green Park Ward 2</u>		
Tim Thuston	141 Votes	68.45%
James Jones, Jr.	65 Votes	31.55%
 <u>Aldersperson Green Park Ward 3</u>		
Mark C. Hayden	56 Votes	100.00%

**Alderman Hayden made a motion to read Resolution No. 177. Alderman Hamilton seconded the motion. Resolution No. 177 was read. Alderman Baras made a motion to approve Resolution No. 177. The motion was seconded by Alderman Pousosa. Upon a voice vote, it was announced that Resolution No. 177 passed.**

**REGULAR MEETING:**

**1. Reading and Approval of Meeting Minutes**

Mayor Konopka asked for motion to approve the Minutes of the Board of Aldermen Meeting of April 20, 2009. A motion was made by Alderman Wilson and seconded by Alderman Pousosa that the minutes be approved. Upon a voice vote being taken it was announced that the motion passed.

**2. Citizen Comments & Petitions**

Leo Uebel, resident of Green Park, asked the Board for a clarification of the process used in issuing occupancy permits and inspections and suggested that the City explain it better in the newsletter. He also inquired as to what street would be replaced this year.

**3. Reports of Officers & Committees:**

**3.1 Mayor & Board of Aldermen**

Mayor Konopka gave an update on the replacement street project and MSD's clean water requirements. He reported that Antigo is the next street to be replaced and will be going out for bid this week.

Mayor Konopka also reported that all residents were given new recycling containers. City Administrator, Zella Pope, worked with Bryan Barcom of American Eagle in getting American Eagle to agree to getting the containers, assembling the containers, delivering them to the residents, and picking up those containers that residents did not want. Recycling tonnage tripled the first week of use. A list of permitted recyclables can be found on City of Green Park website.

Mayor Konopka acknowledged Alderman Baras, Mark Payken (Payken Consulting), and Steve Gower for their work in inspecting the Green Park Commerce Center streets.

Alderman Pousosa reported that the next Neighborhood Watch Program meeting is Tuesday, May 19<sup>th</sup>, at 6:30 p.m. at the Carpenters' Training Center located at 8300 Valcour Road.

**3.2 City Attorney**

Nothing to report.

**3.3 City Engineer/Building Commissioner**

Nothing to report.

**3.4 City Administrator/City Clerk**

Nothing to report.

**3.5 Treasurer**

Report is in the Board of Aldermen Packet.

**4. Unfinished Business**

**4.1 Bill #622** an ordinance approving an amendment to the Final Subdivision Plat submitted on behalf of FJB, L.L.C. for the FJB Subdivision.

Alan Renner, Construction Manager for QuikTrip, presented the changes to the Final Subdivision Plat. The boundary line for Lot 1 (QuikTrip) and Lot 2 (Firestone) had to be adjusted. MSD requires that the shared detention facility has to be in common area. Lot size was adjusted by taking corner out of QuikTrip lot to accommodate parking for Firestone lot.

City Attorney, Paul Rost, explained Bill #622 and advised that it complies with City code.

QuikTrip must meet the following conditions:

1. As directed by City Hall, provide comments and/or conceptual approval from the Metropolitan St. Louis Sewer District and Fire District for the proposed revisions to this development.
2. Submit a revised Final Development Plan for review.
3. Provide escrow(s) for all public improvements as directed by City Hall for this development.
4. Provide a recorded Easement Vacations and/or Easement Dedications for this development.

**Alderman Wilson made a motion that Bill No. 622 be read for the first time. The motion was seconded by Alderman Hayden. Upon a vote being taken, it was announced that the motion passed. Bill No. 622 was read for the first time. Alderman Baras made a motion that Bill No. 622 be read for a second time. The motion was seconded by Alderman Hamilton. Upon a vote being taken, it was announced that the motion passed. Bill No. 622 was read for a second time. Alderman Pousosa made a motion that Bill No. 622 be enacted as an Ordinance. The motion was seconded by Alderman Hayden. Upon the roll being called the Board of Aldermen voted as follows.**

	<b>AYE</b>	<b>NAY</b>
<b>Alderman Baras</b>	<b>X</b>	
<b>Alderman Pousosa</b>	<b>X</b>	
<b>Alderman Thuston</b>	<b>X</b>	
<b>Alderman Hayden</b>	<b>X</b>	
<b>Alderman Wilson</b>	<b>X</b>	
<b>Alderman Hamilton</b>	<b>X</b>	

**It was announced that Bill No. 622 will become Ordinance No. 587.**

- 4.2 Bill #623 an ordinance approving an amended Final Development Plan submitted on behalf of Quik Trip Corporation for Lot 1 of the FJB Subdivision and directing that same be recorded with St. Louis County Recorder of Deeds.

City Attorney, Paul Rost, explained the bill and advised that comments from City Engineer have been incorporated into the bill.

Alan Renner of QuikTrip presented the changes to the Final Development Plan:

- Revision of lots / lot line dimensions
- Sidewalk along Lindbergh
- Grading improved
- Access drive to billboard will be asphalt
- Retention basins
- Storm sewers
- Sod infiltration basin and sand filters
- Adjusted landscaping along Lindbergh
- QuikTrip will be responsible for maintenance in agreement with Jim Stream

Alan Renner advised that MSD's clean water requirements resulted in an additional construction cost of \$35,000 for QT.

**Alderman Hayden made a motion that Bill No. 623 be read for the first time. The motion was seconded by Alderman Hamilton. Upon a vote being taken, it was announced that the motion passed. Bill No. 623 was read for the first time. Alderman Baras made a motion that Bill No. 623 be read for a second time. The motion was seconded by Alderman Wilson. Upon a vote being taken, it was announced that the motion passed. Bill No. 623 was read for a second time. Alderman Thuston made a motion that Bill No. 623 be enacted as an Ordinance.**

**The motion was seconded by Alderman Pousosa. Upon the roll being called the Board of Aldermen voted as follows.**

	<b>AYE</b>	<b>NAY</b>
<b>Alderman Pousosa</b>	<b>X</b>	
<b>Alderman Hayden</b>	<b>X</b>	
<b>Alderman Baras</b>	<b>X</b>	
<b>Alderman Hamilton</b>	<b>X</b>	
<b>Alderman Thuston</b>	<b>X</b>	
<b>Alderman Wilson</b>	<b>X</b>	

**It was announced that Bill No. 623 will become Ordinance No. 588**

- 4.3** Bill #624 an ordinance of the City of Green Park, Missouri, accepting the public improvements in the Green Park Commerce Center and authorizing final release of improvement guarantees.

City Attorney, Paul Rost, explained the bill and Mayor Konopka advised that the streets passed final inspection and Mark Payken oversaw the project.

**Alderman Hayden made a motion that Bill No. 624 be read for the first time. The motion was seconded by Alderman Hamilton. Upon a vote being taken, it was announced that the motion passed. Bill No. 624 was read for the first time. Alderman Wilson made a motion that Bill No. 624 be read for a second time. The motion was seconded by Alderman Thuston. Upon a vote being taken, it was announced that the motion passed. Bill No. 624 was read for a second time. Alderman Pousosa made a motion that Bill No. 624 be enacted as an Ordinance. The motion was seconded by Alderman Hayden. Upon the roll being called the Board of Aldermen voted as follows.**

	<b>AYE</b>	<b>NAY</b>
<b>Alderman Thuston</b>	<b>X</b>	
<b>Alderman Hamilton</b>	<b>X</b>	
<b>Alderman Wilson</b>	<b>X</b>	
<b>Alderman Baras</b>	<b>X</b>	
<b>Alderman Pousosa</b>	<b>X</b>	
<b>Alderman Hayden</b>	<b>X</b>	

**It was announced that Bill No. 624 will become Ordinance No. 589**

**5. New Business**

**5.1 Election of President of the Board of Aldermen.**

**Alderman Hayden made a motion to elect Alderman Baras as President of the Board of Aldermen. The motion was seconded by Alderman Wilson. Upon the roll being called the Board of Aldermen voted as follows:**

	<b>AYE</b>	<b>NAY</b>
<b>Alderman Hayden</b>	<b>X</b>	
<b>Alderman Baras</b>	<b>X</b>	
<b>Alderman Wilson</b>	<b>X</b>	
<b>Alderman Thuston</b>	<b>X</b>	
<b>Alderman Hamilton</b>	<b>X</b>	
<b>Alderman Pousosa</b>		<b>X</b>

**It was announced that Alderman Baras will be the President of the Board of Aldermen.**

**6. Citizens Comments & Petitions**

None.

**7. Audit of Bills & Claims**

Alderman Baras made a motion to approve payment of the bills. Alderman Pousosa seconded the motion. Upon a vote being taken it was announced that the motion passed.

**8. Miscellaneous**

Alderman Pousosa stated he would like the Board to consider Charter City status and also look at the issue of annexation. Mayor Konopka inquired what the benefits of Charter City status would be versus a Fourth Class City. He advised more research would have to be done. As far as annexation, cost benefit analysis and financial risk assessment would have to be done when considering any annexation. Paul Rost also advised there is a timeframe in which to do annexation and will check further.

Alderman Thuston inquired as to the progress on the Green Park Road Project and whether the City would meet the August deadline.

Minutes  
Board of Aldermen  
City of Green Park, Missouri  
May 18, 2009  
Page 7

**9. Adjournment**

Alderman Hamilton made a motion to adjourn the meeting. Alderman Pousosa seconded the motion. Upon voice vote it was unanimously approved and the meeting was adjourned at 7:50 p.m.

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Tony Konopka, Mayor

Attest:

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Administrator/City Clerk