

Minutes
Board of Aldermen
City of Green Park, Missouri
September 21, 2009
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Attest:

Administrator/City Clerk

Alderman Hayden made a motion to go into Closed Executive Session. The motion was seconded by Alderman Pousosa. Upon the roll being called the Board of Aldermen voted as follows:

	AYE	NAY
Alderman Hayden	X	
Alderman Baras	X	
Alderman Wilson	X	
Alderman Thuston	X	
Alderman Hamilton	X	
Alderman Pousosa	X	

The Board went into Closed Executive Session at 8:12 p.m.

The Board returned to Open Session at 9:01 p.m.

10. Adjournment

Alderman Pousosa made a motion to adjourn the meeting. Alderman Thuston seconded the motion. Upon the roll being called the Board of Aldermen voted as follows:

	AYE	NAY
Alderman Baras	X	
Alderman Hayden	X	
Alderman Hamilton	X	
Alderman Thuston	X	
Alderman Wilson	X	
Alderman Pousosa	X	

The motion was announced passed and the meeting adjourned at 9:01 p.m.

Tony Konopka, Mayor

Alderman Pousosa	X	
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It was announced that Bill No. 631 will become Ordinance No. 596.

5.2 Resolution No. 185 a resolution approving an appointment of a citizen member to the Board of Adjustment.

Mayor Konopka advised that John Hoernschemeyer's term on the Board of Adjustment has expired and is recommending another resident of Green Park whom is interested in serving on the Board. The Mayor described the proposed appointee's background and Board members questioned why the current citizen member whose term expired was not being reappointed.

After discussion, **Alderman Baras made a motion to approve Resolution No. 185. The motion was not seconded. There being no second, the motion was not discussed.**

6. Citizens Comments & Petitions

None

7. Audit of Bills & Claims

Alderman Hayden made a motion to approve payment of the bills as submitted. Alderman Wilson seconded the motion. Upon a voice vote being taken, it was announced that the motion passed.

8. Miscellaneous

Alderman Thuston stated that the Board needs to address the concerns raised by Mr. Povich and whether the Board could to take any steps to improve the situation. Because traffic appears to be more congested when the Highway Department employees end their work shift, City Hall would contact the Highway Department asking them to restrict the exit from their driveway to right turns only. The Board discussed that some of the problem would be eliminated when Phase 4 of the Yuma/Flori development is constructed, but perhaps, in the meantime, restricting traffic turns at certain times of the day may be a solution.

Mayor Konopka advised Green Park Road project will go out for bid this winter and Paul Rost stated all paperwork has been submitted to meet the deadline for federal funding.

9. Closed Executive Session – Pursuant to Sections 610.021(1), 610.021(2) and 610.021(3).

5.1 Bill No. 631 an ordinance of the City of Green Park, Missouri, approving the Limited Development Plan submitted on behalf of DFM Investment Company d/b/a St. Louis Honda and directing that same be recorded with the St. Louis County Recorder of Deeds.

Paul Rost stated that St. Louis Honda is expanding their operations from across the street and the lot will be used as automotive sales and lease, subject to the following conditions:

1. Additional landscaping be included along the Lindbergh frontage.
2. Per Section 405.350(G)(5) of the Municipal Code, all parking lot lighting be reduced at the property line to a maximum of five-tenths (0.5) foot-candles at the property line where shown to be excessive by the lighting plan by installing guards or reflectors.
3. Outdoor intercom system must have volume control to maintain noise level at or below City standards set forth in Section 405.330(C)(2) of the Municipal Code.
4. Pylon sign height to be no more than 22' above centerline of Lindbergh.
5. Size of proposed wall sign to be 5% of the wall area to which it is attached.
6. If an outdoor trash dumpster is needed, it must be identified on the plans and must be enclosed or screened to conform to Section 405.350(G)(11) of the Municipal Code.
7. No sales, leasing or service of motorsport or ATV equipment is permitted.

Alderman Baras made a motion that Bill No. 631 be read for the first time. The motion was seconded by Alderman Wilson. Upon a vote being taken it was announced that the motion passed. Bill No. 631 was read for the first time. Alderman Pousosa made a motion that Bill No. 631 be read for the second time. The motion was seconded by Alderman Thuston. Upon a vote being taken it was announced that the motion passed. Bill No. 631 was read for a second time. Alderman Hayden made a motion that Bill No. 631 be enacted as an Ordinance. The motion was seconded by Alderman Baras. Upon the roll being called the Board of Aldermen voted as follows:

	AYE	NAY
Alderman Hayden	X	
Alderman Baras	X	
Alderman Wilson	X	
Alderman Thuston	X	
Alderman Hamilton	X	

It was announced that Bill No. 629 will become Ordinance No. 594.

4.3 Bill No. 630 an ordinance approving an amended Final Development Plan submitted on behalf of Golden Corral Corporation for Phase 2 of the Red Lion Subdivision and directing that same be recorded with St. Louis County Recorder of Deeds.

Paul Rost stated that as discussed in the Public Hearing, this is a sign packet that has been added to the Final Development Plan which includes two (2) wall signs and one (1) pole sign.

Joe Phillips of Piros Signs advised that the marquis was removed from the pole sign to allow the reduction in height to 22 feet and also resulted in the reduction of total square feet. Although the sign is four colors, the fourth color is simply the aluminum trim in bronze to match the pole color. He repeated the other sign plan details as stated in the Public Hearing.

Alderman Hayden made a motion that Bill No. 630 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. 630 was read for the first time. Alderman Wilson made a motion that Bill No. 630 be read for the second time. The motion was seconded by Alderman Hamilton. Upon a vote being taken it was announced that the motion passed. Bill No. 630 was read for a second time. Alderman Hayden made a motion that Bill No. 630 be enacted as an Ordinance. The motion was seconded by Alderman Pousosa. Upon the roll being called the Board of Aldermen voted as follows:

	AYE	NAY
Alderman Hayden	X	
Alderman Baras	X	
Alderman Wilson	X	
Alderman Thuston	X	
Alderman Hamilton	X	
Alderman Pousosa	X	

It was announced that Bill No. 630 will become Ordinance No. 595.

5. New Business

Alderman Wilson made a motion to approve the Subdivision Indentures for QuikTrip. The motion was seconded by Alderman Thuston. Upon a voice vote the motion unanimously passed.

4.2 Bill No. 629 an ordinance approving an amendment to the Final Subdivision Plat for Plat 2 of the Red Lion Subdivision submitted on behalf of Lion's Choice Redevelopment Corporation.

Paul Rost advised that the Final Subdivision Plat had already been approved. This amendment to the Final Subdivision Plat reflects the following easements that have been recorded:

- a. Billboard Easement.
- b. AT&T Easement.
- c. Yuma Drive Easement.
- d. Yuma Drive Cross Access Easements.
- e. Lot Cross Access Easements.
- f. A retaining wall and maintenance easement (including script) has been added to the Plat.
- g. MSD easements and script have been added to the Plat.

Alderman Hayden made a motion that Bill No. 629 be read for the first time. The motion was seconded by Alderman Pousosa. Upon a vote being taken it was announced that the motion passed. Bill No. 629 was read for the first time. Alderman Baras made a motion that Bill No. 629 be read for the second time. The motion was seconded by Alderman Hamilton. Upon a vote being taken it was announced that the motion passed. Bill No. 629 was read for a second time. Alderman Pousosa made a motion that Bill No. 629 be enacted as an Ordinance. The motion was seconded by Alderman Wilson. Upon the roll being called the Board of Aldermen voted as follows:

	AYE	NAY
Alderman Hayden	X	
Alderman Baras	X	
Alderman Wilson	X	
Alderman Thuston	X	
Alderman Hamilton	X	
Alderman Pousosa	X	

3.2 City Attorney

Paul Rost reported the City has received a request from the Flori Drive Community Improvement District to have the Mayor make the appointment of Mr. Stephen Bahn to fill the seat vacated by Marvin Gibbs since Mr. Gibbs is legally a Florida resident. Mr. Bahn is a commercial real estate broker and was involved in the acquisition of property purchased by Red Beef Lion Corporation. Mayor Konopka added that Mr. Bahn is a property owner in Green Park, owning the lot next to Enterprise Leasing.

Alderman Baras made a motion to approve the Mayor's appointment of Stephen Bahn to fill the seat vacated by Marvin Gibbs on the Flori Drive CID board. The motion was seconded by Alderman Hamilton. Upon a voice vote the motion unanimously passed.

Paul Rost also reported there has been a change in the liquor law for 3.2% beer and will be reviewing and changing the City Code to remove any references to 3.2% beer.

Paul also advised there may be a change in City Code regarding subdivision indentures. Currently the Board of Aldermen has to make approvals in subdivision indentures.

3.3 City Engineer/Building Commissioner

Derrick Madej gave an update on the Antigo street replacement project and reported the project is 80% complete and is on schedule.

3.4 City Administrator/City Clerk

Nothing to report.

3.5 Treasurer

Nothing to report.

4. Unfinished Business

4.1 Approval of Subdivision Indentures for QuikTrip.

City Attorney Paul Rost advised that the Subdivision Indentures for QuikTrip are in substantial compliance with the subdivision regulation requirements and recommends approval.

Commission, changes have been made to the proposed lighting and a new photometric plan has been submitted. They have also included a trash enclosure at the south of the property and have included additional landscaping as requested by the Commission. Mr. Vonderheit also advised that the outdoor intercom system they are proposing does have a volume control. The proposed signs have also been revised to meet City code. The wall sign on the face of the building has been reduced in size to meet the 5% criteria and the pylon sign has been reduced to 22 feet in height. They are also proposing two (2) directional signs, 3 square feet each in size.

There were no comments from the public.

REGULAR MEETING:

1. Reading and Approval of Meeting Minutes

Mayor Konopka asked for a motion to approve the Minutes of the Board of Aldermen Meeting of August 17, 2009. A motion was made by Alderman Hayden and seconded by Alderman Pousosa that the minutes of August 17, 2009 be approved. Upon a voice vote being taken it was announced that the motion passed.

2. Citizen Comments & Petitions

Mike Povich, resident at 11112 Patsy Drive, addressed the Board regarding traffic conditions on Patsy Drive.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Konopka reported that the City purchased three (3) new tables for the meeting room to increase accommodations for the City's Senior Bingo due to its huge success. He recognized the City Administrator, Zella Pope, and Administrative Assistant, Diane DeLonjay, for their efforts in this event, and also thanked Mr. Marvin Gibbs for his generosity in providing lunch for the second time. He also stated that attendance at the second Senior Bingo was double from the previous event.

Mayor Konopka reported that the Ronnie Hills monument sign will soon be erected.

Mayor Konopka addressed the Board stating City Hall attempts to have Board packets completed a week in advance of the meeting and requested the Board to keep the same timeframe in mind when requesting information or requesting that items be added to the agenda.



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
September 21, 2009

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, September 21, 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		

PUBLIC HEARING:

1. Amended Final Development Plan submitted on behalf of Golden Corral at 6032 South Lindbergh Blvd. to include a sign plan.

Joe Phillips of Piros Signs presented the sign plan for Golden Corral. Golden Corral Corporation approved the recommended changes to the sign plan by the City's Planning & Zoning Commission. The sign plan proposed includes two (2) wall signs. The main wall sign will be installed on the side of the building facing Lindbergh. It will have both the "Golden Corral" lettering as well as the standard "Buffet & Grill" capsule. The total signage on this side will be at 6.1% of the wall area. The actual front of the building faces the parking lot area and is the main entry to Golden Corral. The sign proposed for this elevation will read "Golden Corral" and is approximately 3% of the wall area.

Mr. Phillips also advised that Golden Corral is proposing to install a main identification pylon sign on the South Lindbergh side of the property. Upon recommendations by the Planning & Zoning Commission, the marquis, or reader board, has been removed and the height of the pole sign has been lowered to 22 feet. The revised size is now 115 square feet.

There were no comments from the public.

2. Limited Development Plan for DFM Investment Company d/b/a St. Louis Honda at 6160 South Lindbergh Blvd. for sale of new and used vehicles, rental and leasing of vehicles, service and repairs and related services.

Mike Vonderheit, Senior Project Manager and Civil Engineer with Cole and Associates, addressed the Board stating that as a result of recommendations from the Planning & Zoning