



**MINUTES**  
**BOARD OF ALDERMEN**  
**CITY OF GREEN PARK, MISSOURI**  
**April 19, 2010**

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, April 19, 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 St. Simon the Apostle Church located at 11011 Mueller Road for a proposed addition of a new garage and storage building.**

Mr. Robert Ruh, representing St. Simon's, stated the plans to remove the existing garage and replace with a larger garage and storage building. He also stated their intent to install a new concrete slab.

Rebecca Stransky, 10921 Schoenfeld Ct., asked that her and her husband be able to review the plans. After their review, they commented that they were satisfied with the proposed plans.

- 2. Amended Limited Development Plan submitted on behalf of Dalo Auto Glass Tinting & Accessories to allow use of space located at 9943 Lin Ferry.**

Mrs. Dawn Davison, Dalo Auto Glass Tinting and Accessories, discussed the proposed plan to use 9943 Lin Ferry for their auto glass tinting and accessories business. She proposed removing the three facades that were previously garage door entrances and reinstalling garage doors. She also stated plans to install a new canopy over the main entrance.

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 March 15, 2010. A motion was made by Alderman Pousosa and seconded by Alderman Hayden that the minutes of March 15, 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 asbestos removal in the three houses purchased by the city on Green Park Road was being done and City Administrator, Zella Pope, would address the issue in her report.

**3.2 City Attorney**

Paul Rost stated the need for a brief Closed Executive Session.

**3.3 City Engineer/Building Commissioner**

Derrick Madej had nothing to report.

**3.4 City Administrator/City Clerk**

Zella Pope reported that asbestos had been found in all three of the houses the City purchased. Asbestos was found in the siding at the 9707 Green Park residence. Asbestos was found in the flooring and ductwork at the 9915 Green Park residence. At the 9925 Green Park residence asbestos was found in the window caulking. Advanced Environmental Services (AES) will remove all the windows at that location and will board up the openings.

**3.5 Treasurer**

Treasurer report is in the board packet.

**4. Unfinished Business**

**4.1 Bid results of the 2010 Street Project.**

Mayor Konopka reported that the two low bidders on the 2010 Street Project were R. V. Wagner and Marschuetz Construction. The bids were very close, however, R. V. Wagner was slightly lower. City Engineer, Derrick Madej, stated he would recommend either contractor since both contractors did excellent work. Alderman Thuston stated his preference for Marschuetz. Discussion followed regarding gutter buddies that both contractors were holding in storage for the City.

Alderman Hayden made a motion to award the 2010 Street Replacement contract to R. V. Wagner. The motion was seconded by Alderman Hamilton. Upon the roll being called the Board of Aldermen voted as follows:

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

It was announced that R. V. Wagner would be the contractor for the 2010 Street Replacement.

**4.2 Resolution #191 a resolution authorizing the Mayor to execute a contract with R. V. Wagner for Street Replacement Project 2010: Ambush and Arctic Drives.**

Alderman Baras made a motion to approve Resolution #191. 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	Absent	
Alderman Thuston		X
Alderman Hamilton	X	
Alderman Pousosa	X	

It was announced that Resolution #191 passed.

## 5. New Business

### **5.1 Bill #645 an Ordinance of the City of Green Park, Missouri, approving the Limited Development Plan submitted on behalf of St. Simon the Apostle Church and directing that same be recorded with the St. Louis County Recorder of Deeds.**

Robert Ruh advised that the proposed new 8' wide asphalt drive leading to the storage area has been taken out of their proposal. Derrick Madej stated this change needs to be reflected on the plans.

Derrick also made the following comments:

- Amended Site Plans must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plans for this site.
- A building permit(s) (new garage/storage) will be required from St. Louis County Department of Public Works via a Zoning Authorization from the City of Green Park.
- A grading permit(s) may be required from the City of Green Park for the proposed grading on site.
- Improvement plans/construction plans will be required for this project (for review) prior to construction of improvements.

Alderman Hayden made a motion that Bill No. 645 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. 645 was read for the first time. Alderman Baras made a motion that Bill No. 645 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. 645 was read for a second time. Alderman Pousosa made a motion that Bill No. 645 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	Absent	
Alderman Thuston	X	

Alderman Hamilton	X	
Alderman Pousosa	X	

It was announced that Bill No. 645 will become Ordinance No. 610.

**5.2 Bill No. 646 an Ordinance of the City of Green Park, Missouri, approving the Amended Limited Development Plan submitted on behalf of Dalo Auto Glass Tinting and Accessories and Gapsch Brothers, Inc., and directing that same be recorded with St. Louis County Recorder of Deeds.**

Dawn Davison, Dalo Auto Glass Tinting and Accessories, gave an overview of the business. She stated that vehicles would be driven in by the owners; no transport trucks would be used at this site. They have two other locations: one in Ellisville, and one on Lemay Ferry in South County. She also discussed the type of products they sell and/or install such as window tinting, accessories, tire/wheel packages, dash kits, GPS integrated systems, etc. All work will be done inside the building with no outside storage of vehicles or inventory. They do not use impact guns, only torque wrenches. They do use an air compressor. However, this building already has a specially designed concrete block room where the air compressor would be used. Noise outside of the building should not be a problem. All work is done by appointment. There would not be more than six (6) cars inside the building at any one time. There are no plans to have any outside advertising or special events.

Alderman Hayden made a motion that Bill No. 646 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. 646 was read for the first time. Alderman Pousosa made a motion that Bill No. 646 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. 646 was read for a second time. Alderman Baras made a motion that Bill No. 646 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	Absent	
Alderman Thuston	X	
Alderman Hamilton	X	
Alderman Pousosa	X	

It was announced that Bill No. 646 will become Ordinance No. 611.

**6. Citizens Comments & Petitions**

Rebecca Stransky, 10921 Schoenfeld Ct., stated she recently had the sewer lateral repaired at her residence and just wanted to thank the Board for having this repair program in place for the residents of Green Park.

**7. Audit of Bills & Claims**

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

**8. Miscellaneous**

Alderman Baras and Derrick Madej discussed the asphalt repair and seed and straw that Marschuetz still needs to complete.

**9. Closed Executive Session – Legal actions, causes of action, litigation or privileged communication between the City’s representatives and its attorney (610.021(1); leasing, purchasing, or sale of real estate Section 610.021(2) RSMo.**

Alderman Pousosa made a motion to go into Closed Executive Session. 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	Absent	
Alderman Thuston	X	
Alderman Hamilton	X	
Alderman Pousosa	X	

The Board went into Closed Executive Session at 7:45 p.m.

Alderman Hamilton made a motion to go into open session. The motion was seconded by Alderman Pousosa. Upon a vote being taken the motion passed and the Board went into open session at 8:06 p.m.

**10. Adjournment**

Alderman Pousosa made a motion to adjourn the meeting. The motion was seconded by Alderman Thuston. The meeting adjourned at 8:07 p.m.

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Tony Konopka, Mayor

Attest:

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Administrator/City Clerk