



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**March 15, 2010**

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, March 15, 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. Final Development Plan submitted on behalf of Suntrup Hyundai located at 5926 South Lindbergh for proposed one (1) story service station.**

Mr. Clay Vance of Vance Engineering presented the plan to the Board. The service building will be on the south side of the main building and will be about 50' long x 55' wide and will accommodate four (4) cars. There will also be some façade changes to the main building.

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 February 16, 2010. A motion was made by Alderman Hayden and seconded by Alderman Pousosa that the minutes of February 16, 2010 be approved. Upon a voice vote being taken it was announced that the motion passed.

**2. Citizen Comments & Petitions**

None.

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

**3.1 Mayor & Board of Aldermen**

Mayor Konopka reported that AmerenUE has begun relocating utility poles along Green Park Road. He also reported that AES has performed asbestos testing in the three houses on Green Park Road purchased by the city and we are awaiting their report.

Mayor Konopka also reported there have been recent thefts of items and loose change from approximately 10-12 unlocked cars. Captain Dierkes informed everyone that two arrests have been made and most of the items stolen have been recovered. They do believe a third person is also involved and are still investigating. Captain Dierkes also introduced Lieutenant Chris Stocker who will be handling the municipal contracts.

Alderman Baras reported that he completed marking of potholes throughout the city.

Alderman Pousosa reported the next Neighborhood Watch meeting is on Tuesday, March 16<sup>th</sup>, at 6:30 p.m. at the Carpenters' Training Center located at 8300 Valcour Road. He also advised there will be a Trivia Night on March 26<sup>th</sup> at the Local 110 Labors Union Hall, 11000 Lin Valle, to benefit the family of Lieutenant Michael McFarland. Lt. McFarland lost his battle with Non-Hodgkin Lymphoma.

### **3.2 City Attorney**

Paul Rost had nothing to report.

### **3.3 City Engineer/Building Commissioner**

Derrick Madej recommended that the city reduce the retention amount owed to Marschuetz Construction on the 2009 street replacement project to \$10,000. This amount will be held until 100% vegetation is established.

**Alderman Hayden made a motion to approve the recommendation to reduce the retention amount owed to Marschuetz Construction to \$10,000. The motion was seconded by Alderman Pousosa. Upon a voice vote the motion unanimously passed.**

### **3.4 City Administrator/City Clerk**

Zella Pope stated that a copy of the March newsletter has been given to each Board member for their review. Any comments, suggestions or changes should be given to City Hall no later than Wednesday, March 17<sup>th</sup>. Zella also advised that the 2010 Street Replacement Project (Ambush and Arctic) is out for bid. Bid opening will be held April 2<sup>nd</sup> at 11 a.m.

### **3.5 Treasurer**

Treasurer report is in the board packet.

## **4. Unfinished Business**

### **4.1 Bill No. 643 an ordinance approving the Final Development Plan submitted on behalf of Suntrup Hyundai, and directing that same be recorded with St. Louis County Recorder of Deeds.**

City Attorney, Paul Rost, stated that approval of the Final Development Plan allows the encroachment of the proposed building addition into the required 10-foot side yard setback along the southeast property line.

City Engineer, Derrick Madej, added the following comments:

1. Provide comments and/or conceptual approval from the Metropolitan St. Louis Sewer District, the Fire District and affected utility companies for this project.
2. The architectural elevation plans indicate three proposed wall signs. Please be advised that the City of Green Park does not have enough information to review the proposed wall signs at this time. The wall signs will be reviewed during the wall signs permit application submittal. Please be advised that non conforming signs must obtain a variance from the City of Green Park Board of Adjustment.
3. The architectural elevation plans indicate existing building face modifications. The proposed building face modifications will be reviewed during the building permit application submittal.
4. The Amended Development Plan must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plans for this site.
5. A building permit(s) (building addition and building modifications) will be required from St. Louis County Department of Public Works via a Zoning Authorization from the City of Green Park.
6. A building permit(s) (retaining wall) will be required from St. Louis County Department of Public Works via a Zoning Authorization from the City of Green Park.
7. A sign permit(s) (wall signs) will be required from St. Louis County Department of Public Works via a Zoning Authorization from the City of Green Park.
8. A grading permit(s) may be required from the City of Green Park for the proposed grading on site and off site. Also, improvement plans/construction plans will be required for this project (for review).

**Alderman Thuston made a motion that Bill No. 643 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. 643 was read for the first time. Alderman Thuston made a motion that Bill No. 643 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. 643 was read for a second time. Alderman Hayden made a motion that Bill No. 643 be enacted as an Ordinance contingent on Derrick Madej's comments. 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 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>Absent</b>	
<b>Alderman Pousosa</b>	<b>X</b>	

**It was announced that Bill No. 643 will become Ordinance No. 608.**

**5. New Business**

**5.1 Resolution #190 a resolution approving an intergovernmental cooperation agreement with Lindbergh East Concord Transportation Development District for administration of the Transportation Development District; authorizing the Mayor to execute such an agreement; and further authority.**

City Attorney, Paul Rost, gave a summary of the resolution and advised how the city would act as the administrator of the TDD.

**Alderman Baras made a motion to approve Resolution No. 190. The motion was seconded by Alderman Pousosa. Upon a voice vote, it was announced that Resolution No. 190 passed.**

**5.2 Bill No. 644 an ordinance authorizing the Mayor to execute a contract with St. Louis County, Missouri for the mosquito control service.**

City Administrator, Zella Pope, explained how the mosquito control service works and the difference in hourly rates.

**Alderman Hayden made a motion that Bill No. 644 be read for the first time. The motion was seconded by Alderman Thuston. Upon a vote being taken it was announced that the motion passed. Bill No. 644 was read for the first time. Alderman Wilson made a motion that Bill No. 644 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. 644 was read for a second time. Alderman Pousosa made a motion that Bill No. 644 be enacted as an Ordinance. The motion was seconded by Alderman Baras. 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>Absent</b>	
<b>Alderman Pousosa</b>	<b>X</b>	

**It was announced that Bill No. 644 will become Ordinance No. 609.**

**6. Citizens Comments & Petitions**

None

**7. Audit of Bills & Claims**

City Administrator, Zella Pope, advised of a correction in the invoice amount from Cunningham, Vogel & Rost. The original amount was \$19,879.55. The corrected amount is \$19,934.37. The City Administrator also advised that \$12,218.40 of that amount will be reimbursed out of the fund established by QT for the TDD formation.

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

**8. Miscellaneous**

Alderman Thuston brought up the issue of dead animals on the streets and the procedure the City implements to notify Animal Care personnel. Some discussion followed.

**9. Adjournment**

**Alderman Wilson made a motion to adjourn the meeting. The motion was seconded by Alderman Thuston. The meeting adjourned at 7:33 p.m.**

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Tony Konopka, Mayor

Attest:

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Administrator/City Clerk