



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

Mayor Konopka called the Meeting of the Board of Aldermen to order at 7:00 p.m. on Monday, December 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. Annual budget for calendar year ending December 31, 2011.

There were no citizen comments.

2. Site Development Plan submitted by Stephchris of MO LLC at 6070 South Lindbergh for a Dairy Queen restaurant.

Chad Stoltz represented Stephchris of MO LLC (DQ). Chad is a partner with Brian Brown in Dairy Queen ventures. The Dairy Queen restaurant proposed at 6070 South Lindbergh will be modeled after the Webster Groves location.

There were no citizen comments.

3. Site Development Plan submitted by Fifth Third Bank at 6080 South Lindbergh for a banking facility with drive through services.

Gerry Weber, architect representing Fifth Third Bank, discussed the proposed banking facility. The facility will be a 2800 square foot prototype building. There will be a lobby and the bank will provide all bank services including drive thru services.

There were no citizen comments.

REGULAR MEETING:

1. Reading and Approval of Meeting Minutes

Alderman Pousosa made a motion that the Minutes of the Board of Aldermen Meeting of November 15, 2010 be approved. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken it was announced that the motion passed.

Alderman Baras made a motion that the Minutes of the Board of Aldermen Meeting of December 1, 2010 Work Session be approved. The motion was seconded by Alderman Wilson. Upon a vote being taken it was announced that the motion passed. Alderman Thuston abstained from voting.

2. Citizen Comments & Petitions

There were no citizen comments.

3. Reports of Officers & Committees:

3.1 Mayor & Board of Aldermen

Mayor Konopka advised there was a pre-construction meeting on the Green Park Road Project with the Assistant Fire Chief, St. Louis County Police, MoDOT inspector, Weis Design and L. A. Krupp Construction. An area of concern is having access to Green Park Nursing at all times. The contractors and engineers are working on a solution. There will be a town hall meeting for businesses and residents at a later date to address any concerns or issues they might have during the construction process.

Mayor Konopka also thanked Officer Shawn McGuire and his wife for serving as judges on the Holiday Lighting Contest.

Alderman Pousosa discussed the Elected Officials Breakfast with Jim Simpson, Superintendent of Lindbergh Schools. Truman will be converted to a second middle school in February of 2011, and Concord will open as a new elementary school in August of 2011. Boundaries will be decided by February of 2011.

Mayor Konopka stated that Mayor Nolan of Sunset Hills contacted him regarding the Sunset Hills Recreational Center. Sunset Hills is inviting Green Park residents to participate in their recreational center at the same cost charged to Sunset Hills residents. Information will be published in a future Green Park newsletter.

3.2 City Attorney

Paul Rost had nothing to report at this time.

3.3 City Engineer/Building Commissioner

Derrick Madej had nothing to report at this time.

3.4 City Administrator/City Clerk

Zella Pope reported the Children's Holiday Party was very successful with a total of approximately 45 people in attendance. She expressed thanks for Vicki Gamache's assistance.

Zella also discussed changing the date of the January Board of Aldermen meeting because it falls on Martin Luther King holiday which is a holiday for City Hall. She advised the next monthly meeting will be held on Wednesday, January 19, 2011 instead of Monday, January 17th. [Note: Later in the meeting it was announced that the January regular meeting would be Monday, January 17th.]

3.5 Treasurer

Treasurer report is in the board packet.

4. Unfinished Business

There was no unfinished business to discuss.

5. New Business

5.1 Preliminary Subdivision Plat submitted by Red Lion Beef Corp. for 6070 South Lindbergh.

City Attorney, Paul Rost, advised that Lot 2A at 6070 South Lindbergh will be subdivided into Lot 2A-1 and Lot 2A-2 to hold two developments and was recommended for approval by the Planning and Zoning Commission. City Engineer, Derrick Madej, stated the proposed Subdivision Plat indicates the parcels fronting on Lindbergh Boulevard have a roadway frontage of less than 200 feet. Lot 2A-2 has frontage = 151.53 ft. and Lot 2A-1 has frontage = 189.80 ft. on Lindbergh Boulevard. Both developments have submitted a Statement of Need. Derrick also advised that the

Subdivision Plat must be recorded with St. Louis County Recorder of Deeds after the City of Green Park has approved the proposed plans for this development.

Alderman Wilson made a motion to approve the Preliminary Subdivision Plat submitted by Red Lion Beef Corp. for 6070 South Lindbergh. The motion was seconded by Alderman Hamilton. Upon a voice vote being taken, it was announced the motion passed.

5.2 Preliminary Site Development Plan submitted by Stephchris of MO LLC at 6070 South Lindbergh for a Dairy Queen restaurant.

Chad Stoltz, representing Dairy Queen, stated the proposed restaurant's hours of operation would be from 10 a.m. to 11 p.m. The restaurant would produce 62 new jobs: 25 full-time and 37 part-time. It is estimated to generate approximately \$100,000 in sales tax revenue. He also discussed their social responsibility and activity in the community. The Board discussed the City Engineer's comments and addressed those with the applicant's representatives.

Alderman Baras made a motion to approve the Preliminary Site Development Plan submitted by Stephchris of MO LLC at 6070 South Lindbergh for a Dairy Queen restaurant with the following conditions:

- Provide comments and/or conceptual approval from the Metropolitan St. Louis Sewer District.
- Provide a recorded Subdivision Plat for this development.
- The plans indicate shared parking, shared dumpster area and shared ingress/egress & cross access easement. Provide a copy of all recorded easements and agreements.
- The plans indicate offsite improvements (grading, parking lot, dumpster entrance on Yuma Dr. (private), dumpster area/facility, site entrance on Lindbergh Blvd., sanitary sewers, storm sewers & storm water quality basin). Provide a copy of all proposed easements & agreements (including maintenance agreements).
- Pole sign area approved at 81.75 sq. ft.
- Submit sign plan showing only those signs that will be used.
- Three (3) wall signs ("DQ", "Grill and Chill" and "Orange Julius") must not be more than 12% of wall space as indicated on the plan sheets A3.2 (showing sign types/dimensions as "B", "2" and "15" depicted on plan sheet A3.3).
- Reduce height of directional sign.
- Submit plan for smaller size menu board if available. Show location and dimensions of "preview board" on Development Plan if requested.

- Frontage reduction to 189.80 linear feet from 200 foot requirement of Section 405.160 and parking calculations are approved as requested.

The motion was seconded by Alderman Pousosa. Upon a voice vote being taken, it was announced that the motion passed.

5.3 Preliminary Site Development Plan submitted by Fifth Third Bank at 6080 South Lindbergh for a banking facility with drive through services.

Gerry Weber, architect for Fifth Third Bank, discussed job opportunities 6 to 8 positions and the bank's activity in the community. This development will cost from \$1.2 million to \$1.3 million. Signage was also discussed.

Alderman Hamilton made a motion to approve the Preliminary Site Development Plan submitted by Fifth Third Bank at 6080 South Lindbergh for a banking facility with drive through services with the conditions as set forth by the Planning and Zoning Commission:

- Provide comments and/or conceptual approval from Metropolitan Sewer District, Missouri Department of Transportation and the Fire District when available.
- Provide a copy of all recorded easements and agreements (including maintenance agreements for the shared parking, shared dumpster area and shared ingress/egress & cross access when available.
- Provide a maintenance agreement for the proposed shared storm water quality basin on site when available.
- Pole sign with four (4) colors is recommended to be approved as proposed.
- Dimensions of wall sign shall be reduced and brought to City Code (not to exceed 31.2 square feet) and indicated on wall sign detail.
- Revise trash enclosure detail for proposed offsite shared trash enclosure to indicate masonry walls as recommended and show detail on plan¹.
- Trash enclosure is allowed to encroach into setbacks.
- Add note on the plans as follows: "Existing utilities that are running through the site shall be relocated as necessary or additional easements will be provided."
- Indicate a swale on top of the proposed retaining wall on the Site Development Plan.
- The proposed landscaping plan is recommended for approval.
- Frontage reduction to 151.53 feet from 200 foot requirement of Section 405.160 recommended to be approved as requested.

¹ This enclosure is on the DQ site and so this note was also directed to DQ who was still in attendance and agreed.

- Provide a statement of need indicating required lighting for ATM safety which allows footcandles to exceed 0.5 at the property line with DQ as shown on the photometric plan.

The motion was seconded by Alderman Wilson. Upon a voice vote being taken, it was announced the motion passed.

5.4 Discussion of R. V. Wagner invoice.

Derrick Madej, City Engineer, stated that R. V. Wagner has requested final payment for the 2010 Street Replacement Project even though 100% vegetation has not been established. The City is currently holding back \$29,938 (10% of project cost). R. V. Wagner is requesting the City to hold back \$2,000 until 100% vegetation is established. Derrick suggested that \$3,000 to \$5,000 be held back.

Alderman Wilson made a motion to hold back \$4,000 from R. V. Wagner until 100% vegetation is established. Alderman Hamilton seconded the motion. Upon a voice vote being taken, it was announced the motion passed.

5.5 Bill #668 an ordinance selecting a contractor and authorizing the Mayor to execute an agreement with Concrete Strategies LLC for the Green Park Road Bridge Project.

Mayor Konopka advised that the City is required to use the lowest bidder since the City is receiving federal grant money for the project. Concrete Strategies LLC was the lowest bidder. Randy Griffon, from Weis Design Group, stated he has met the project manager from Concrete Strategies, Dave Murray, and has also checked their references with MoDOT and the City of St. Louis. Weis feels very comfortable with Concrete Strategies performing the work.

Alderman Pousosa made a motion that Bill No. 668 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. 668 was read for the first time. Alderman Wilson made a motion that Bill No. 668 be read for a second time. The motion was seconded by Alderman Pousosa. Upon a vote being taken it was announced that the motion passed. Bill No. 668 was read for a second time. Alderman Baras made a motion that Bill No. 668 be enacted as an ordinance. The motion was seconded by Alderman Monteleone. 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. 668 will become Ordinance No. 633.

Closed Session: Pursuant to Section 610.021(3) RSMo.; hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

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

The Board went into Closed Executive Session at 8:20 p.m.

Alderman Baras made a motion to close Executive Session and return to Open Session. The motion was seconded by Alderman Monteleone. Upon a roll vote being taken, the vote was as follows:

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

5.6 Resolution #200 adopting an annual budget for the City of Green Park, Missouri for the calendar year ending December 31, 2011.

Alderman Monteleone made a motion to approve Resolution No. 200. The motion was seconded by Alderman Hamilton. Upon a voice vote, it was announced that Resolution No. 200 passed.

6. Citizens Comments & Petitions

There were no citizen comments.

7. Audit of Bills & Claims

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

8. Miscellaneous

Alderman Thuston requested the Board to revisit the date for the January Board of Aldermen Meeting. After discussion and review of the aldermen's availability, it was decided to hold the next monthly meeting on Monday, January 17th, as originally scheduled.

9. Adjournment

Alderman Baras made a motion to adjourn the meeting. The motion was seconded by Alderman Hamilton. The meeting adjourned at 8:38 p.m.

Tony Konopka, Mayor

Attest:

City Administrator/City Clerk