



CITY OF ST. PETERS CITY HALL
BOARD OF ALDERMEN MINUTES
MARCH 24, 2016

CALL TO ORDER

Mayor Pagano called the Board of Aldermen meeting to order at approximately 7:00 p.m. on March 24, 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; Alderman Reitmeyer; Alderman Thomas; Alderman Shea; Alderman Violet; Bill Charnisky, City Administrator; Randy Weber, Special Counsel; Jeff Finkelstein, Chief of Police; Patty Smith, City Clerk. Board President Hollingsworth was absent. Invocation was given by Pastor Steve Koeneman. The Pledge of Allegiance was led by Mayor Pagano.

PROCLAMATION: ARBOR DAY, APRIL 2, 2016

Alderman Bateman read and presented Rick Oloteo, Director of Recreation, with the Arbor Day Proclamation for Saturday, April 2nd.

MISSOURI STATE HIGH SCHOOL ATHLETIC ASSOCIATION STATE DISTINGUISHED SERVICE AWARD

Rick Oloteo introduced aquatic staff that was present at the meeting. Stacey Schroeder, Associate Director with the Missouri State High School Athletic Association presented Rick Oloteo, the City of St. Peters, and Rec-Plex staff with the State Distinguished Service Award for going above and beyond during the State Diving and Swimming Championships every year.

AUDIT AWARDS FROM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION

Alderman Bateman presented the State of Missouri Audit Award to the City of St. Peters for Certificate of Achievement for Excellence in Financial Reporting and the Award of Financial Reporting Achievement, which was accepted by the Director of Finance, Beth French.

APPROVAL OF MINUTES: WORK SESSION MEETING OF MARCH 10, 2016 AND THE REGULAR BOARD OF ALDERMEN MEETING OF MARCH 10, 2016

Alderman Aytes moved and Alderman Reitmeyer seconded the motion to approve the Board of Aldermen Work Session meeting minutes of March 10, 2016, and the Regular Board of Aldermen meeting minutes of March 10, 2016. The motion carried and the minutes were approved.

REPORTS OF OFFICERS, BOARDS AND COMMISSIONS

MAYORAL REPORT OF APPOINTMENTS TO BOARDS AND COMMISSIONS

None

CITY ADMINISTRATOR'S REPORT:

JR. CITIZEN POLICE ACADEMY PRESENTATION – OFFICER DOSS

Officer Doss, Public Information Officer, spoke about a new Junior Citizen Police Academy 4 week program directed toward children between the ages of 8 to 11 during the month of June; and for four weeks during July for children between the ages of 12 thru 15 years of age. She stated that this program is limited to only St. Peters residents, as it is expected to be a popular program; and she explained the details of the program.

REPORT OF DIRECTOR OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT

PETITION 16-03, SPECIAL USE PERMIT – GOLDEN LAB, L.L.C. – POWERS

Julie Powers, Director of Planning, advised that Petition 16-03 – Golden Lab, L.L.C., is requesting a Special Use Permit in the I-1 Light Industrial District to permit a crematorium on a 3.24 +/- acre parcel for pet and human. The property is located at 4175 Shady Springs Lane, on the north side of I-70 North Service Road, east side of Ehlmann Road. The Planning and Zoning Commission adopted and approved staff's Findings of Fact and recommended approval of this petition to the Board of Aldermen. City Clerk Smith swore in Golden Lab representative Mr. Bradley Vickers and he presented the request for Special Use Permit. Mr. Vickers advised this location is the old Missouri State Inspection Station. No questions or comments from the Board of Aldermen were presented. This is business item I-01 on tonight's Board of Aldermen meeting agenda.

PETITION 16-04, CHANGE OF ZONING – THE SUNSHINE GROUP L.L.C. – POWERS

Julie Powers presented Petition 16-04; The Sunshine Group LLC is requesting a change of zoning from the A-1 Agricultural District and I-1 Light Industrial District to I-2 Heavy Industrial District for 70 +/- acre parcel. The property is located on the north and south sides of Salt River Road and east and west sides of Mid Rivers Mall Drive. The Planning and Zoning Commission and staff recommend the approval of this rezoning petition to the Board of Aldermen. Mr. Scott Martin, Hilliker Corporation, was present to address the Mayor and Board of Aldermen for this change of zoning petition. Mayor Pagano asked if the request is to make the property "shovel ready" for future buyers. Mr. Martin advised that was correct and they have been marketing this area, although they don't have a user for the property at this time. There were no further questions or comments from the Aldermen. This is business item I-02 on tonight's Board of Aldermen meeting agenda.

PETITION 16-05, CHANGE OF ZONING – SCHNEIDER FAMILY TRUST, ET AL. – POWERS

Julie Powers presented Petition 16-05; Schneider Family Trust is requesting a change of zoning from A-1 Agricultural District and I-1 Light Industrial District to I-2 Heavy Industrial District for 22 +/- acre parcel. The property is located on the north side of Ecology Drive, east of Mid Rivers Mall Drive. The Planning and Zoning Commission and staff recommend the approval of this rezoning petition to the Board of Aldermen. Scott Merchant, Hilliker Corporation was present to answer any questions. No questions or comments were presented from the Mayor or Board of Aldermen. This is business item I-03 on tonight's Board of Aldermen meeting agenda.

PETITION 16-06, AMENDED PUD AGREEMENT – CASTLE GROUP SERIES II L.L.C. – POWERS

Julie Powers presented the Castle Group Series II L.L.C. request for an amended R-3 Planned Urban Development (PUD) for a 5.98 +/- acre parcel. The subject site is located on the south side of North Cloverleaf Drive and north side of South Cloverleaf Drive, at Leonard Drive. Proposed use: multiple-family units. This development will include 132 apartment units and recreation facility with a pool, club house, and walking trail. They are requesting an amendment to the plan and building elevation. The Planning and Zoning Commission and staff have recommended approval of this amendment. Doug Tiemann, Director of Engineering with Pickett Ray and Silver, and John Fudemberg with the Castle Group Series gave a slide show to present the subject site plan for the Carleton Apartments, which includes four buildings consisting of one and two bedroom units and amenities along with a shared parking lot which will remain. Alderman Shea asked about the building elevations and the representatives advised they are all three-story buildings. There were no further questions or comments from the Board of Aldermen. This is Business Item I-04 on this evening's agenda.

ST. PETERS BUSINESS SPOTLIGHT

None

OPEN FORUM

CITIZENS PETITIONS AND COMMENTS

Mr. Gary Feder, Attorney with Husch Blackwell, representing his client, Mr. Larry Jones, who is the adjacent property owner related to the PUD amendment, Petition 16-06, presented his clients concerns with the PUD amendment, Petition 16-06, and asked to defer the matter until the next Board of Aldermen meeting.

COMMUNICATIONS FROM THE ELECTED OFFICIALS

Elected Officials made comments during this time.

ANNOUNCEMENTS

PUBLIC HEARINGS

None

UNFINISHED (OLD) BUSINESS ITEMS:

None

NEW BUSINESS ITEMS:

MOTION/APPROVED: BILL NO. 16-39: ORDINANCE NO. 6505: AN ORDINANCE APPROVING A SPECIAL USE PERMIT IN THE I-1 LIGHT INDUSTRIAL DISTRICT TO PERMIT A CREMATORIUM, IN RESPONSE TO PETITION 16-03 (THE GOLDEN LAB, L.L.C.) AND ADOPTING THE FINDINGS OF FACT AND CONCLUSIONS OF LAW WITH RESPECT THERETO

Alderman Aytes moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Aytes moved and Alderman Reitmeyer seconded the motion to read Bill No. 16-39 for the first time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Shea moved and Alderman Aytes 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 Aytes seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-39 was passed becoming Ordinance No. 6505.

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. 16-40: ORDINANCE NO. 6506: AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE IV: LAND USE PERTAINING TO ZONING PROPERTY WITHIN SAID CITY IN RESPONSE TO REZONING PETITION NUMBER 16-04 THE SUNSHINE GROUP, L.L.C., BY MAKING CERTAIN CHANGES IN THE DESIGNATED DISTRICTS IN CERTAIN SECTIONS OF SAID CITY

Alderman Bateman moved and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Bateman moved and Alderman Barclay seconded the motion to read Bill No. 16-40 for the first time. The motion carried and Alderman Barclay read the Bill. Alderman Shea moved and Alderman Barclay 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 Reitmeyer seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-40 was passed becoming Ordinance No. 6506.

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. 16-41: ORDINANCE NO. 6507: AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE IV: LAND USE PERTAINING TO ZONING PROPERTY WITHIN SAID CITY IN RESPONSE TO REZONING PETITION NUMBER 16-05 SCHNEIDER FAMILY TRUST, ET AL, BY MAKING CERTAIN CHANGES IN THE DESIGNATED DISTRICTS IN CERTAIN SECTIONS OF SAID CITY

Alderman Reitmeyer moved and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved and Alderman Barclay seconded the motion to read Bill No. 16-41 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 Bateman moved and Alderman Aytes seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-41 was passed becoming Ordinance No. 6507.

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. 16-42: ORDINANCE NO. 6508: AN ORDINANCE AUTHORIZING

AND DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE AN AMENDED PLANNED URBAN DEVELOPMENT AGREEMENT WITH CASTLE GROUP SERIES II, L.L.C. FOR DEVELOPMENT OF THE CARLETON APARTMENTS

Alderman Aytes moved and Alderman Shea seconded the motion to introduce the Bill. The motion carried. Alderman Aytes moved and Alderman Shea seconded the motion to read Bill No. 16-42 for the first time. The motion carried and Alderman Aytes read the Bill. Alderman Reitmeyer moved and Alderman Aytes seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Bateman moved and Alderman Violet seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-42 was passed becoming Ordinance No. 6508.

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. 16-43: ORDINANCE NO. 6509: AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI, AMENDING SECTION 210.450.A OF THE ST. PETERS CITY CODE BY DELETING IT IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF, A NEW SECTION 210.450.A; REQUIRING SELLERS OF RESIDENTIAL PROPERTY TO MAKE DISCLOSURE OF CERTAIN INFORMATION TO PURCHASERS OF REAL PROPERTY WITHIN THE CITY OF ST. PETERS, MISSOURI [SPONSOR: BATEMAN]

Alderman Violet moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Violet moved and Alderman Reitmeyer seconded the motion to read Bill No. 16-43 for the first time. The motion carried and Alderman Bateman read the Bill. Alderman Shea moved and Alderman Bateman seconded the motion to read the Bill for the second time. The motion carried and Alderman Bateman read the Bill. Alderman Bateman explained the purpose of this bill. Alderman Violet moved and Alderman Barclay seconded the motion to put the Bill to a final vote. The motion was approved and Bill No. 16-43 was passed becoming Ordinance No. 6509.

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. 16-44: ORDINANCE NO. 6510: AN ORDINANCE DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH JOE MACHENS FORD LINCOLN FOR THE PURCHASE OF EIGHT POLICE INTERCEPTOR UTILITY SUV VEHICLES

Alderman Shea moved and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Shea moved and Alderman Barclay seconded the motion to read Bill No. 16-44 for the first time. The motion carried and Alderman Shea read the Bill. Aldermen Thomas, Barclay, and Shea made comments about the need for these vehicles. Alderman Shea moved and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried and Alderman Barclay 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. 16-44 was passed becoming Ordinance No. 6510.

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 Shea 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 8:16 p.m.

Respectfully submitted,



Patricia E. Smith
City Clerk