



# CITY OF ST. PETERS BOARD OF ALDERMEN

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TENTATIVE AGENDA FOR REGULAR MEETING  
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DRIVE, ST. PETERS, MO 63376

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April 28, 2016 - 7:00 P.M.

- A. Call to Order, Mayor Len Pagano
- B. Roll Call
- C. Opening Ceremonies
  - 1. Invocation
  - 2. Pledge of Allegiance
  - 3. General Municipal Election April 5, 2016
    - a. [Acknowledgement of Certified Election Results Held April 5, 2016](#)
  - 4. Oath of Office and Seating of Elected Officials by: P. Smith, City Clerk
  - 5. Proclamation: "National Small Business Week", May 1-7, 2016
  - 6. Proclamation: "Local Government Week", May 1-7, 2016
- D. Approval of Minutes: The [Board of Aldermen Work Session meeting of April 14, 2016](#); and the [Regular Board of Aldermen meeting of April 14, 2016](#).
- E. Reports of Officers, Boards and Commissions
  - 1. Mayoral Report of Appointments to Boards and Commissions
    - a. [Re-Appointments to the Personnel Review Board](#)
  - 2. City Administrator's Report:
  - 3. Report of Director, Planning, Community and Economic Development:
    - a. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code - Powers
  - 4. St. Peters Business Spotlight: None
- F. Open Forum
  - 1. Citizens Petitions and Comments

2. Communications from the Elected Officials
  3. Announcements
- G. Public Hearings: None
- H. Unfinished (Old) Business Items: None
- I. New Business Items:
1. Selection of Aldermanic Representatives to Boards and Commissions and Board President
  2. [Bill No. 16-49: Bill](#) calling a Bond Election in the City of St. Peters, Missouri, and authorizing certain actions in connection therewith; amending Resolution No. 1523; and authorizing certain other actions in connection therewith
  3. [Bill No. 16-50: Bill](#) amending or repealing certain sections and enacting new sections of the Municipal Code of the City of St. Peters, Title IV: Land Use dealing with the establishment of Zoning and Regulating Land Use in the City limits of the City of St. Peters, Missouri and providing for the establishment of regulations for land subdivision in the limits of the City of St. Peters, Missouri
  4. [Bill No. 16-51: Bill](#) accepting for Maintenance the Dedication of Certain Sanitary Sewer Lines in and connected with Jungermann Subdivision Plat 12 and Jungermann Subdivision Road Dedication and Easement Plat
  5. [Bill No. 16-52: Bill](#) authorizing the City Administrator of the City of St. Peters, Missouri to enter into a contract with L Keeley Construction for the 2016 Sidewalk Replacement and Infill Program
  6. [Bill No. 16-53: Bill](#) of the City of St. Peters, Missouri, authorizing and directing the Department of Revenue to continue application and collection of the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer
  7. [Resolution](#) concerning Voluntary Annexation – Kristin Hamilton, 60 Circle Way
  8. [Resolution](#) of the Board of Aldermen of the City of St. Peters Declaring the City as a Hybrid Entity; Designating the City's Health Care Components; Designating a HIPAA Privacy and Security Officer(s); Directing and Authorizing Certain Officials and Employees to carry out this Resolution; and providing an effective date
- J. Executive Session re: Litigation, Real Estate and Personnel, pursuant to Section 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)
- K. Adjournment

AGENDA Posted at City Hall: April 25, 2016 at 9:00 a.m.  
By: P. Smith, City Clerk

Next Regular Board of Aldermen Meeting: May 12, 2016

Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 ST. CHARLES COUNTY, MISSOURI  
 TUESDAY, APRIL 5, 2016  
 Results  
 OFFICIAL

Date: 4/5/2016  
 Time: 9:37:20 PM

ST. PETERS MAYOR

	Reg. Voters	Total Votes	LEONARD B. (LEN) PAGANO		RON HICKS		WRITE IN	Over votes	Under votes	
Jursidiction Wide										
1 KAMPVILLE	-	-	-	-	-	-	-	-	-	-
4 ORCHARD FARM	-	-	-	-	-	-	-	-	-	-
5 RIVERS	-	-	-	-	-	-	-	-	-	-
14 LINCOLN	-	-	-	-	-	-	-	-	-	-
15 WASHINGTON	-	-	-	-	-	-	-	-	-	-
16 MONTCLAIR	-	-	-	-	-	-	-	-	-	-
21 TRUMAN	-	-	-	-	-	-	-	-	-	-
22 CHESHIRE	-	-	-	-	-	-	-	-	-	-
24 WILSHIRE	-	-	-	-	-	-	-	-	-	-
25 SHIREWOOD	-	-	-	-	-	-	-	-	-	-
28 TREETOP	-	-	-	-	-	-	-	-	-	-
31 SIBLEY	-	-	-	-	-	-	-	-	-	-
33 CANARY	-	-	-	-	-	-	-	-	-	-
34 McNAIR	-	-	-	-	-	-	-	-	-	-
36 SUN LAKE	-	-	-	-	-	-	-	-	-	-
41 GOVERNMENT	-	-	-	-	-	-	-	-	-	-
43 MARINA	-	-	-	-	-	-	-	-	-	-
45 MAMELLE	-	-	-	-	-	-	-	-	-	-
47 COVILLI	-	-	-	-	-	-	-	-	-	-
51 ST. CLETUS	-	-	-	-	-	-	-	-	-	-
54 COVERDELL	-	-	-	-	-	-	-	-	-	-
56 EDGEWOOD	-	-	-	-	-	-	-	-	-	-
57 HANOVER	-	-	-	-	-	-	-	-	-	-
62 ADAMS	-	-	-	-	-	-	-	-	-	-
63 ST. ANDREWS	610	110	66	60.00%	43	39.09%	1	0.91%	0	1
71 FAIRWAYS	-	-	-	-	-	-	-	-	-	-
80 HERITAGE	-	-	-	-	-	-	-	-	-	-
83 WOODCLIFF	-	-	-	-	-	-	-	-	-	-
84 HARVESTER	449	71	41	57.75%	30	42.25%	0	-	0	2
85 SYCAMORE	30	8	4	50.00%	4	50.00%	0	-	0	1
86 ARLINGTON	769	124	76	61.29%	48	38.71%	0	-	0	3
87 RIVER BEND	-	-	-	-	-	-	-	-	-	-
91 KATY TRAIL	646	109	62	56.88%	46	42.20%	1	0.92%	0	4
100 McCLAY	2685	402	207	51.49%	193	48.01%	2	0.50%	0	9
101 GRAYBRIDGE	921	199	123	61.81%	76	38.19%	0	-	0	1
102 TANGLEWOOD	2230	495	310	62.63%	185	37.37%	0	-	0	5
103 CAVE SPRINGS	1051	253	159	62.85%	94	37.15%	0	-	0	2
104 HI POINT	1373	348	224	64.37%	124	35.63%	0	-	0	5
106 SPENCER	1831	427	272	63.70%	154	36.07%	1	0.23%	0	8
107 OAK CREEK	2574	712	415	58.29%	295	41.43%	2	0.28%	0	23
111 WOODSTREAM	111	23	18	78.26%	5	21.74%	0	-	0	1



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	Reg. Voters	Total Votes	LEONARD B. (LEN) PAGANO		RON HICKS		WRITE IN	Over votes	Under votes	
185 JOSEPHVILLE	-	-	-	-	-	-	-	-	-	-
186 TWIN OAKS	-	-	-	-	-	-	-	-	-	-
187 FAIRVIEW	-	-	-	-	-	-	-	-	-	-
189 PIONEER	-	-	-	-	-	-	-	-	-	-
190 PEINE	-	-	-	-	-	-	-	-	-	-
193 DELMAR	-	-	-	-	-	-	-	-	-	-
194 AMBER MEADOWS	-	-	-	-	-	-	-	-	-	-
196 PHOENIX	-	-	-	-	-	-	-	-	-	-
197 FEISE	-	-	-	-	-	-	-	-	-	-
198 CEDAR	-	-	-	-	-	-	-	-	-	-
199 REGATTA BAY	-	-	-	-	-	-	-	-	-	-
200 NORMANDY	-	-	-	-	-	-	-	-	-	-
202 RIDGEPOINT	-	-	-	-	-	-	-	-	-	-
203 FIELDCREST	-	-	-	-	-	-	-	-	-	-
205 BAYFIELD	-	-	-	-	-	-	-	-	-	-
206 MONTICELLO	-	-	-	-	-	-	-	-	-	-
207 CARRIAGE HILLS	-	-	-	-	-	-	-	-	-	-
208 TWIN CHIMNEYS	-	-	-	-	-	-	-	-	-	-
210 FREYMUTH	-	-	-	-	-	-	-	-	-	-
211 SUMMERSET	-	-	-	-	-	-	-	-	-	-
212 CANVAS COVE	-	-	-	-	-	-	-	-	-	-
213 BRYAN	-	-	-	-	-	-	-	-	-	-
214 HAWK RIDGE	-	-	-	-	-	-	-	-	-	-
215 COACHMAN	-	-	-	-	-	-	-	-	-	-
217 KEYSTONE	-	-	-	-	-	-	-	-	-	-
218 DUVALL	-	-	-	-	-	-	-	-	-	-
219 WESTFIELD	-	-	-	-	-	-	-	-	-	-
220 PITMAN	-	-	-	-	-	-	-	-	-	-
221 WELDON SPRINGS	-	-	-	-	-	-	-	-	-	-
222 NEW MELLE	-	-	-	-	-	-	-	-	-	-
225 AUGUSTA	-	-	-	-	-	-	-	-	-	-
226 HOPEWELL	-	-	-	-	-	-	-	-	-	-
227 WHITMOOR	1307	193	104	53.89%	89	46.11%	0	-	0	4
228 SHOSHONE	131	19	16	84.21%	3	15.79%	0	-	0	0
229 CALLAWAY	-	-	-	-	-	-	-	-	-	-
230 CLAYBROOK	-	-	-	-	-	-	-	-	-	-
231 WOLFRUM	-	-	-	-	-	-	-	-	-	-
234 WINDCASTLE	-	-	-	-	-	-	-	-	-	-
ABSENTEE	0	350	212	60.57%	138	39.43%	0	-	2	16
<b>Total</b>	<b>37577</b>	<b>8240</b>	<b>4787</b>	<b>58.09%</b>	<b>3442</b>	<b>41.77%</b>	<b>11</b>	<b>0.13%</b>	<b>2</b>	<b>237</b>





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ST. PETERS WARD 1 ALDERMAN

ST. PETERS WARD 2 ALDERMAN

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	Reg. Voters	Total Votes	JOHN "ROCKY" REITMEYER	WRITE IN	Over votes	Under votes	Reg. Voters	Total Votes	JERRY BRENT HOLLINGSWO	WRITE IN	Over votes	Under votes				
185 JOSEPHVILLE	-	-	-	-	-	-	-	-	-	-	-	-				
186 TWIN OAKS	-	-	-	-	-	-	-	-	-	-	-	-				
187 FAIRVIEW	-	-	-	-	-	-	-	-	-	-	-	-				
189 PIONEER	-	-	-	-	-	-	-	-	-	-	-	-				
190 PEINE	-	-	-	-	-	-	-	-	-	-	-	-				
193 DELMAR	-	-	-	-	-	-	-	-	-	-	-	-				
194 AMBER MEADOWS	-	-	-	-	-	-	-	-	-	-	-	-				
196 PHOENIX	-	-	-	-	-	-	-	-	-	-	-	-				
197 FEISE	-	-	-	-	-	-	-	-	-	-	-	-				
198 CEDAR	-	-	-	-	-	-	-	-	-	-	-	-				
199 REGATTA BAY	-	-	-	-	-	-	-	-	-	-	-	-				
200 NORMANDY	-	-	-	-	-	-	-	-	-	-	-	-				
202 RIDGEPOINT	-	-	-	-	-	-	-	-	-	-	-	-				
203 FIELDCREST	-	-	-	-	-	-	-	-	-	-	-	-				
205 BAYFIELD	-	-	-	-	-	-	-	-	-	-	-	-				
206 MONTICELLO	-	-	-	-	-	-	-	-	-	-	-	-				
207 CARRIAGE HILLS	-	-	-	-	-	-	-	-	-	-	-	-				
208 TWIN CHIMNEYS	-	-	-	-	-	-	-	-	-	-	-	-				
210 FREYMUTH	-	-	-	-	-	-	-	-	-	-	-	-				
211 SUMMERSET	-	-	-	-	-	-	-	-	-	-	-	-				
212 CANVAS COVE	-	-	-	-	-	-	-	-	-	-	-	-				
213 BRYAN	-	-	-	-	-	-	-	-	-	-	-	-				
214 HAWK RIDGE	-	-	-	-	-	-	-	-	-	-	-	-				
215 COACHMAN	-	-	-	-	-	-	-	-	-	-	-	-				
217 KEYSTONE	-	-	-	-	-	-	-	-	-	-	-	-				
218 DUVALL	-	-	-	-	-	-	-	-	-	-	-	-				
219 WESTFIELD	-	-	-	-	-	-	-	-	-	-	-	-				
220 PITMAN	-	-	-	-	-	-	-	-	-	-	-	-				
221 WELDON SPRINGS	-	-	-	-	-	-	-	-	-	-	-	-				
222 NEW MELLE	-	-	-	-	-	-	-	-	-	-	-	-				
225 AUGUSTA	-	-	-	-	-	-	-	-	-	-	-	-				
226 HOPEWELL	-	-	-	-	-	-	-	-	-	-	-	-				
227 WHITMOOR	-	-	-	-	-	-	-	-	-	-	-	-				
228 SHOSHONE	-	-	-	-	-	-	-	-	-	-	-	-				
229 CALLAWAY	-	-	-	-	-	-	-	-	-	-	-	-				
230 CLAYBROOK	-	-	-	-	-	-	-	-	-	-	-	-				
231 WOLFRUM	-	-	-	-	-	-	-	-	-	-	-	-				
234 WINDCASTLE	-	-	-	-	-	-	-	-	-	-	-	-				
ABSENTEE	0	76	73	96.05%	3	3.95%	2	22	0	72	67	93.06%	5	6.94%	0	20
Total	8858	1754	1702	97.04%	52	2.96%	2	417	10589	1796	1752	97.55%	44	2.45%	0	583

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	Reg. Voters	Total Votes	MICHAEL A. SHEA	WRITE IN	Over votes	Under votes	Reg. Voters	Total Votes	PATRICK A. BARCLAY	WRITE IN	Over votes	Under votes			
Jursidiction Wide	-	-	-	-	-	-	-	-	-	-	-	-			
1 KAMPVILLE	-	-	-	-	-	-	-	-	-	-	-	-			
4 ORCHARD FARM	-	-	-	-	-	-	-	-	-	-	-	-			
5 RIVERS	-	-	-	-	-	-	-	-	-	-	-	-			
14 LINCOLN	-	-	-	-	-	-	-	-	-	-	-	-			
15 WASHINGTON	-	-	-	-	-	-	-	-	-	-	-	-			
16 MONTCLAIR	-	-	-	-	-	-	-	-	-	-	-	-			
21 TRUMAN	-	-	-	-	-	-	-	-	-	-	-	-			
22 CHESHIRE	-	-	-	-	-	-	-	-	-	-	-	-			
24 WILSHIRE	-	-	-	-	-	-	-	-	-	-	-	-			
25 SHIREWOOD	-	-	-	-	-	-	-	-	-	-	-	-			
28 TREETOP	-	-	-	-	-	-	-	-	-	-	-	-			
31 SIBLEY	-	-	-	-	-	-	-	-	-	-	-	-			
33 CANARY	-	-	-	-	-	-	-	-	-	-	-	-			
34 McNAIR	-	-	-	-	-	-	-	-	-	-	-	-			
36 SUN LAKE	-	-	-	-	-	-	-	-	-	-	-	-			
41 GOVERNMENT	-	-	-	-	-	-	-	-	-	-	-	-			
43 MARINA	-	-	-	-	-	-	-	-	-	-	-	-			
45 MAMELLE	-	-	-	-	-	-	-	-	-	-	-	-			
47 COVILLI	-	-	-	-	-	-	-	-	-	-	-	-			
51 ST. CLETUS	-	-	-	-	-	-	-	-	-	-	-	-			
54 COVERDELL	-	-	-	-	-	-	-	-	-	-	-	-			
56 EDGEWOOD	-	-	-	-	-	-	-	-	-	-	-	-			
57 HANOVER	-	-	-	-	-	-	-	-	-	-	-	-			
62 ADAMS	-	-	-	-	-	0	18	-	-	-	-	-			
63 ST. ANDREWS	610	93	93	100.00%	0	-	-	-	-	-	-	-			
71 FAIRWAYS	-	-	-	-	-	-	-	-	-	-	-	-			
80 HERITAGE	-	-	-	-	-	-	-	-	-	-	-	-			
83 WOODCLIFF	-	-	-	-	-	-	449	53	50	94.34%	3	5.66%	0	20	
84 HARVESTER	-	-	-	-	-	-	30	6	6	100.00%	0	-	0	3	
85 SYCAMORE	-	-	-	-	-	-	769	86	84	97.67%	2	2.33%	0	41	
86 ARLINGTON	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
87 RIVER BEND	-	-	-	-	-	-	646	83	79	95.18%	4	4.82%	0	30	
91 KATY TRAIL	-	-	-	-	-	-	2685	338	329	97.34%	9	2.66%	0	73	
100 McCLAY	-	-	-	-	-	-	921	149	149	100.00%	0	-	0	51	
101 GRAYBRIDGE	-	-	-	-	-	-	837	154	149	96.75%	5	3.25%	0	34	
102 TANGLEWOOD	1393	222	218	98.20%	4	1.80%	0	90	-	-	-	-	-	-	
1051	1051	201	195	97.01%	6	2.99%	1	53	-	-	-	-	-	-	
103 CAVE SPRINGS	1373	256	251	98.05%	5	1.95%	0	97	-	-	-	-	-	-	
104 HI POINT	1831	334	326	97.60%	8	2.40%	0	101	-	-	-	-	-	-	
106 SPENCER	1175	242	237	97.93%	5	2.07%	0	98	-	-	-	-	-	-	
107 OAK CREEK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
111 WOODSTREAM	-	-	-	-	-	-	-	-	111	19	100.00%	0	-	0	5



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185 JOSEPHVILLE	.	.	.	.	.	.	.	.	.	.	.	.	.			
186 TWIN OAKS	.	.	.	.	.	.	.	.	.	.	.	.	.			
187 FAIRVIEW	.	.	.	.	.	.	.	.	.	.	.	.	.			
189 PIONEER	.	.	.	.	.	.	.	.	.	.	.	.	.			
190 PEINE	.	.	.	.	.	.	.	.	.	.	.	.	.			
193 DELMAR	.	.	.	.	.	.	.	.	.	.	.	.	.			
194 AMBER MEADOWS	.	.	.	.	.	.	.	.	.	.	.	.	.			
196 PHOENIX	.	.	.	.	.	.	.	.	.	.	.	.	.			
197 FEISE	.	.	.	.	.	.	.	.	.	.	.	.	.			
198 CEDAR	.	.	.	.	.	.	.	.	.	.	.	.	.			
199 REGATTA BAY	.	.	.	.	.	.	.	.	.	.	.	.	.			
200 NORMANDY	.	.	.	.	.	.	.	.	.	.	.	.	.			
202 RIDGEPOINT	.	.	.	.	.	.	.	.	.	.	.	.	.			
203 FIELDCREST	.	.	.	.	.	.	.	.	.	.	.	.	.			
205 BAYFIELD	.	.	.	.	.	.	.	.	.	.	.	.	.			
206 MONTICELLO	.	.	.	.	.	.	.	.	.	.	.	.	.			
207 CARRIAGE HILLS	.	.	.	.	.	.	.	.	.	.	.	.	.			
208 TWIN CHIMNEYS	.	.	.	.	.	.	.	.	.	.	.	.	.			
210 FREYMUTH	.	.	.	.	.	.	.	.	.	.	.	.	.			
211 SUMMERSET	.	.	.	.	.	.	.	.	.	.	.	.	.			
212 CANVAS COVE	.	.	.	.	.	.	.	.	.	.	.	.	.			
213 BRYAN	.	.	.	.	.	.	.	.	.	.	.	.	.			
214 HAWK RIDGE	.	.	.	.	.	.	.	.	.	.	.	.	.			
215 COACHMAN	.	.	.	.	.	.	.	.	.	.	.	.	.			
217 KEYSTONE	.	.	.	.	.	.	.	.	.	.	.	.	.			
218 DUVALL	.	.	.	.	.	.	.	.	.	.	.	.	.			
219 WESTFIELD	.	.	.	.	.	.	.	.	.	.	.	.	.			
220 PITMAN	.	.	.	.	.	.	.	.	.	.	.	.	.			
221 WELDON SPRINGS	.	.	.	.	.	.	.	.	.	.	.	.	.			
222 NEW MELLE	.	.	.	.	.	.	.	.	.	.	.	.	.			
225 AUGUSTA	.	.	.	.	.	.	.	.	.	.	.	.	.			
226 HOPEWELL	.	.	.	.	.	.	1307	154	150	97.40%	4	2.60%	43			
227 WHITMOOR	.	.	.	.	.	.	131	15	15	100.00%	0		4			
228 SHOSHONE	.	.	.	.	.	.	.	.	.	.	.	.	.			
229 CALLAWAY	.	.	.	.	.	.	.	.	.	.	.	.	.			
230 CLAYBROOK	.	.	.	.	.	.	.	.	.	.	.	.	.			
231 WOLFRUM	.	.	.	.	.	.	.	.	.	.	.	.	.			
234 WINDCASTLE	.	.	.	.	.	.	0	67	66	98.51%	1	1.49%	13			
ABSENTEE	0	83	80	96.39%	3	3.61%	0	13	0	0.00%	0	0.00%	0			
Total	8321	1559	1527	97.95%	32	2.05%	1	531	9809	1445	1409	97.51%	36	2.49%	0	391

*Rich Chrismer*  
 Rich Chrismer, Director of Elections  
 St. Charles County, Missouri

IN WITNESS WHEREOF: I, Rich Chrismer, Director of Elections in and for the County of St. Charles, State of Missouri, do hereby certify that the figures set out hereon are the official results of the April 5, 2016 General Municipal Election for your Political Subdivision. Given under my hand and official seal this 18th day of April, 2016.

Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 ST. CHARLES COUNTY, MISSOURI  
 TUESDAY, APRIL 5, 2016  
 Results  
 OFFICIAL

Date: 4/5/2016  
 Time: 9:37:20 PM

ST. PETERS PROPOSITION B

COTTLEVILLE WARD 1 ALDERMAN

	ST. PETERS PROPOSITION B							COTTLEVILLE WARD 1 ALDERMAN				
	Reg. Voters	Total Votes	YES	NO	Over votes	Under votes	Reg. Voters	Total Votes	MARIE MANNINO	WRITE IN	Over votes	Under votes
Jursidiction Wide												
1 KAMPVILLE	-	-	-	-	-	-	-	-	-	-	-	-
4 ORCHARD FARM	-	-	-	-	-	-	-	-	-	-	-	-
5 RIVERS	-	-	-	-	-	-	-	-	-	-	-	-
14 LINCOLN	-	-	-	-	-	-	-	-	-	-	-	-
15 WASHINGTON	-	-	-	-	-	-	-	-	-	-	-	-
16 MONTCLAIR	-	-	-	-	-	-	-	-	-	-	-	-
21 TRUMAN	-	-	-	-	-	-	-	-	-	-	-	-
22 CHESHIRE	-	-	-	-	-	-	-	-	-	-	-	-
24 WILSHIRE	-	-	-	-	-	-	-	-	-	-	-	-
25 SHIREWOOD	-	-	-	-	-	-	-	-	-	-	-	-
28 TREETOP	-	-	-	-	-	-	-	-	-	-	-	-
31 SIBLEY	-	-	-	-	-	-	-	-	-	-	-	-
33 CANARY	-	-	-	-	-	-	-	-	-	-	-	-
34 McNAIR	-	-	-	-	-	-	-	-	-	-	-	-
36 SUN LAKE	-	-	-	-	-	-	-	-	-	-	-	-
41 GOVERNMENT	-	-	-	-	-	-	-	-	-	-	-	-
43 MARINA	-	-	-	-	-	-	-	-	-	-	-	-
45 MAMELLE	-	-	-	-	-	-	-	-	-	-	-	-
47 COVILLI	-	-	-	-	-	-	-	-	-	-	-	-
51 ST. CLETUS	-	-	-	-	-	-	-	-	-	-	-	-
54 COVERDELL	-	-	-	-	-	-	-	-	-	-	-	-
56 EDGEWOOD	-	-	-	-	-	-	-	-	-	-	-	-
57 HANOVER	-	-	-	-	-	-	-	-	-	-	-	-
62 ADAMS	-	-	-	-	-	-	-	-	-	-	-	-
63 ST. ANDREWS	610	107	84	78.50%	23	21.50%	0	4	-	-	-	-
71 FAIRWAYS	-	-	-	-	-	-	-	-	-	-	-	-
80 HERITAGE	-	-	-	-	-	-	-	-	-	-	-	-
83 WOODCLIFF	-	-	-	-	-	-	-	-	-	-	-	-
84 HARVESTER	449	73	54	73.97%	19	26.03%	0	0	-	-	-	-
85 SYCAMORE	30	8	7	87.50%	1	12.50%	0	1	-	-	-	-
86 ARLINGTON	769	124	89	71.77%	35	28.23%	0	3	-	-	-	-
87 RIVER BEND	-	-	-	-	-	-	-	-	-	-	-	-
91 KATY TRAIL	646	111	73	65.77%	38	34.23%	0	2	-	-	-	-
100 McCLAY	2685	397	289	72.80%	108	27.20%	0	14	-	-	-	-
101 GRAYBRIDGE	921	191	132	69.11%	59	30.89%	0	9	-	-	-	-
102 TANGLEWOOD	2230	479	339	70.77%	140	29.23%	0	21	-	-	-	-
103 CAVE SPRINGS	1051	241	177	73.44%	64	26.56%	0	14	-	-	-	-
104 HI POINT	1373	340	226	66.47%	114	33.53%	0	13	-	-	-	-
106 SPENCER	1831	427	294	68.85%	133	31.15%	0	8	-	-	-	-
107 OAK CREEK	2574	709	512	72.21%	197	27.79%	0	26	-	-	-	-
111 WOODSTREAM	111	24	20	83.33%	4	16.67%	0	0	-	-	-	-



Statement of Votes Cast  
 GENERAL MUNICIPAL ELECTION  
 ST. CHARLES COUNTY, MISSOURI  
 TUESDAY, APRIL 5, 2016

Date: 4/5/2016  
 Time: 9:37:20 PM

Results  
 OFFICIAL

	ST. PETERS PROPOSITION B						COTTLEVILLE WARD 1 ALDERMAN						
	Reg. Voters	Total Votes	YES	NO	Over votes	Under votes	Reg. Voters	Total Votes	MARIE MANNINO	WRITE IN	Over votes	Under votes	
185 JOSEPHVILLE													
186 TWIN OAKS													
187 FAIRVIEW													
189 PIONEER													
190 PEINE													
193 DELMAR													
194 AMBER MEADOWS													
196 PHOENIX													
197 FEISE													
198 CEDAR													
199 REGATTA BAY													
200 NORMANDY													
202 RIDGEPOINT													
203 FIELDCREST													
205 BAYFIELD													
206 MONTICELLO													
207 CARRIAGE HILLS													
208 TWIN CHIMNEYS													
210 FREYMUTH													
211 SUMMERSET													
212 CANVAS COVE													
213 BRYAN													
214 HAWK RIDGE													
215 COACHMAN							6	0	0	0	0	0	
217 KEYSTONE													
218 DUVALL													
219 WESTFIELD													
220 PITMAN													
221 WELDON SPRINGS													
222 NEW MELLE													
225 AUGUSTA													
226 HOPEWELL													
227 WHITMOOR	1307	193	129	66.84%	64	33.16%	0	4					
228 SHOSHONE	131	17	11	64.71%	6	35.29%	0	2					
229 CALLAWAY													
230 CLAYBROOK													
231 WOLFRUM													
234 WINDCASTLE													
ABSENTEE	0	363	274	75.48%	89	24.52%	0	5	0	7	7	100.00%	
Total	37577	8170	5873	71.88%	2297	28.12%	0	309	1157	154	152	98.70%	
										2	1.30%	0	57

Rich Chrismer, Director of Elections  
 St. Charles County, Missouri

IN WITNESS WHEREOF: I, Rich Chrismer, Director of Elections in and for the County of St. Charles, State of Missouri, do hereby certify that the figures set out hereon are the official results of the April 5, 2016 General Municipal Election for your Political Subdivision. Given under my hand and official seal this 18th day of April, 2016.



CITY OF ST. PETERS BOARD OF ALDERMEN  
WORK SESSION MINUTES  
April 14, 2016

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

The Work Session was called to order at approximately 5:00 p.m. on Thursday, April 14, 2016 at the St. Peters Justice Center located at 1020 Grand Teton Drive. Patty Smith, City Clerk, called the roll. The following were present: Mayor Pagano; Alderman Aytes; Alderman Barclay; Alderman Bateman; Board President Hollingsworth; Alderman Reitmeyer; Alderman Shea; Alderman Thomas; Alderman Violet; Bill Charnisky, City Administrator; Randy Weber, Special Counsel; Jeff Finkelstein, Chief of Police; Russ Batzel, Transportation and Development Services Manager; Bill Malach, Water Environment Services Manager; Dave Kuppler, Health and Environmental Services Manager; Rick Oloteo, Director of Recreation Services; Cathy Pratt, Director of Human Resources and Community Services; Patty Smith, City Clerk. Assistant City Administrator Tim Wilkinson and Parks and Recreation Services Manager Jeff Hutsler were absent.

COMMITTEE REPORTS FROM ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

NEW BUSINESS ITEMS

None

MAYOR/CITY ADMINISTRATOR ITEMS FOR DISCUSSION

NEW BUSINESS ITEMS

Alderman Reitmeyer moved and Alderman Violet seconded the motion to remove Bid Recommendation/ Sutters Mill Bridge Replacement Project from the agenda for discussion. The motion was approved.

BID RECOMMENDATION/ SUTTERS MILL BRIDGE REPLACEMENT PROJECT –  
BATZEL

Mr. Russ Batzel displayed a rendering of the Sutters Mill Bridge Replacement Project and explained the work that will be completed. The overall project is eligible to receive 80% grant reimbursement including a Federal grant of \$607,628.00 (66.8%) and a St. Charles County grant for \$121,525.60 (13.4%) leaving the City's cost at \$180,381.40 (19.8%). The replacement bridge will include a separated multi-use path on either side of the roadway. Sutters Mill Road will be closed for approximately 120 days with road traffic being detoured

to Willott Road and Mexico Road. On March 29, the City received three (3) bids. Staff is recommending the Sutters Mill Road Bridge Replacement Project contract (Federal Project No. BRM 7305 (613)) be awarded to the low responsive bidder, Gershenson Construction Company of Eureka, Missouri, in the amount of \$909,535.00. Gershenson's bid is 24.5% lower than the second low bid received from NB West Contracting of St. Louis, Missouri, and 20% lower than the average of the bids received. They have successfully completed various projects in the City of St. Peters for the last ten years and are a MODOT approved contractor; which is important because MODOT will have to approve this recommendation before the grant money can be issued. **This is business item I-4 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Barclay moved and Alderman Bateman seconded the motion to remove Bid Recommendation/ 2016 Sidewalk Replacement & Infill Program from the agenda for discussion. The motion was approved.

#### BID RECOMMENDATION/ 2016 SIDEWALK REPLACEMENT & INFILL PROGRAM – BATZEL

Mr. Batzel advised that this is the annual sidewalk replacement and infill program and that on March 8, 2016 the City received five (5) bids for this project. The bids ranged from \$166,831 to \$388,288. Staff recommended awarding this project to the low bidder, L Keeley Construction, in the amount of \$166,831. L. Keeley was 46% lower than the 2<sup>nd</sup> low bid. Alderman Hollingsworth moved and Alderman Aytes seconded the motion to place this item on the April 28, 2016 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the April 28, 2016 Board of Aldermen meeting agenda for consideration.**

Alderman Barclay moved and Alderman Bateman seconded the motion to remove Secretary of State/Records Retention Schedule from the agenda for discussion. The motion was approved.

#### SECRETARY OF STATE/RECORDS RETENTION SCHEDULE - SMITH

City Clerk Smith stated that the Destruction of Records forms provided in this evening's meeting packet necessitate being entered and made a part of the minutes of the Board of Aldermen for April 14, 2016. Alderman Hollingsworth moved and Alderman Barclay seconded the motion to accept the City Clerk's report regarding the Destruction of Record forms that are provided in the Work Session packet and to be entered into the April 14, 2016 minutes of the Board of Aldermen. The motion was approved. **No further Board of Aldermen action is required on this item.**

#### MISCELLANEOUS UPDATES – CHARNISKY

None

#### BOARD MEETING AGENDA ITEM REVISIONS – CHARNISKY

None

## PRESENTATION IN ALDERMANIC CONFERENCE ROOM FROM 5:30 - 7:00 P.M.

### UPDATE/NO TAX INCREASE BOND ISSUE – MAYOR

Mayor Pagano recounted previous discussion, details, and consensus of the proposed outdoor aquatic center project design and the possibility of adding other items in the future such as a big slide and fountain. He also opened for discussion the proposed road extension which will come in behind City Centre from Indacom Drive, and will be part of the aquatic center project. A handout of the proposed road extension was provided and is attached and made a part of these minutes. The time frame for the road extension would be a 2017 project, after the Rec-Plex front entrance improvements; and the. Mr. Batzel explained that the bid date of the Rec-Plex front entrance improvements is May 3, 2016 and requested authorization from the Board of Aldermen to place the bid recommendation on the May 12, 2016 Work Session and Board of Aldermen meeting agendas for consideration. The Board of Aldermen was in agreement of this request.

Mayor Pagano also recounted previous discussion of the proposed St. Peters Golf and Banquet Center and details related to its design, seating capacity, and expanded parking lot, but reiterated the project would not include the traffic signal, road and entrance. Mr. Batzel explained the prospect and idea of a signal and entrance project to the golf course, and explained that funds and other steps would need to be secured first, which includes meeting with property owners and MoDOT, in order to move forward in setting the schedule on the back end, should the bond issue pass.

Mayor Pagano then opened discussion regarding the revised draft ordinance in the meeting packet calling a bond election. Considerable discussion was devoted on whether to keep these proposed projects as one issue on one ballot as drafted in the ordinance, or to separate them into two propositions, and/or two separate elections. The Aldermen expressed their concerns and reported the views and feedback of their constituents; discussed the task of educating the public and media, and the flexibility of working with the \$12ML under one proposition. It was explained that the August and November 2016, and the April 2017 Bond elections requires a “supermajority” or four-sevenths majority. Should the proposition fail in August, the viewpoint of bringing it back for the April 2017 election was explored.

### GOLF COURSE DESIGN – EMRICK

Dan Emrick, Superintendent of Golf Course Operations, turned the presentation of the golf course design over to Fred Powers and Bill Bowersox of Powers Bowersox Associates Inc., Architects, Planners and Interior Design who explained the recommended changes to the proposed St. Peters Golf and Banquet Center design from the March 24, 2016 meeting discussion. The presentation, which is attached and made a part of these minutes, include the following changes: an increase in the banquet room size to over 1800 square feet, which includes a seating capacity increase to 350; mechanical, electrical, storage room increase of 1640 square feet and relocated upstairs to accommodate for more seating in banquet area; move the cart storage closer to the practice green, added a bay window

where the head table would theoretically be located, which projects out to the court yard area.

Mayor Pagano requested Board input on the design and changes presented and the following topics were discussed: frequency of rentals for the extra capacity seating, design of flat roof and if pitch on roof is needed; a concern of the exterior design resembling the Rec-Plex; concern of the conceptual vegetation or trees in front of building which would hide building lettering; possibility of fire pit in courtyard area; interior design of windows. Mr. Bowersox emphasized the views on lake and the pattern and transparency to engage with what is outdoors from the interior.

In summary of the Board's deliberations, the following action was taken: Alderman Shea moved and Alderman Reitmeyer seconded the motion to accept this revised conceptual design. The motion was approved with a roll call vote as follows: President of the Board of Aldermen, Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Thomas: yes; Alderman Bateman: yes; Alderman Violet: yes; Alderman Shea: yes; Alderman Barclay: yes; Alderman Aytes: yes.

Mayor Pagano requested a vote on placing the draft ordinance presented on the bond election, which is one proposition for the August 2, 2016 election, on the April 28, 2016 Regular Board of Aldermen meeting agenda for consideration. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to place the draft ordinance on the bond election presented this evening, on the April 28, 2016 Regular Board of Aldermen meeting for passage. The motion was approved with a roll call vote as follows: President of the Board of Aldermen, Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Thomas: yes; Alderman Bateman: yes; Alderman Violet: yes; Alderman Shea: yes; Alderman Barclay: no; Alderman Aytes: yes.

#### EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)

Alderman Shea moved and Alderman Barclay seconded the motion to enter Executive Session re: Litigation, Real Estate and Personnel, pursuant to Section 610.021(1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6) and then adjourn the Work Session meeting from the Executive Session. With the motion approved, the Board of Aldermen entered Executive Session at approximately 6:45 p.m. Roll Call was taken as follows: President of the Board of Aldermen, Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Thomas: yes; Alderman Bateman: yes; Alderman Violet: yes; Alderman Shea: yes; Alderman Barclay: yes; Alderman Aytes: yes.

#### ADJOURNMENT OF THE EXECUTIVE SESSION AND THE WORK SESSION

Alderman Barclay moved and Alderman Hollingsworth seconded the motion to adjourn the Executive Session and the Work Session meetings. The motion carried and the Executive Session and the Work Session was adjourned at approximately 7:03 p.m. with roll call shown as follows: President of the Board of Aldermen, Alderman Hollingsworth, yes; Alderman Bateman, yes; Alderman Reitmeyer, yes; Alderman Thomas, yes; Alderman Barclay, yes; Alderman Violet, yes; Alderman Shea, yes; Alderman Aytes, yes.

Submitted by,

Patricia E. Smith  
City Clerk

DRAFT

# City of St. Peters Indacom Drive Extension





# Proposed St. Peters Golf and Banquet Center

April 14, 2016

Powers Bowersox Associates, Inc.

# Project Mission

The new Golf and Banquet Center will provide a facility supporting state of the art public golf operations, recreation and community events for the citizens of the City of St. Peters. Economical to build and operate, it will enhance the quality of life for all residents.

# Program-New Buildings

• Golf Cart (80)/General Storage	5,627 SF
• Golf Operations	1,536 SF
• Banquet Facilities- <b>Seats 250</b>	5,611 SF
• Common Functions (Entry, Kitchen, Mechanical, Electrical, Storage)	<u>3,047 SF</u>
Total:	15,821 SF
• Covered Structure (Golf Events)	2,475 SF

# Program-Outdoor Functions

- Expanded Parking From 300 to 350
- Enclosed Kitchen Service Yard 2,000 SF
- Cart Staging Area 75 Carts
- Patio-48 2,000 SF
- Event Space Deck Over Water 1,440 SF
- Golf Event Drop Off and Cart Staging Area

# Revised Program-New Buildings

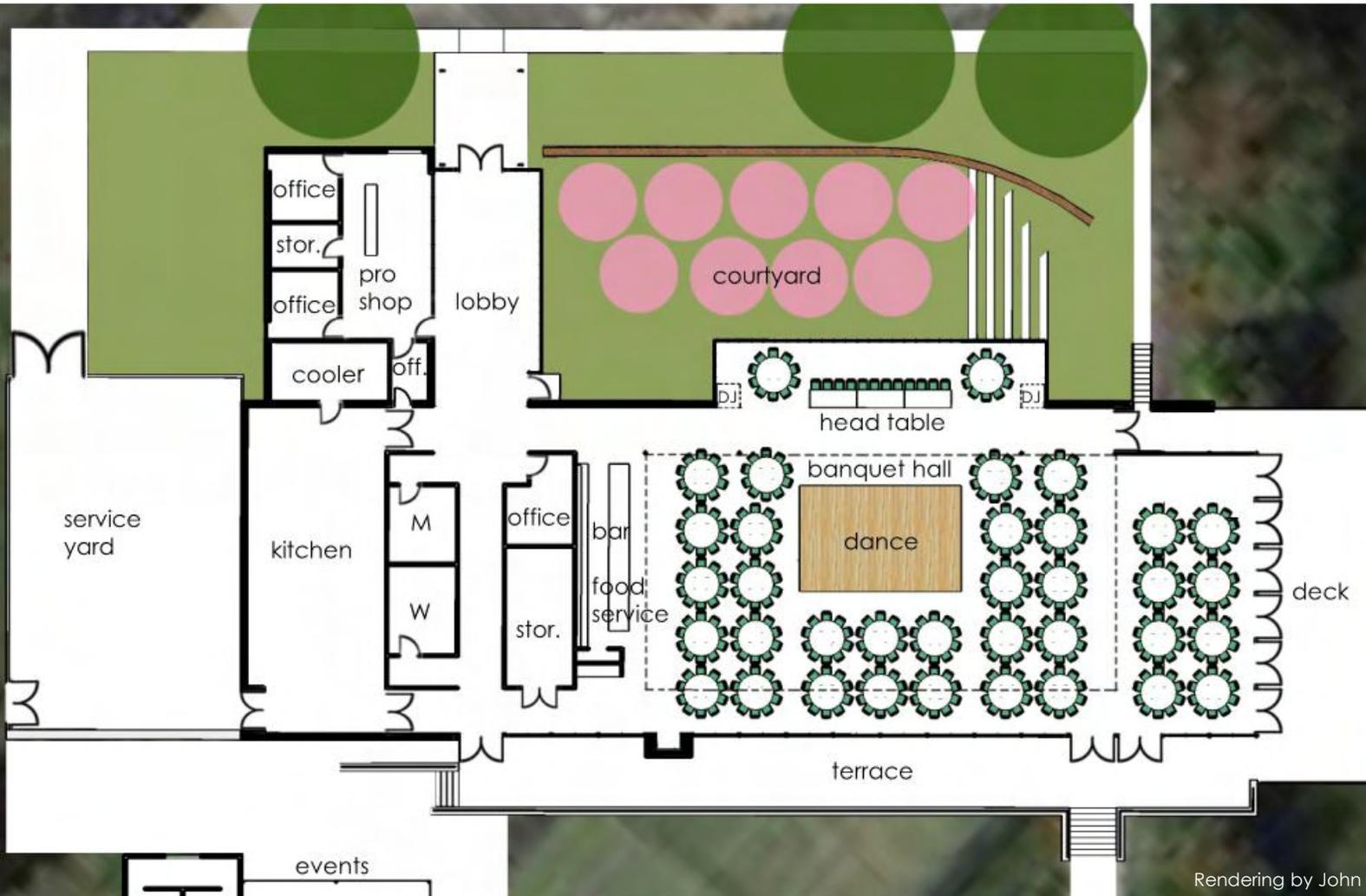
• Golf Cart (80)/General Storage	5,627 SF
• Golf Operations	1,536 SF
• Banquet Facilities- <b>Seats 350</b>	7,411 SF (+1,800 SF)
• Common Functions (Entry, Kitchen, Mechanical, Electrical, Storage)	<u>4,597 SF</u> (+1,640 SF)
Total:	19,261 SF
• Covered Structure (Golf Events)	2,475 SF



# St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

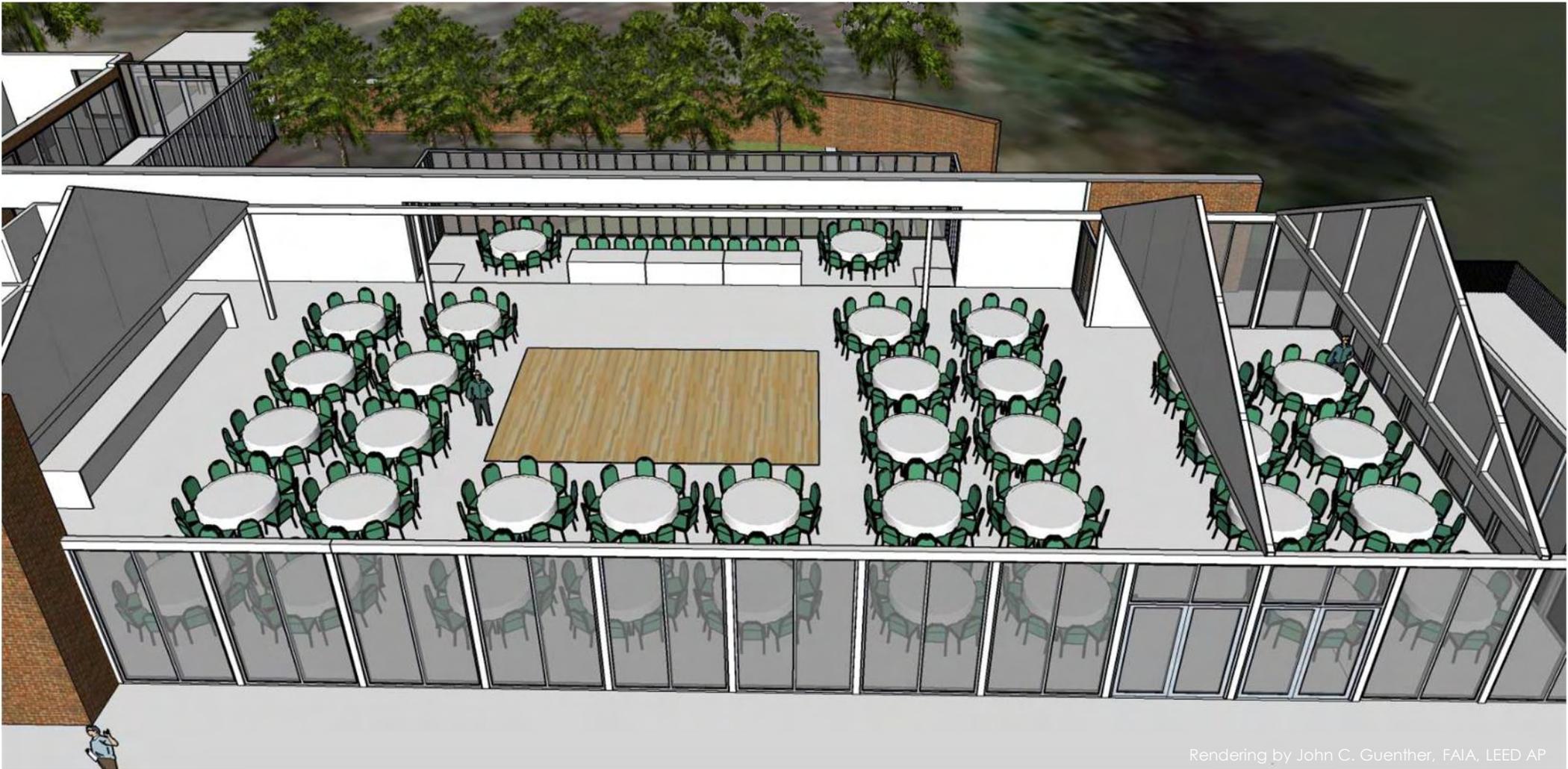
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

# St. Peters Golf Course Clubhouse

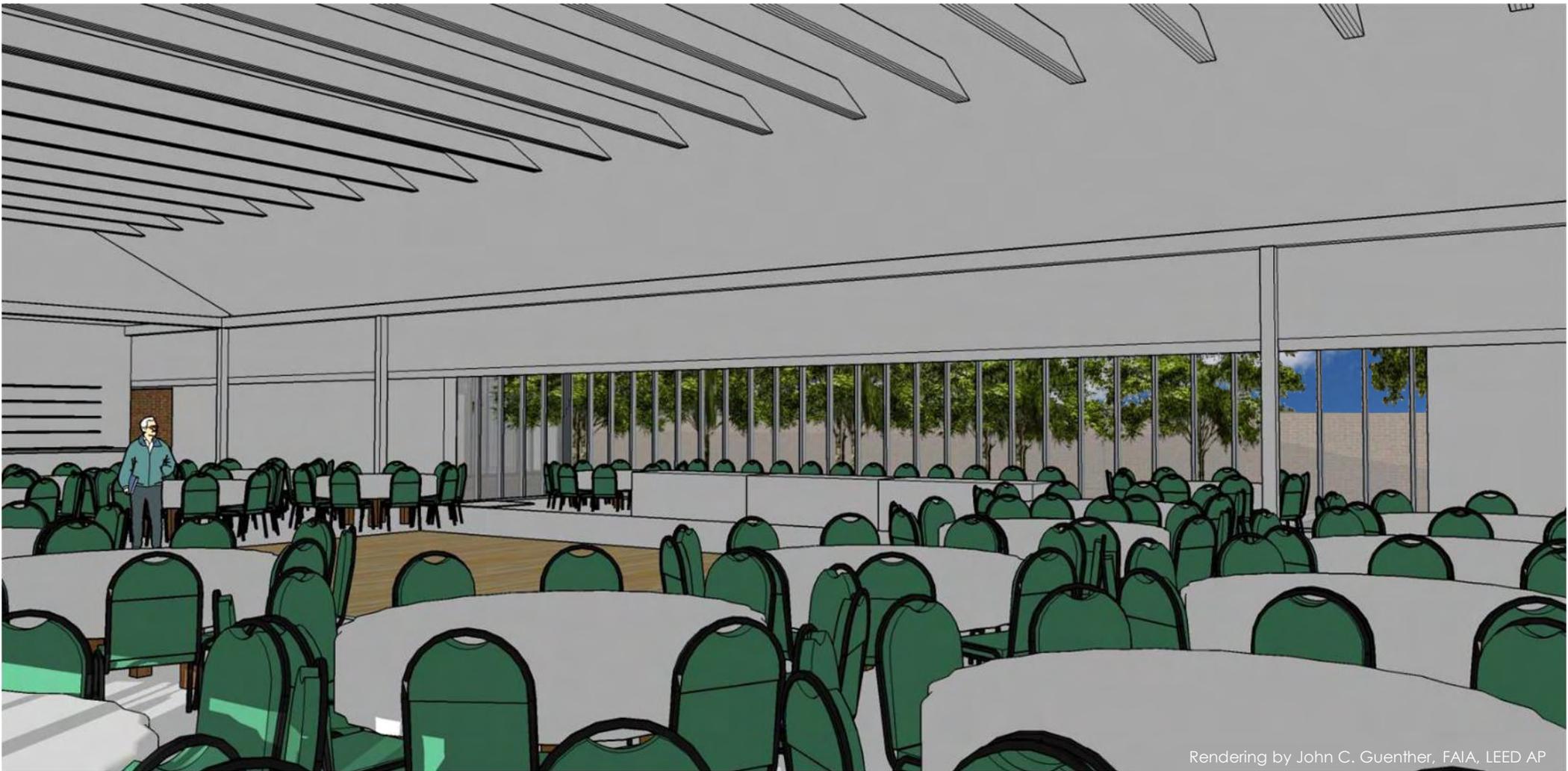
Powers Bowersox Associates, Inc.  
2016.04.14



Rendering by John C. Guenther, FAIA, LEED AP

# St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.  
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



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St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



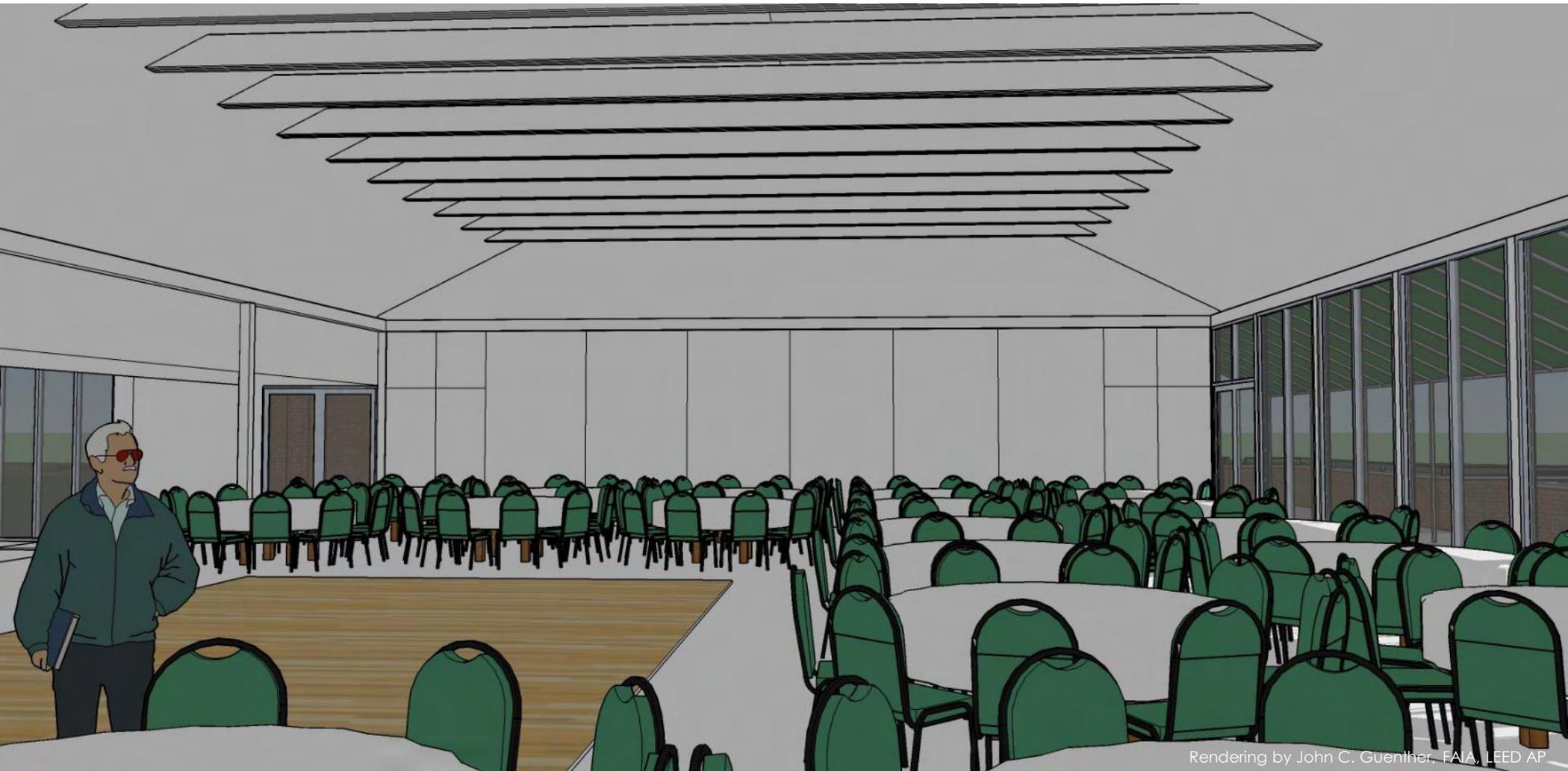
Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.14



Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

# St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.  
2016.04.14



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2016.04.07



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2016.04.07



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2016.04.14



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# St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.  
2016.04.07



Rendering by John C. Guenther, FAIA, LEED AP

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



NORTHEAST ELEVATION (FROM WATER)

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



SOUTHEAST ELEVATION

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



SOUTHWEST ELEVATION

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07



NORTHWEST ELEVATION (FROM PARKING)

St. Peters Golf Course Clubhouse  
Powers Bowersox Associates, Inc.  
2016.04.07

# Construction Cost Estimate

	<b>250 Seats</b>	<b>350 Seats</b>
1. Demo./Clubhouse/Site:	\$3,935,460	\$4,785,165
2. Tournament Structure :	\$244,500	\$244,500
3. Cart Storage Structure:	\$380,400	\$380,400
4. Contingency:	\$670,230	\$811,510
5. FF&E:	\$100,000	\$125,000
6. Design Soft Costs:	<u>\$465,000</u>	<u>\$565,000</u>
Total:	\$5,795,590	\$6,911,575

**Proposed City of St. Peters Golf Clubhouse**

Space Program-Preliminary

Powers Bowersox Associates, Inc.

12-02-15

REV. 12-10-2015, REV 12-14-2015, REV 12-22-15 (R-1)

Function	Existing Net SF	Proposed Net SF	Notes
<b>Cart Storage</b>			
Enclosed Building:			
Cart Storage		4,400	Assumes 80 Electric carts @ 55 SF/cart. Existing -75 carts (70 + 5), Existing carts are leased. Cart can be located in an enclosed structure built on grade. Should be accessible to pro shop and first tee.
Parts Storage/repair		180	Provide for work bench, slop sink, storage bins.
General storage		<u>400</u>	General storage. Allowance, to be determined.
Sub-total Net Area (Building):		<b>4,980 SF</b>	
Exterior:			
Wash down area		165	Cart washing-Exterior location.
<b>Golf Operations</b>			
<b>Accessible and close proximity to parking lot, outdoor seating, cart staging area, walk up bar and Kitchen.</b>			
Located in building:			
Entry		80	Assumes separate entry for golf and banquet operations
Pro Shop/registration	600	600	Assumes 30' x 20'. Counter and small sales area
Pro Shop Offices (2)		240	Assumes two private offices at 10' x 12', adjacent or within pro shop.

Restrooms (golf)			
Men	200		May be located in close proximity to “covered structure”. Assumes two water closets (wc), two urinals (ur), two lavatories. One wc designed for handicapped accessibility and clothes changing (bench, hooks). Floor drain.
Women	200		Assumes four wc’s, two lavatories. One wc designed for handicapped accessibility and clothes changing (bench, hooks).
Service closet	<u>40</u>		Slop sink, shelf, hooks. floor drain.
Sub-total Net Area (building)	<b>1,360 SF</b>		
Tournament Event Space (Covered Structure)	<b>2,250 SF</b>		Assumes 150 persons @ 15 SF/person for tournaments, located in close proximity to food service ( walk up bar, and kitchen). Equip for AV, movable tables, chairs, podium, cooler and grab and go unit. Position to overlook 18 <sup>th</sup> green. Equip with outdoor grilling, serving counter? Permanent enclosed structure envisioned as tent like structure, open sides. Portable ventilation and heaters if needed. Provide permanent lighting.
<b>Banquet Operations</b>			<b>Rental space for wedding receptions, holiday parties, meetings, and similar events. Close proximity to parking outdoor seating, walk up bar. Kitchen and restrooms.</b>
Entry	256		<i>Assumes entry lobby, approximately 16’ x 16’.</i>
Staff/sales office	120		<i>Assumes desk, credenza, two visitor chairs, AV displays.</i>
Banquet room	3,750		Assumes 250 persons @ 15 SF/person for tournaments, located in close proximity to food service (walk up bar, and kitchen), <i>space for buffet line.</i> Equip for AV,

		centralized lighting controls, 30 amp circuit for DJ equipment, movable tables, chairs, and podium. Position to overlook <i>the lake</i> .
Dance Floor	400	Assumes 30% number of guests at any given time-80 dancers. Permanent dance floor, polished concrete.
Restrooms (banquet)		
Men	230	Assumes two water closets (wc), <i>three</i> urinals (ur), two lavatories. One wc designed for handicapped accessibility and <i>clothes changing (bench, hooks-include?)</i> . Floor drain.
Women	200	Assumes <i>five</i> wc's, two lavatories. One wc designed for handicapped accessibility and clothes changing (bench, hooks).
Service closet	<u>40</u>	Slop sink, shelf, hooks. floor drain.
Wait station	<u>75</u>	Dining room service
Sub-total Net Area:	<b>5,101 SF</b>	
<b>Common Areas</b>		<b>Functions shared by golf and banquet operations.</b>
Entry	225	Assumes common entry for golf and banquet operations. Depending on design vestibules noted for golf and banquet may not be needed if access for both are directly from common entry.
Kitchen	1,200	Assumes catering kitchen, program and equipment to be determined. Located to be accessible to golf and banquet rooms, restrooms and outdoor service area. Initial kitchen equipment will not include any equipment requiring fume hoods. Kitchen size and design (stub in mechanical, electrical and plumbing) will allow future conversion to full service kitchen.

Preliminary kitchen equipment to be developed by DGA, food service consultant.

- 3 component sink
- Dishwasher
- Holding ovens (size and number?)
- Counter space
- Table ware storage-separate room within kitchen.
- *Freezer-3 door*
- *Walk-in Cooler*

Separate doors for delivering food to banquet room, and returning dirty foods to kitchen. Separate doors for trash and food deliveries to service yard.

No office required; restrooms should be in close proximity to kitchen per health standards.

Walk Up Bar	225
Storage	200
Coat closet	75
Mechanical equipment room	500
Electrical Equipment room	<u>225</u>
Sub-total Net Area:	<b>2,650 SF</b>

Includes, counter, back bar. Locate for accessibility to golf and banquet operations. Consider adjacent small table seating area and fireplace. Equipment to be confirmed. Common storage for movable tables and chairs, AV, podium, table ware, linens (or caterer?). Assume 12' x 6'-two sides. Allowance, to be determined for size and location. Allowance, to be determined for size and location.

<b>Summary Building Area</b>	<b>Net</b>	<b>Gross Area (includes circulation, wall thickness, etc.)</b>
Cart Storage	4,980	5,627 Assumes 1.13 factor (net SF x 1.13)

Golf Operations	1,360	1,536	Assumes 1.13 factor
Banquet Operations	5,101	5,611	Assumes 1.1 factor
Common Functions	<u>2,650</u>	<u>3,047</u>	Assumes 1.15 factor
Sub-total Net Area:	14,211 SF	15,821SF	

Tournament Event Space (Covered Structure) 2,250 2,475 Assumes 1.1 factor

*Tournament Grilling Station* 225 SF 250 Assumes 1.1 factor

**Outdoor Functions (Hardscape)**

Existing Entry Drive LF or SF ? Resurface, signage and landscape improvements

Existing Parking 180 cars

Proposed Parking 300 cars

Proposed parking based on 150 @ tournament (one/person); 250 Rental events (one/ two persons), and 25 staff, total of 300 spaces. Assume 90 degree parking, 8.5 ' wide, 18' stall, 22' two way aisles, or 246 SF/stall.

Services yard 2,000 SF

Assumes 40'x 50', deliveries, dumpsters

Cart staging area 8,250 SF

Assumes 75 carts @ 55/SF/cart. Concrete surface, or existing road surface.

Patio 2,000 SF

Allowance, assumes 50 persons @ 15SF/person plus circulation, fire pit? Size and location to be determined.

Tournament structure patio 500

Wedding ceremony TBD

The design will address potential locations for outdoor weddings. May utilize patio or lawn areas. For inclement weather portable canopy could be utilized.

**Other**

*Security systems*

*CCTV systems, indoor and outdoor, monitor first tee.*

## Preliminary Project Budget Estimate

Proposed St. Peters Golf Clubhouse

Powers Bowersox Associates, Inc.

March 3, 2016

### I. Building Construction Costs

#### 1. Demolition

A. Existing clubhouse demo. 15,000 SF @ \$ 7/SF	\$ 105,000	7,500 per floor
B. Existing pool demo. 30,000 SF @ \$2/SF	\$ 60,000	Pool and deck
C. One Tennis court demo. 7,200 SF @ \$1.50/SF	\$10,800	
D. Site removal grading down assume 6,700 cy @\$15/cy	<u>\$100,500</u>	
Sub-total-demolition	\$222,300	

#### 2. New construction costs

A. Building (Event and pro shop) 10,500 SF @ \$240/SF	\$2,520,000	
B. Terrace next to event space-1,400 SF @\$65/SF	\$91,000	up 2.5 feet
C. Deck overhanging water 1,440 SF @ \$50/SF	\$72,000	
D. Enclosed structure –tournament space- 3,590/SF Includes grilling area @\$50/SF	\$179,500	
E. Cart Storage- 6,340 SF @ \$60/SF	\$380,400	
F. Site-concrete patio next to enclosed structure 2,400 SF @ \$9/SF	\$21,600	
G. Kitchen service yard 2,000SF @ \$5/SF	\$10,000	
H. Wood fence/gate around service yard 108 LF (20' wide truck gate, 2 pedestrian gates)	\$ 10,000	Allowance
I.. Lawn next to event space, back and front. 20,000 SF @ \$1.5/SF (sod)	\$ 30,000	
J. Drop off and cart staging 18,000 SF @ \$5.5/SF	\$ 9,900	
K. New cart asphalt, 8 feet wide, 1,000 SF @ \$35/LF	\$35,000	
L. New access, service drive 1,150 LF @ \$ 200/LF	\$230,000	

M. Parking-300 cars , assume \$200/car	\$60,000	
N. Existing roadway improvements to Salt Lick Road Resurface Assume 1,100 LF @ \$50/LF	\$55,000	
O. Site lighting	\$50,000	Allowance
P. Other: Kitchen equipment	\$180,000	Allowance
Q. Other: AV/Data	\$50,000	Allowance
R. Other – outdoor grilling equipment	\$15,000	Allowance
S. Outdoor restrooms next to enclosed structure	\$50,000	Allowance
T. Site utilities	\$100,000	Allowance
U. Site Landscape	\$75,000	Allowance
V. Patio awning-896SF @ \$25/SF	\$22,400	

Sub-total-New construction \$4,245,900

3. Total Demolition and new construction:	\$4,468,200	
4. Contingency (Design and Construction) @ 15%	<u>\$670,230</u>	
5. Total construction (Demolition and new construction)	\$5,138,430	

## II. Interior furnishings

1. Banquet, Events, Balcony/terrace, waiting, office	\$90,000	
2. Tableware Allowance	\$5,000	
3. Contingency	<u>\$5,000</u>	
4. Total interior furnishings	\$100,000	

## III. Soft, other project costs (fees, testing, etc. related to design and construction)

1. A/E fees (Building-Architecture, MEP, Structural)	\$375,000	Allowance
2. Civil engineering fees, Food service consultant	\$ 50,000	Allowance

3.	Surveying	\$ 10,000	Allowance
4.	Testing ( soils, environmental, during construction )	\$ 20,000	Allowance
5.	Reimbursable expenses	<u>\$ 10,000</u>	Allowance
6.	Total design soft, other project costs	\$465,000	
	Fees do not include specifying furnishings		

IV. Total project costs (those with \$ noted above) \$5,703,430

V. Estimate to build event space/proshop only

1.	Demolition from above	\$222,300	
2.	Building (Event and pro shop) 10,500 SF @ \$240/SF	\$2,520,000	
3.	Terrace next to event space-1,400 SF @\$65/SF	\$91,000	up 2.5 feet
4.	Deck overhanging water 1,440 SF @ \$50/SF	\$72,000	
5.	Kitchen service yard 2,000SF @ \$5/SF	\$10,000	
6.	Wood fence/gate around service yard 108 LF (24 ide truck gate, 2 pedestrian gates)	\$ 10,000	Allowance
7.	Lawn next to event space, back and front. 20,000 SF @ \$1.5/SF (sod)	\$ 30,000	
8.	Drop off and cart staging 18,000 SF @ \$5.5/SF	\$ 9,900	
9.	New cart asphalt, 8 feet wide, 1,000 SF @ \$35/LF	\$35,000	
10.	Other: Kitchen equipment	\$180,000	Allowance
11.	Other: AV/Data	\$40,000	Allowance
12.	Patio awning	\$22,400	
13.	Total demolition and new construction:	\$3,222,600	
14.	Design and construction contingency 15%:	<u>\$483,390</u>	
15.	Total demolition and new construction:	\$3,725,990	
16.	Soft costs, see II. Above:	\$305,000	
	Fees do not include specifying furnishings		

City of St. Peters Golf and Banquet Center

Powers Bowersox Associates, Inc.

April 7, 2016

Revised Cost Estimate based on 350 Seating

1. Building and site estimate based on 250 seating \$3,843,300 + \$92,160= \$3,935,460  
March 24, 2016 presentation. Included expanding building 8 feet.  
Does not include 15% contingency

2. Additional building and site costs to expand to 350 minimum seating

A. Building

• New bay- 640 SF @ 240/SF	\$153,600
• Kitchen expansion-360 SF 240/SF	86,400
• Walk in cooler 225 SF @ 230/SF	51,750
• Mech/Elec above kit 864 SF @ 240/SF	207,360
• Stair to mech/elect	20,000
• Storage/circulation 164 SF @ 240/SF	39,360
• Lobby, increase 215 SF @ 240/SF	51,600
• Canopy 320 SF @ 100/SF	<u>32,000</u>
Sub-total:	\$640,070

B. Site costs

• Curved Garden wall	33,600
• Courtyard-hardscape and landscape	45,625
• Sidewalk at bldg./courtyard	3,300
• Wood fence at golf event structure	2,110 (later omitted)
• 50 Parking spaces @ \$2,500/space	<u>125,000</u>
Sub-total:	\$209,635

Additional Building and Site costs (A + B):	\$849,705	
Revised Building and Site Costs (1 + 2):		\$4,785,165
3. Tournament Structure:		\$244,500
4. Cart Storage Structure:		\$380,400
5. Contingency (2,3 & 4 @ 15%): 5,410,065 x 15% Pre		\$811,510
6. FF & E (Previous budget)		\$108,400
• Add folding tables, chairs, carts:	\$14,500	
• Portable folding coat racks, hangers. Four racks holding 72 each:	\$6,000	
• Portable bar-two (banquet room And golf event space):	<u>\$5,000</u>	
Sub-total:		\$25,500
7. Design Soft Costs: Previous design soft costs \$465,000		<u>\$565,000</u>
8. Total:		
	\$6,920,475	
Previous total March 24, 2016 presentation:	\$5,873,030	

**Powers Bowersox Associates, Inc.**

Architects, Planners and Interior Design

300 N. Fourth Street, Suite 206

T | 314-621-4160

F | 314-621-4161

E | [pba@powersbowersox.com](mailto:pba@powersbowersox.com)

W | [www.powersbowersox.com](http://www.powersbowersox.com)



CITY OF ST. PETERS CITY HALL  
BOARD OF ALDERMEN MINUTES  
APRIL 14, 2016

#### CALL TO ORDER

Mayor Pagano called the Board of Aldermen meeting to order at approximately 7:05 p.m. on April 14, 2016, at the St. Peters Justice Center located at 1020 Grand Teton Drive. Patty Smith, City Clerk, called the roll. Present were: Mayor Pagano; Alderman Aytes; Alderman Barclay; Alderman Bateman; Board President Hollingsworth; Alderman Reitmeyer; Alderman Shea; Alderman Thomas; Alderman Violet; Bill Charnisky, City Administrator; Randy Weber, Special Counsel; Jeff Finkelstein, Chief of Police; Patty Smith, City Clerk. The Invocation was delivered by Pastor Steve Koeneman. The Pledge of Allegiance was led by All Saints first grade students who fundraised over \$400 for the St. Peters Meals on Wheels Program.

#### VETERANS COMMISSION REPORT

Mr. Win Hill from the City of St. Peters Veteran's Memorial Commission gave a Veterans Commission Report update for Pennies for Patriots and the Hall of Honor. Mr. Hill reported that to date they have collected 1,558 pounds of aluminum cans, which would equate to a total of \$3,896 for the USO. There are now 21 plaques that have been installed on the Hall of Honor.

#### ST. PETERS BUSINESS RECOGNITION PROGRAM

The following business received special recognition from the Mayor and Board of Aldermen to honor those businesses which have been established in the City of St. Peters for over 25 years: Children's Edu-Care Center, Inc., 100 Vantage Drive. The elected officials presented the business with a plaque and a variety of City related coupons for owners and employee use. Midas Service Center, 336 Mid Rivers Mall Drive and My Sons Cake & Candy Supply, 117 Main Street were unable to attend the meeting and will be presented their recognition at a later date.

#### PRESENTATION: MISSOURI TREE CITY USA AWARD

Alderman Bateman presented the Missouri Tree City USA Award to Rick Oloteo, Director of Recreation Services, on behalf of the City of St. Peters. This is the eighteenth year the City of St. Peters has received this award. In 2015, the City planted 500 new trees in parks and right-of-way, 1,750 new trees in the storm water improvement areas, removed over 180 dead or hazardous trees and trimmed over 1,000 trees, and has nine (9) ISA certified arborists on staff.

#### APPROVAL OF MINUTES: WORK SESSION MEETING OF MARCH 24, 2016 AND THE REGULAR BOARD OF ALDERMEN MEETING OF MARCH 24, 2016

Alderman Reitmeyer moved and Alderman Hollingsworth seconded the motion to approve the Board of Aldermen Work Session meeting minutes of March 24, 2016, and the Regular Board of Aldermen meeting minutes of March 24, 2016. The motion carried and the minutes were approved.

## REPORTS OF OFFICERS, BOARDS AND COMMISSIONS

### MAYORAL REPORT OF APPOINTMENTS TO BOARDS AND COMMISSIONS

#### RE-APPOINTMENTS TO OUTPATIENT SURGICAL TREATMENT CENTER MEDICAL REVIEW BOARD

Alderman Hollingsworth moved and Alderman Bateman seconded the motion to approve the re-appointment of the following individuals to serve as members to the Outpatient Surgical Treatment Center Medical Review Board for the term effective May 1, 2016: Jill Skyles, 860 Saratoga Heights, St. Charles, MO 63304; and Cindy Davis, 402 S. Gemma Drive, O'Fallon, MO 63366. All in favor, the motion was approved.

#### CITY ADMINISTRATOR'S REPORT:

##### 2015 POLICE DEPARTMENT ANNUAL REPORT

Chief Finkelstein presented the Police Departments 2015 Annual Report. Copies of the report were dispersed to the Board of Aldermen at the meeting. Chief also displayed two new segways that were purchased using funds from the DEA seizure account. The segways will be used on the weekends in the parks.

##### REPORT OF DIRECTOR OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT

None

##### ST. PETERS BUSINESS SPOTLIGHT

None

##### OPEN FORUM

##### CITIZENS PETITIONS AND COMMENTS

None

##### COMMUNICATIONS FROM THE ELECTED OFFICIALS

Elected Officials made comments during this time.

Alderman Hollingsworth left the meeting in progress at approximately 7:41 p.m.

Alderman Violet stepped out of meeting in progress at approximately 7:49 p.m. and returned at approximately 7:51 p.m.

##### ANNOUNCEMENTS

##### PUBLIC HEARINGS

None

UNFINISHED (OLD) BUSINESS ITEMS:

None

NEW BUSINESS ITEMS:

MOTION/APPROVED: BILL NO. 16-45: ORDINANCE NO. 6511: AN ORDINANCE DESIGNATING THE DEPOSITORY OF THE CITY OF ST. PETERS FUNDS FOR A PERIOD ENDING MAY 31, 2018 PURSUANT TO SECTION 95.355 REVISED STATUTES OF MISSOURI

Alderman Reitmeyer moved and Alderman Aytes seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved and Alderman Aytes seconded the motion to read Bill No. 16-45 for the first time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Aytes moved and Alderman Bateman seconded the motion to read the Bill for the second time. The motion carried and Alderman Shea read the Bill. Alderman Bateman moved and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-45 was passed becoming Ordinance No. 6511.

Reitmeyer: Yes Thomas: Yes Bateman: Yes Hollingsworth: Absent  
Shea: Yes Violet: Yes Aytes: Yes Barclay: Yes  
AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1 MAYOR:

MOTION/APPROVED: BILL NO. 16-46: ORDINANCE NO. 6512: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A PERMANENT UTILITY EASEMENT AGREEMENT WITH THE JUNGERMANN PARTNERSHIP

Alderman Aytes moved and Alderman Bateman seconded the motion to introduce the Bill. The motion carried. Alderman Aytes moved and Alderman Bateman seconded the motion to read Bill No. 16-46 for the first time. The motion carried and Alderman Barclay read the Bill. Alderman Reitmeyer moved and Alderman Violet seconded the motion to read the Bill for the second time. The motion carried and Alderman Thomas read the Bill. Alderman Bateman moved and Alderman Barclay seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-46 was passed becoming Ordinance No. 6512.

Reitmeyer: Yes Thomas: Yes Bateman: Yes Hollingsworth: Absent  
Shea: Yes Violet: Yes Aytes: Yes Barclay: Yes  
AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1 MAYOR:

MOTION/APPROVED: BILL NO. 16-47: ORDINANCE NO. 6513: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT WITH KOZNEY-WAGNER FOR CONSTRUCTION OF THE MEXICO ROAD MULTI-USE PATH BRIDGE PROJECT (FEDERAL PROJECT NO. TAP 7305(614))

Alderman Bateman moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Bateman moved and Alderman Reitmeyer seconded the motion to read Bill No. 16-47 for the first time. The motion carried and Alderman Bateman read the Bill. Alderman Bateman moved and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried and Alderman Violet read the Bill. Alderman Aytes moved and

Alderman Bateman seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-47 was passed becoming Ordinance No. 6513.

Reitmeyer: Yes Thomas: Yes Bateman: Yes Hollingsworth: Absent  
Shea: Yes Violet: Yes Aytes: Yes Barclay: Yes  
AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1 MAYOR:

MOTION/APPROVED: BILL NO. 16-48: ORDINANCE NO. 6514: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT WITH GERSHENSON CONSTRUCTION COMPANY FOR CONSTRUCTION OF THE SUTTERS MILL ROAD BRIDGE REPLACEMENT PROJECT (FEDERAL PROJECT NO. BRM 7305(613))

Alderman Violet moved and Alderman Bateman seconded the motion to introduce the Bill. The motion carried. Alderman Violet moved and Alderman Bateman seconded the motion to read Bill No. 16-48 for the first time. The motion carried and Alderman Aytes read the Bill. Alderman Reitmeyer moved and Alderman Bateman seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Aytes moved and Alderman Violet seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-48 was passed becoming Ordinance No. 6514.

Reitmeyer: Yes Thomas: Yes Bateman: Yes Hollingsworth: Absent  
Shea: Yes Violet: Yes Aytes: Yes Barclay: Yes  
AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1 MAYOR:

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)

No Executive Session was called at this time.

#### ADJOURNMENT

Alderman Barclay moved and Alderman Reitmeyer seconded the motion to adjourn the Regular Board of Aldermen meeting. The motion was approved and the Regular Board of Aldermen meeting was adjourned at approximately 8:02 p.m.

Respectfully submitted,

Patricia E. Smith  
City Clerk



CITY OF ST. PETERS, MO

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**INTEROFFICE MEMORANDUM**

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**TO:** BOARD OF ALDERMEN  
**FROM:** MAYOR PAGANO   
**SUBJECT:** RE-APPOINTMENTS TO THE PERSONNEL REVIEW BOARD  
**DATE:** APRIL 20, 2016

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I am nominating the following individuals for **re-appointments** as **members** and **alternate members** to the Personnel Review Board as follows:

James Brock, 13 Gateswood Drive, (Ward 1) for the term effective May 12, 2016 and expiring May 11, 2017 (**re-appointment-member**)

Denise O'Mara, 31 Harvest Rust Court, (Ward 4) for the term effective May 12, 2016 and expiring May 11, 2017 (**re-appointment-member**)

Michael Utter, 9 Inverness Court, (Ward 1) for the term effective May 12, 2016 and expiring May 11, 2017 (**re-appointment-member**)

Tim Schulte, 916 Wolfrum Glen Court, (Ward 4) for the term effective May 12, 2016, and expiring May 11, 2017 (**re-appointment-member**)

John Shetterly, 525 Timberidge Drive, (Ward 3) for the term effective May 12, 2016, and expiring May 11, 2017 (**re-appointment-member**)

Willie Smith, 205 Westminster Drive, (Ward 2) for the term effective May 12, 2016, and expiring May 11, 2017 (**re-appointment-member**)

Judy Breneisen, 425 Timberidge Drive, (Ward 3) for the term effective May 12, 2016, and expiring May 11, 2017 (**re-appointment-alternate member**)

If you have any questions or comments regarding these re-appointments, please contact me.

## APPLICATIONS

(Applications on file with the City Clerk's Office)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CALLING A BOND ELECTION IN THE CITY OF ST. PETERS, MISSOURI, AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH; AMENDING RESOLUTION NO. 1523; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The Board of Aldermen of the City of St. Peters, Missouri (the “City”) finds it necessary and hereby declares its intent to borrow \$12,000,000 for the purpose of acquiring, constructing, renovating, installing, improving and equipping park and recreational facility improvements within the City including a new municipal aquatic park, a new municipal golf course clubhouse with banquet/community center, other park and recreational improvements within the City and related access, site improvements and land acquisition (the “Project”), and to evidence such borrowing by the issuance of general obligation bonds of the City in the amount of \$12,000,000.

SECTION NO. 2. A bond election is hereby ordered to be held in the City of St. Peters, Missouri, on Tuesday, August 2, 2016, on the following proposition:

PROPOSITION Q

Shall the City of St. Peters, Missouri, issue its general obligation bonds in the amount of Twelve Million Dollars (\$12,000,000) for the purpose of acquiring, constructing, renovating, installing, improving and equipping park and recreational facility improvements within the City including a new municipal aquatic park, a new municipal golf course clubhouse with banquet/community center, other park and recreational improvements within the City and related access, site improvements and land acquisition?

YES

NO

INSTRUCTIONS TO VOTERS: If you are in favor of the proposition, place an X in the box opposite “YES.” If you are opposed to the proposition, place an X in the box opposite “NO.”

The authorization of said Bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City

No.

sufficient to pay the interest and principal of the Bonds as they fall due and to retire the same within twenty years from the date thereof.

SECTION NO. 3. The form of the Notice of Bond Election for the election, a copy of which is attached hereto and made a part hereof, is hereby approved.

SECTION NO. 4. The City Clerk is hereby authorized and directed to notify the St. Charles County Election Authority of the adoption of this Ordinance no later than 5:00 p.m. on May 24, 2016, and to include in said notification all of the terms and provisions required by Chapter 115 of the Revised Statutes of Missouri, as amended.

SECTION NO. 5. On February 11, 2016, the Board of Aldermen adopted Resolution No. 1523 (the "Resolution") determining the intent of the City to reimburse itself for capital expenditures made on and after the date of adoption of the Resolution in connection with the Project from the proceeds of the bonds. The Resolution generally described the Project and provided a maximum principal amount of bonds to be issued for the Project of \$10,000,000. Subsequent to adoption of the Resolution, the Project description was slightly altered and the maximum principal amount of the bonds to be issued for the Project increased from \$10,000,000 to \$12,000,000. Accordingly, the Resolution is hereby amended to reflect the alteration to the Project description and increase in the maximum principal amount of bonds to be issued.

SECTION NO. 6. The Mayor, City Administrator, the City Clerk and other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to carry out the purpose and intent of this Ordinance.

SECTION NO. 7. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION NO. 8. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION NO. 9. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 28<sup>th</sup> day of April, 2016.

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As Presiding Officer and as Mayor  
Len Pagano, Mayor

Attest:

---

Patricia E. Smith, City Clerk

Approved this 28<sup>th</sup> day of April, 2016.

---

Len Pagano, Mayor

Attest:

---

Patricia E. Smith, City Clerk

No.

**NOTICE OF BOND ELECTION**

**CITY OF ST. PETERS, MISSOURI**

Notice is hereby given to the qualified voters of the City of St. Peters, Missouri, that the Board of Aldermen of the City has called a special election to be held in the City on Tuesday, August 2, 2016, commencing at 6:00 a.m. and closing at 7:00 p.m., on the proposition contained in the following sample ballot:

**OFFICIAL BALLOT  
SPECIAL BOND ELECTION**

**CITY OF ST. PETERS, MISSOURI**

**TUESDAY, AUGUST 2, 2016**

**PROPOSITION Q**

Shall the City of St. Peters, Missouri, issue its general obligation bonds in the amount of Twelve Million Dollars (\$12,000,000) for the purpose of acquiring, constructing, renovating, installing, improving and equipping park and recreational facility improvements within the City including a new municipal aquatic park, a new municipal golf course clubhouse with banquet/community center, other park and recreational improvements within the City and related access, site improvements and land acquisition?

YES [ ]

NO [ ]

**INSTRUCTIONS TO VOTERS:** If you are in favor of the proposition, place an X in the box opposite "YES." If you are opposed to the proposition, place an X in the box opposite "NO."

The authorization of said bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of said bonds as they fall due and to retire the same within twenty years from the date thereof.

No.

The election will be held at the following polling places in the City:

**PRECINCT**

**POLLING PLACE**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATED: \_\_\_\_\_, 2016.

\_\_\_\_\_  
Director of Elections  
St. Charles County, Missouri

Draft

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING OR REPEALING CERTAIN SECTIONS AND ENACTING NEW SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE IV: LAND USE DEALING WITH THE ESTABLISHMENT OF ZONING AND REGULATING LAND USE IN THE CITY LIMITS OF THE CITY OF ST. PETERS, MISSOURI AND PROVIDING FOR THE ESTABLISHMENT OF REGULATIONS FOR LAND SUBDIVISION IN THE LIMITS OF THE CITY OF ST. PETERS, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, AS FOLLOWS:

SECTION 1. That SECTION 405.265 ST. PETERS LAKESIDE 370 SPECIAL DISTRICT of the Municipal Code of the City of St. Peters Title IV: Land Use be amended by deleting Subsections B.1.a., G.2., H.1.d., 5.b., I 1 and .2., and L. and replacing with Section 405.265 Subsections B.1.a., G.2., H.1.d., 5.b., I 1 and.2., and L as follows:

B. *Authorized Uses.*

1. Use of land shall generally be as follows; specific uses of the land shall be governed by Subsection (L) Table 1 herein
  - a. Industrial uses:
    - (1) Distribution facilities.
    - (2) Office/warehouse facilities.
    - (3) Manufacturing facilities.
    - (4) Offices including back offices and professional offices.
    - (5) Medical and agricultural products, processing and research.
  - b. Commercial uses:
    - (1) Hotels/conference centers.
    - (2) Retail uses.
    - (3) Dining/entertainment uses.
  - c. Public uses:
    - (1) Cultural uses.
    - (2) Recreational uses.

No.

G. *Off-Street Parking And Loading.*

2. ~~No off street loading spaces may be located in a required front yard.~~ Off – street loading spaces shall be located as approved on the Site Development Plan.

H. *Site Design Requirements.*

1. *Landscaping and open space.* Prior to the approval of a final site plan, the developer shall submit a landscaping plan which shall conform to the following:
- d. All fences, except those associated with industrial and recreational uses, shall be solid wood, masonry or vinyl material limited to a maximum height of six (6) feet and shall not extend beyond the front building line of the subject property. Fences for industrial and recreational uses shall conform to fence regulations for commercial and industrial districts as stipulated in Section 405.360 E. Any chain link fences shall be vinyl coated.

5. *Lighting.*

- b. No light standard utilized for the illumination of off-street parking areas shall exceed forty (40) feet in height unless otherwise approved by the Planning and Zoning Commission on the Site Development Plan. No other light standard shall exceed eighteen (18) feet in height unless otherwise approved by the Planning and Zoning Commission on the Site Development Plan

I. *Building Permits And Architectural Criteria.*

1. Building elevations for each development shall be submitted to the Planning and Zoning Commission for review and approval. These elevations shall show the materials and the respective colors to be used. Elevation submittals shall comply with Section **405.460** of this Chapter. This development shall not be subject to more stringent requirements than standard design and building requirements of the City at the time of construction.
2. Temporary structures, including membrane structures and greenhouses, may be approved on a Site Development Plan in conjunction with an approved use/development.

L. *Table 1 – Land Use Category.*

<b>Distribution Facilities</b>	
Warehouse distribution facilities	P
Warehouse facilities with more than four (4) loading docks	P
Warehouse facilities with railway service connection	P

<b>Office/Warehouse Facilities; Processing and Research</b>	
Office/warehouse facilities	P
Warehousing including mini-warehousing	P
Manufacturing facilities	
Laboratory (research)	P
Manufacturing (light)	P
Manufacturing (heavy)	S
Medical Product and Agricultural Product Processing/distribution facilities including accessory sales facilities	P
<b>Offices Including Back Office and Professional Offices</b>	
Medical offices	P
Medical out-patient clinics and surgery centers	S
Offices — professional, corporate headquarters	P
<b>Hotel/Conference Centers</b>	
Convention/meeting facilities	P
Hotels and motels	P
<b>Retail and Dining/Entertainment Facilities</b>	
Banking facilities	P
Car and truck washes	S
Indoor entertainment facilities including theatres, movie theatres, art galleries, indoor amusement parks and arcades and similar facilities	P
Outdoor entertainment facilities including amusement parks, racetrack and accessory buildings, and similar facilities	S
Restaurants — sit down, microbreweries, sandwich shops, bagel, shops and ice cream shops	P
Restaurants — fast food including those with drive-through facilities	P
Retail shopping centers	P
Retail uses not listed herein	S
Service uses including, but not limited to, beauty and nail salons, dry cleaners, printing shops and mail centers	P
Service stations, including those with convenience stores	S
Tavern/bar	S
<b>Cultural Uses and Other Public Purposes</b>	
Churches, synagogues, temples; religious facilities/retreat centers	P
Solar panel — primary	S
Wireless support structures and wireless facilities	S
Utility substations and facilities related to gas, cable television, water and sanitary sewer	P

No.

**Retail and Dining/Entertainment Facilities**

Wind turbine — accessory	S
Wind turbine — primary	

**Recreation Purposes**

Parks — public and private; uses permitted include, but are not limited to, trails, beaches, picnic areas, shelters, bow hunting and similar uses	P
Sports facilities — indoor	P
Sports facilities – outdoor	S

**Miscellaneous Purposes**

Temporary Activities (subject to Planning Commission approval of location) including, but not limited to, entertainment events, concerts, carnivals, and sales activities	S
---	---

SECTION 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 28<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
As Presiding Officer and as Mayor  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

Approved this 28<sup>th</sup> day of April, 2016

\_\_\_\_\_  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

No.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ACCEPTING FOR MAINTENANCE THE DEDICATION OF CERTAIN SANITARY SEWER LINES IN AND CONNECTED WITH JUNGERMANN SUBDIVISION PLAT 12 AND JUNGERMANN SUBDIVISION ROAD DEDICATION AND EASEMENT PLAT

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI AS FOLLOWS:

SECTION 1. The City of St. Peters, Missouri does hereby accept for maintenance, as part of the sanitary sewer system of the City of St. Peters, Missouri, certain sanitary sewer lines in and connected with Jungermann Subdivision Plat 12 and Jungermann Subdivision Road Dedication and Easement Plat, as identified in the Instrument of Dedication of Improvements in substantially the form attached hereto, marked as Exhibit "A", and made a part hereof, to wit:

Sanitary sewer line described as follows:

230 Lineal Feet of Eight inch (8") PVC, beginning at sanitary manhole #7370MH259 towards, and including sanitary manhole #7370MH253

SECTION 2. The said sanitary sewer lines identified in Section 1 of this Ordinance shall, from and after the recording of said Instrument of Dedication of Improvements, become part of the sanitary sewer system of said city in perpetuity. Jungermann-Mexico Corner LLC shall thereafter be relieved from further obligation with respect to the maintenance of said sanitary sewer lines, except as may be contained within the executed Escrow Agreement Guaranteeing Improvements on file with the City.

SECTION 3. The Mayor of the City of St. Peters, Missouri, be and is hereby authorized to execute said Instrument of Dedication of Improvements which is by and between Jungermann-Mexico Corner LLC, and the City of St. Peters, Missouri, and the Clerk of the City of St. Peters, Missouri is hereby authorized to affix the seal of the City to said Instrument of Dedication of Improvements and directed to cause said document to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 4. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements

No.

thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 28<sup>th</sup> day of April, 2016.

---

As Presiding Officer and as Mayor  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

Approved this 28<sup>th</sup> day of April, 2016.

---

Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

No.

Exhibit A

INSTRUMENT OF DEDICATION OF IMPROVEMENTS

THIS INSTRUMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between JUNGERMANN-MEXICO CORNER LLC, a Missouri limited liability company whose mailing address is 10 Kindred Way, St. Peters, Missouri, 63376, GRANTOR, and the City of St. Peters, a Missouri municipal corporation, hereinafter GRANTEE, whose address is #1 St. Peters Centre Boulevard, St. Peters, Missouri 63376.

WHEREAS, The Jungermann Company, Partnership, did on the 6<sup>th</sup> day of April, 1983, file a record in the office of the Recorder of Deeds for St. Charles County, Missouri, a certain plat, the same being the plat of Jungermann Subdivision Plat 12, which plat was recorded in Plat Book 22 Pages 125; and

WHEREAS, The Jungermann Company, Partnership, did on the 7<sup>th</sup> day of August, 1986, file a record in the office of the Recorder of Deeds for St. Charles County, Missouri, a certain plat, the same being the plat of Jungermann Subdivision Road Dedication and Easement Plat, which plat was recorded in Plat Book 25 Pages 197; and

WHEREAS, The Jungerman Company, Partnership has constructed a sanitary sewer system in and connected with said Jungermann Subdivision Plat 12 and Jungermann Subdivision Road Dedication and Easement Plat, and said system has been constructed according to the City of St. Peters standards for same, and said system has been located in Easements on said Plats; and

WHEREAS, GRANTOR intends that the sanitary sewer system, so constructed within existing Easements on said Jungermann Subdivision Plat 12 and Jungermann Subdivision Road Dedication and Easement Plat, become a part of the sanitary sewer system of the City of St. Peters, Missouri.

GRANTOR, the owner of the sanitary sewer line located within and connected with said Jungermann Subdivision Plat 12 and Jungermann Subdivision Road Dedication and Easement Plat, does hereby dedicate the following sanitary sewer line, to wit:

230 Lineal Feet of Eight inch (8") PVC, beginning at sanitary manhole #7370MH259 towards, and including sanitary manhole #7370MH253

**GRANTEE:**

**City of St. Peters, Missouri**  
a Missouri municipal corporation

By: \_\_\_\_\_  
Len Pagano, Mayor

State of Missouri            )  
  ) SS  
County of St. Charles        )

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Len Pagano, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of St. Peters, a municipal corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said municipal corporation by authority of its Board of Aldermen and said Len Pagano acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary \_\_\_\_\_

SEAL

My Commission Expires:

to the City of St. Peters, Missouri, and the same shall become a part of the sanitary sewer system of said City in perpetuity.

The City of St. Peters, Missouri does hereby accept the aforesaid certain sanitary sewer as a part of the sanitary sewer system of said City in perpetuity.

*IN WITNESS WHEREOF*, the said GRANTOR and GRANTEE hereto have executed these presents as of the day and year first above written.

**GRANTOR:**

JUNGERMANN-MEXICO CORNER LLC  
a Missouri limited liability company

By:   
Jeff Jungermann, Manager

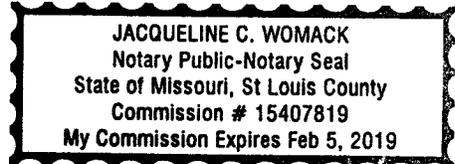
STATE OF MISSOURI                    }  
  )ss.  
COUNTY OF ST. CHARLES         }

On this 6 day of April, 2016, before me personally appeared JEFF JUNGERMANN, Manager of JUNGERMANN-MEXICO CORNER LLC, a Missouri limited liability company, known to me to be the person who executed the within Instrument of Dedication in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public

My Commission Expires: February 5, 2019



**GRANTOR:**

JUNGERMANN-MEXICO CORNER LLC  
a Missouri limited liability company

By: Richard Zumbahl Manager  
Richard Zumbahl, Manager

STATE OF MISSOURI                    }  
                                  LINCOLN        )ss.  
COUNTY OF ~~ST. CHARLES~~        }

On this 5 day of April, 2016, before me personally appeared RICHARD ZUMBEHL, Manager of JUNGERMANN-MEXICO CORNER LLC, a Missouri limited liability company, known to me to be the person who executed the within Instrument of Dedication in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Pam Finnerty  
Notary Public

My Commission Expires:  
11-1-2019

**Pam Finnerty  
Notary Public-Notary Seal  
State Of Missouri  
Commissioned for Lincoln County  
My Commission Expires 11/01/2019  
#11343753**

**GRANTOR:**

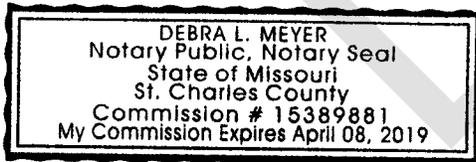
JUNGERMANN-MEXICO CORNER LLC  
a Missouri limited liability company

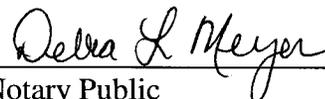
By:   
Curtis Stille, Manager

STATE OF MISSOURI                    }  
  )ss.  
COUNTY OF ST. CHARLES            }

On this 30 day of March, 2016, before me personally appeared CURTIS STILLE, Manager of JUNGERMANN-MEXICO CORNER LLC, a Missouri limited liability company, known to me to be the person who executed the within Instrument of Dedication in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



  
Notary Public

My Commission Expires:

April 8, 2019

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH L KEELEY CONSTRUCTION FOR THE 2016 SIDEWALK REPLACEMENT AND INFILL PROGRAM

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety and welfare of the community; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the removal and replacement of sidewalk sections and sidewalk infill as part of the City budget; and

WHEREAS, the City did receive on March 8, 2016, five (5) bids for the replacement of damaged sidewalks sections, installation of ADA accessibility improvements and placement of sidewalk infill; and

WHEREAS, it is recommended that the bid be awarded to L Keeley Construction, of St. Louis, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract change order with L Keeley Construction in the initial amount of \$166,831.00 for concrete sidewalk replacement, ADA accessibility and related improvements. Upon approval of the City Administrator, the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration (“OSHA”) or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

No.

SECTION 4. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed and approved this 28<sup>th</sup> day of April, 2016.

---

As Presiding Officer and as Mayor  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

Approved this 28<sup>th</sup> day of April, 2016.

---

Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

No.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI, AUTHORIZING AND DIRECTING THE DEPARTMENT OF REVENUE TO CONTINUE APPLICATION AND COLLECTION OF THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, TRAILERS, BOATS, AND OUTBOARD MOTORS THAT WERE PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER

**WHEREAS**, on Tuesday, April 5, 2016, the City, under the provisions of Section 32.087 RSMo, submitted to the qualified voters of the City the question of continuing the application of the local sales tax to the titling of motor vehicles, trailers, boats, and outboard motors that are purchased from a source other than a licensed Missouri dealer; and

**WHEREAS**, the voters of the City of St. Peters approved the continuance of the application of the local sales tax to the titling of motor vehicles, trailers, boats and outboard motors that are purchases from a source other than a licensed Missouri dealer.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, as follows:**

**SECTION 1.** Pursuant to the provisions of Sections 32.087 RSMo, the Board of Aldermen of the City of St. Peters, Missouri, does hereby continue application of the local sales tax to the titling of motor vehicles, trailers, boats, and outboard motors that are subject to state sales tax under section 144.020 and purchased from a source other than a licensed Missouri dealer.

**SECTION 2.** The local sales tax shall apply to the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer.

**SECTION 3.** The City Clerk shall forward to the Director of Revenue of the State of Missouri by United States registered mail or certified mail, a certified copy of this ordinance together with all accompanying documents requested by the Director of Revenue so that the Director may continue to collect the City’s local sales tax on the purchases described herein.

**SECTION 4.** This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

No.

Read two times, passed, and approved this 28<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
As Presiding Officer and as Mayor  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

Approved this 28<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

No.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION CONCERNING VOLUNTARY ANNEXATION  
KRISTIN HAMILTON, 60 CIRCLE WAY

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That there has been presented to the Board of Aldermen of the City of St. Peters, Missouri, on this date, one (1) verified petition signed by the owners of all fee interests of record of all tracts of real property located within the area described in the petition, which is proposed to be annexed to the City of St. Peters, and which petition requests annexation of such area into the City limits of the City of St. Peters, Missouri, a copy of which petition is attached hereto and made a part hereof.

SECTION 2. That no part of the said real property is now included in any incorporated municipality.

SECTION 3. That the said real property as a whole is contiguous to the existing corporate limits of the City of St. Peters, Missouri.

SECTION 4. That, in accordance with Section 71.012 RSMo, a public hearing shall be held concerning the matter, and this public hearing shall be held on the 26<sup>th</sup> day of May, 2016, at 7:00 p.m. at the St. Peters Justice Center in the City of St. Peters, Missouri.

SECTION 5. The City Clerk is authorized and directed to cause a notice of such hearing to be published at least seven (7) days prior to the date of the hearing in a newspaper of general circulation in St. Charles County, Missouri, which is qualified to publish legal matters.

Read and adopted this 28th day of April, 2016.

---

Presiding Officer and as Mayor  
Len Pagano, Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

No.



**Agents National Title Insurance Company  
Commitment for Title Insurance**

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Commitment No.: STL-26366-16  
Property Address: 60 Circle Way, St. Peters, MO 63376

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Firm File No.: STL-26366-16

**LEGAL DESCRIPTION**

The North 100.6 feet of Lot W of Lot 7 of Hi-Pointe Acres, as per plat thereof recorded in Plat Book 5 page 41 of the St. Charles County Records.

Draft



**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS DECLARING THE CITY AS A HYBRID ENTITY; DESIGNATING THE CITY'S HEALTH CARE COMPONENTS; DESIGNATING A HIPAA PRIVACY AND SECURITY OFFICER(S); DIRECTING AND AUTHORIZING CERTAIN OFFICIALS AND EMPLOYEES TO CARRY OUT THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”), and the Health Information Technology for Economic and Clinical Health Act (“HITECH”), and regulations promulgated under them by the U.S. Department of Health and Human Services, 45 C.F.R. Parts 160 and 164, require public and private entities that provide certain health care services and health plans to comply with regulations related to the collection, use, disclosure and security of individually identifiable health information; and

**WHEREAS**, as a “covered entity” under HIPAA, the City of St. Peters strives to protect the confidentiality, integrity and availability of protected health information by taking reasonable and appropriate steps to protect the security and privacy of protected health information, and comply with all applicable laws and regulations relating to data privacy and security; and

**WHEREAS**, The City of St. Peters is one legal entity that provides both health care covered and non-health care covered functions as part of its business operations, and may declare itself as a “Hybrid Entity” as defined by 45 C.F.R. § 164.103 and in accordance with 45 C.F.R. § 164.105(a)(2)(iii)(D); and

**WHEREAS**, the Board of Aldermen of the City of St. Peters has determined that the City can more effectively and efficiently comply with HIPAA and HITECH by declaring the City as a “Hybrid Entity” and formally designating the City’s health care components in accordance with 45 C.F.R. § 164.105(a)(2)(iii)(D); and

**WHEREAS**, after an assessment of the divisions, programs and departments within the City of St. Peters for applicability of HIPAA, only limited portions of the City are components that create, transmit, use or maintain health information and, therefore, only those portions should be designated as health care components; and

**WHEREAS**, HIPAA regulations require the City of St. Peters to designate an individual or individuals as the privacy and security officer(s) to be responsible for the development and implementation of required privacy and security policies and procedures for the City and the City Administrator or his designee has assumed those

No.

duties relative to HIPAA and HITECH compliance policies and procedures as outlined herein; and

**WHEREAS**, as a Hybrid Entity, the City of St. Peters has an ongoing responsibility to establish and maintain policies, procedures, safeguards and business practices to maintain compliance with HIPAA and HITECH requirements.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:**

SECTION 1. The Board of Aldermen of the City of St. Peters do hereby designate the City as a Hybrid Entity pursuant to 45 C.F.R. §§ 164.103 and 164.105.

SECTION 2. In accordance with 45 C.F.R. § 164.105(a)(2)(iii)(D), the Board of Aldermen of the City of St. Peters do hereby designate the following departments within the City as “health care components” to the extent these department engage in the administration of the City’s self-insured health benefits plan:

- A. The Human Resources Department to the extent it administers the City’s health insurance benefits plan only; and
- B. The Finance Department to the extent it provides billing, payment, and administration services in connection with the City’s health insurance benefits plan only.

In accordance with 45 C.F.R. § 164.105(a)(2)(iii)(C), the Board of Aldermen of the City of St. Peters does hereby additionally designate the following as health care components to the extent that they meet the definition of a “business associate” under 45 C.F.R. § 160.103 if they were separate legal entities from the City and to the extent that they create, receive, maintain, transmit or disclose protected health information:

- A. Any company hired to perform audits on behalf of the City of St. Peters to the extent the company’s auditing services involve access to protected health information; and
- B. Any third-party administrator that assists the City of St. Peters in the administration of the City’s self-insured health benefits plan with claims processing.

SECTION 3. The Board of Aldermen of the City of St. Peters hereby affirms that all covered components are required to protect the security and privacy of protected health information and comply with all applicable laws and regulations relating to data privacy and security. To this end, the Board of Aldermen of the City of St. Peters authorizes the City Administrator or his designee to develop and implement reasonable and appropriate administrative, technical, and physical safeguards, policies, and procedures for protecting protected health information in any form or media, whether

electronic, paper, or oral, and to ensure that the designated health care components do not disclose protected health information to another non-health care components of the City under any circumstances in which HIPAA or HITECH would prohibit such disclosure if the health care component and non-health care component were separate legal entities, to ensure that the designated health care component does not use or disclose protected health information that it creates or receives from or on behalf of another health care component in a way that is prohibited by the privacy and security standards under HIPAA and HITECH, and to ensure that if a worker performs duties for both a health care component and non-health care component of the City, the worker does not disclose protected health information created or received in the course of, or incident to, his or her work for the health care component in a way prohibited by the privacy and security standards under HIPAA and HITECH.

SECTION 4. The Board of Aldermen of the City of St. Peters designates the City Administrator or his designee as the City's HIPAA Privacy and Security Officer responsible for the development, implementation and oversight of the City's HIPAA privacy and security policies and procedures in relation to the policies and procedures applicable to the City's self-funded health benefits plan which includes the Human Resources Department and the Financial Department to the extent those departments engage in the administration of the City's self-insured health benefits plan as outlined in Section 2 herein.

SECTION 5. The Board of Aldermen of the City of St. Peters directs and authorizes the HIPAA Privacy and Security Officer to approve changes in the designation of departments, divisions, units and/or programs as health care components to maintain compliance with HIPAA and HITECH, to develop policies and procedures, and outline other actions as necessary to implement this Resolution and comply with the privacy and security rules of HIPAA and HITECH.

SECTION 6. This Resolution shall take effect upon its adoption by the Board of Aldermen of the City of St. Peters, Missouri.

Read and adopted this 28th day of April, 2016

---

Len Pagano, As Presiding Officer and as Mayor

Attest: \_\_\_\_\_  
Patricia E. Smith, City Clerk

No.