



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
February 16, 2010

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Tuesday, February 16, 2010 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. Limited Development Plan submitted on behalf of Telegraph Road Family Practice located at 11110 Lindbergh Business Court for rezoning property from Planned Light Industrial (PLI) to Planned Office (PO).**

Dr. Dan Meshoto introduced himself to the Board and advised he is requesting rezoning of this location so he may move his general practice to this building. His practice includes pediatrics to geriatrics.

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 January 19, 2010. A motion was made by Alderman Baras and seconded by Alderman Pousosa that the minutes of January 19, 2010 be approved. Upon a voice vote being taken it was announced that the motion passed. Alderman Hayden abstained from voting since he was absent from the January 19, 2010 meeting.

- 2. Citizen Comments & Petitions**

None.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Konopka reported that the first Lindbergh-East Concord TDD meeting was held on February 16th to establish the Board of Directors. Three citizens from the City of Green Park, representing each Ward, were selected: Vickie Gamache, Bob Reinagel, and Dave Van de Riet.

Mayor Konopka also reported that at the last Senior Bingo residents approached him with the idea of the City having an annual picnic. The Mayor suggested that the residents form a committee with representatives from each Ward to plan the event. City Hall has reserved Clydesdale Park for Saturday, September 18, 2010. St. Louis County Parks will waive the \$160 fee. City Administrator, Zella Pope, advised that per the contract with St. Louis County there is a preferred list of vendors to choose from for food/service providers.

Alderman Baras reported he checked the crack and seal on Antigo. Some of the asphalt may have to be replaced and he will be checking on potholes throughout the city. Mayor Konopka advised that the City would have to take care of some of the more severe potholes now on a temporary basis.

3.2 City Attorney

Paul Rost advised the Board the Lindbergh-East Concord TDD met to establish the Slate of Directors as follows: Alan Renner (QT), Dave Van de Riet (City of Green Park), Vickie Gamache (City of Green Park), Bob Reinagel (City of Green Park), and John Bommarito (FJB,L.L.C.).

Alderman Baras made a motion to approve the Slate of Directors for the Lindbergh-East Concord TDD. The motion was seconded by Alderman Hayden. Upon a voice vote the motion unanimously passed.

3.3 City Engineer/Building Commissioner

Nothing to report.

3.4 City Administrator/City Clerk

Zella Pope reported that AmerenUE is starting utility pole replacements on Green Park Road and will start flagging locations on Wednesday, February 17th.

3.5 Treasurer

Nothing to report.

4. Unfinished Business

Nothing to report.

5. New Business

5.1 Bill No. 641 an ordinance of the City of Green Park, Missouri, approving the Limited Development Plan submitted on behalf of Telegraph Road Family Practice and directing that same be recorded with the St. Louis County Recorder of Deeds.

Paul Rost stated that the Limited Development Plan allows for the property to be rezoned from PLI to PO.

Alderman Hayden made a motion that Bill No. 641 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. 641 was read for the first time. Alderman Wilson made a motion that Bill No. 641 be read for the second time. The motion was seconded by Alderman Baras. Upon a vote being taken it was announced that the motion passed. Bill No. 641 was read for a second time. Alderman Pousosa made a motion that Bill No. 641 be enacted as an Ordinance. The motion was seconded by Alderman Thuston. 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. 641 will become Ordinance No. 606.

5.2 Bill No. 642 an ordinance of the City of Green Park, Missouri, approving the Boundary Adjustment Plat for adjusted lot 10 in the South Lindbergh Business Center and directing that same be recorded with the St. Louis County Recorder of Deeds.

Genetra Bowser, Ameren’s Senior Real Estate Analyst, presented the Boundary Adjustment Plat to the Board and discussion followed.

Alderman Hayden made a motion that Bill No. 642 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. 642 was read for the first time. Alderman Baras made a motion that Bill No. 642 be read for the second time. The motion was seconded by Alderman Wilson. Upon a vote being taken it was announced that the motion passed. Bill No. 642 was read for a second time. Alderman Hamilton made a motion that Bill No. 642 be enacted as an Ordinance. The motion was seconded by Alderman Hayden. 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. 642 will become Ordinance No. 607.

5.3 Resolution No. 188 authorizing the Mayor to execute an agreement with Przada Appraisal Services, LLC for appraisal services relating to the bridge replacement project on Green Park Road.

Paul Rost explained in order to acquire easements for permanent drainage and access to Gravois Creek, four or five pieces of property need to be appraised. Przada Appraisal Services LLC was the low bidder.

Alderman Hayden made a motion to approve Resolution No. 188. The motion was seconded by Alderman Pousosa. Upon a voice vote, it was announced that Resolution No. 188 passed unanimously.

5.4 Resolution No. 189 exercising the city's option to extend the residential solid waste collection services license agreement and authorizing the Mayor to execute an agreement with American Eagle Waste Ind., L.L.C.

Paul Rost explained the agreement would be for another three years.

Alderman Baras made a motion to approve Resolution No. 189. The motion was seconded by Alderman Wilson. Upon a voice vote, it was announced that Resolution No. 189 passed unanimously.

5.5 Limited Development Plan submitted on behalf of Suntrup Hyundai located at 5926 South Lindbergh for proposed one (1) story service station.

Clay Vance of Vance Engineering presented the preliminary development plan to the Board. He stated that Suntrup Hyundai does not currently have a service drive-up area. They are proposing a service drive-up along the south side of building to fit approximately four (4) cars. An issue, however, is that the building is not square with the property line so they need to encroach on the side yard setback. The City Code states the side yard setback needs to be a minimum of 10 feet. A corner of the new service station would be at 8.5 feet. Paul Rost advised the encroachment is on the side that butts up against the old Good Will store.

Derrick Madej stated the reason for going through the Limited Development Plan process was for the purpose of discussing the encroachment and also referenced his comments in his February 5, 2010 memo to Zella Pope. Paul Rost advised that a Public Hearing would be held next month and an ordinance would be prepared for that meeting.

Alderman Hamilton made a motion to approve the preliminary Limited Development Plan submitted on behalf of Suntrup Hyundai. The motion was seconded by Alderman Wilson. Upon a voice vote, it was announced the motion passed unanimously.

6. Citizens Comments & Petitions

None

7. Audit of Bills & Claims

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

8. Miscellaneous

Zella Pope reported that Golden Corral is expected to open some time in April.

9. Adjournment

Alderman Baras made a motion to adjourn the meeting. The motion was seconded by Alderman Thuston. The meeting adjourned at 7:45 p.m.

Tony Konopka, Mayor

Attest:

Administrator/City Clerk