



MINUTES
BOARD OF ALDERMEN
CITY OF GREEN PARK, MISSOURI
September 20, 2010

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, September 20, 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		
Joe Monteleone	X		
Jackie Wilson	X		

PUBLIC HEARING:

1. Proposed Text Amendments to the Zoning Code.

Mick Weber, MW Weber Architects, addressed the Board requesting a modification to the text (Section 405.420 – Zoning Changes and Amendments) for a proposed business location at 9719 Green Park Industrial Drive. The current building is an office warehouse subdivided with two other tenants. The space remaining is on the northwest corner of the building and is approximately 20,000 square feet. The proposed tenant would like to lease the space for a recreational training facility that would include batting cages, turf surfaced related sport training, basketball training, and weight training for associated sports.

The sports training facility will be by appointment only and could accommodate between 30 to 40 people at one time. The facility will operate 5:00 p.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 8:00 p.m. on weekends. Additional parking will be allocated to accommodate the patrons; however, it is anticipated that the bulk of patrons will be either dropped off by a parent or carpool.

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

Mayor Konopka asked for a motion to approve the Minutes of the Board of Aldermen Meeting of August 24, 2010. A motion was made by Alderman Wilson and seconded by Alderman Pousosa that the minutes of August 24, 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 thanked Joe Monteleone for stepping in and filling the remainder of Mark Hayden's term on the Board of Aldermen. Mayor Konopka also stated he is seeing a real problem with solicitors in the City and had approximately six calls from residents regarding a magazine solicitor scam.

Alderman Pousosa advised that the next Neighborhood Watch meeting is scheduled for Tuesday, September 21st at 6:30 p.m. at the Carpenters Training Center located at 8300 Valcour. He also discussed NEWS which is the new Neighborhood Emergency Warning System; and on Saturday, September 25th noon to 6 p.m., the Mehlville Fire District, MADD, and Dave Mungenast St. Louis Honda will sponsor a Safe Driver Education Program for teens age 14-16 at Salvation Army located at 824 Union Road.

3.2 City Attorney

Paul Rost reported the closing for the Alpha property needed for the Green Park Road Bridge Project took place on Friday, September 17th. The City has now acquired all of

the property needed for this project. It appears the Green Park Bridge Project could possibly be running simultaneously with the Green Park Road Project.

3.3 City Engineer/Building Commissioner

Derrick Madej gave an update on the 2010 Street Replacement Project. He advised there is still one slab of concrete to be poured at a handicapped resident's home. The contractor is still has to do clean-up work, crack and seal, and establish vegetation.

3.4 City Administrator/City Clerk

Zella Pope reported the City hosted the MoCCFOA – Eastern Division's monthly meeting on Thursday, September 16th at the new Golden Corral Restaurant. Zella thanked Alderman Baras for giving the welcoming speech to the attendants at the meeting. Zella stated she received many favorable comments regarding Golden Corral.

3.5 Treasurer

Treasurer report is in the board packet.

4. Unfinished Business

4.1 Bill No. 657 an ordinance repealing Chapter 620 of the Green Park Municipal Code and enacting a new Chapter 620 pertaining to solicitation.

Paul Rost explained the main purpose, after a work session held some months back, was to consider a process to allow solicitors in the City. Discussion followed regarding the permit process, license application, background checks, canvassers, etc. Mayor Konopka stated that residents may also post a "No Solicitors" sign which would apply to everyone. It was also suggested that "Solicitors Require Permit" signs be posted throughout the City.

Alderman Thuston made a motion that Bill No. 657 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. 657 was read for the first time. Alderman Wilson made a motion that Bill No. 657 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. 657 was read for a second time. Alderman Baras made a motion that Bill No. 657 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	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 657 will become Ordinance No. 622.

5. New Business

5.1 Bill No. 658 an ordinance approving a text amendment to the zoning code of the City of Green Park to add a new definition and planned use.

Representatives on behalf of the proposed text amendment to the zoning code addressed concerns regarding the proposed sports training center. The nine dock doors will be partitioned and/or blocked off. The use of the facility will be by appointment only. All activities will be scheduled in advance. The hours of operation will be from 5 p.m. to 10 p.m. on weekdays and 8 a.m. to 8 p.m. on weekends. The hours are not anticipated to create any hardship to the existing businesses due to the off peak hours. Additional parking will be added to accommodate the patrons. However, it is anticipated that the bulk of patrons will be either dropped off by a parent or carpool. The total number of occupancy at one time would be approximately 30 to 40 people. Three Alpha trustees have given their approval of the plan as well as the other tenants and property the owner.

Paul Rost advised that this ordinance only amends the text to the zoning code. The proposed sports training center would still need to apply for the building and occupancy permit and building permit for any interior changes.

Alderman Pousosa made a motion that Bill No. 658 be read for the first time. The motion was seconded by Alderman Monteleone. Upon a vote being taken it was announced that the motion passed. Bill No. 658 was read for the first time. Alderman Pousosa made a motion that Bill No. 658 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. 658 was read for a second time. Alderman Pousosa made a

motion that Bill No. 658 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	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 658 will become Ordinance No. 623.

5.2 Bill No. 659 an ordinance of the City of Green Park, Missouri, approving a Boundary Adjustment Plat.

Paul Rost stated the boundary adjustment plat includes the triangular piece of property the City purchased for the Green Park Road Bridge project.

Alderman Pousosa made a motion that Bill No. 659 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. 659 was read for the first time. Alderman Hamilton made a motion that Bill No. 659 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. 659 was read for a second time. Alderman Wilson made a motion that Bill No. 659 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	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 659 will become Ordinance No. 624.

5.3 Bill No. 660 an ordinance of the City of Green Park, Missouri, establishing the annual rate of tax levy of \$0.00 for the year 2010 on all real estate property within the City.

Paul Rost advised that the state requires the City to set the property tax rate for the year by October 1, 2010.

Alderman Wilson made a motion that Bill No. 660 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. 660 was read for the first time. Alderman Pousosa made a motion that Bill No. 660 be read for a second time. The motion was seconded by Alderman Baras. Upon a vote being taken it was announced that the motion passed. Bill No. 660 was read for a second time. Alderman Pousosa made a motion that Bill No. 660 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	ABSENT
Alderman Thuston	X		
Alderman Hamilton	X		
Alderman Wilson	X		
Alderman Baras	X		
Alderman Pousosa	X		
Alderman Monteleone	X		

It was announced that Bill No. 660 will become Ordinance No. 625.

5.4 Resolution #196 a resolution authorizing the Mayor to execute a contract for snow removal and right-of-way maintenance.

Alderman Baras stated his recommendation was between two contractors. They are J & J Lawn and Landscaping and McManus Construction. Mayor Konopka advised that J & J Lawn and Landscaping has been doing our grass cutting and tree trimming this year. Zella Pope stated they have done an excellent job and has had absolutely no problems with their work.

Alderman Thuston made a motion to award the contract for snow removal and right-of-way maintenance to J & J Lawn and Landscaping. The motion was seconded by

Alderman Hamilton. Upon a voice vote being taken, it was announced the motion passed.

Alderman Baras made a motion to approve Resolution No. 196. The motion was seconded by Alderman Pousosa. Upon a voice vote, it was announced that Resolution No. 196 passed.

5.5 Resolution #197 a resolution supporting Grant's Farm as a new unit of the National Park Service.

Mayor Konopka reported the City received a letter from the Missouri Municipal League requesting the City pass a resolution supporting Grant's Farm as a new unit of the National Park Service.

Alderman Pousosa made a motion to approve Resolution #197. The motion was seconded by Alderman Monteleone. Upon a voice vote being taken, it was announced that Resolution #197 passed.

6. Citizens Comments & Petitions

None.

7. Audit of Bills & Claims

Alderman Wilson 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 Thuston reported he attended a session at the Missouri Municipal League convention regarding a no smoking policy. Linda Goldstein, Mayor of Clayton, stated to the attendees that it was important for municipalities to show unity in passing a "no smoking" ordinance. After some discussion, it was decided to set up a work session after Alderman Thuston gathered more information from Green Park businesses regarding their smoking policy.

Mayor Konopka congratulated Alderman Pousosa on his appointment to the Legislative Affairs Committee of the St. Louis County Municipal League. Mayor Konopka also advised

that any time someone is representing the City of Green Park, City Hall should be made aware of it.

9. Adjournment

Alderman Hamilton made a motion to adjourn the meeting. The motion was seconded by Alderman Pousosa. The meeting adjourned at 8:12 p.m.

Tony Konopka, Mayor

Attest:

Administrator/City Clerk