



CITY OF ST. PETERS BOARD OF ALDERMEN  
WORK SESSION MINUTES  
January 21, 2016

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

The Work Session was called to order at approximately 5:00 p.m. on Thursday, January 21, 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; Alderman Reitmeyer; Alderman Shea; Alderman Thomas; Alderman Violet; Tim Wilkinson, Assistant City Administrator; Russ Batzel, Transportation and Development Services Manager; Bill Malach, Water Environment Services Manager; Jeff Hutsler, Park & Recreation Services Manager; Dave Kuppler, Health and Environmental Services Manager; Jeff Finkelstein, Chief of Police; Randy Weber, Special Counsel; and Patty Smith, City Clerk. City Administrator, Bill Charnisky was absent; and Board President Hollingsworth was absent. Alderman Bateman was presiding Board President during Alderman Hollingsworth's absence.

COMMITTEE REPORTS FROM ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

UNFINISHED (OLD) BUSINESS ITEMS

None

NEW BUSINESS ITEMS

Alderman Barclay moved and Alderman Shea seconded the motion to remove Individual Massage Practitioner Occupational License Fee from the agenda for discussion. The motion was approved.

INDIVIDUAL MASSAGE PRACTITIONER OCCUPATIONAL LICENSE FEE – BARCLAY

Alderman Barclay stated that after being contacted by a local massage establishment business owner, he was made aware of the establishment and practitioner fees required by the City. These types of businesses and occupations are licensed and regulated by the State; however the City may continue to charge occupational license fees to individuals or businesses performing massage services and regulate health and zoning requirements. Alderman Barclay requested the annual Practitioner fee be decreased from \$75 to the amount equal to the City of Saint Charles Practitioner fee of \$25. After brief discussion, Alderman Thomas moved and Alderman Barclay seconded the motion to place this item on the February 11, 2016 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the February 11, 2016 Board of Aldermen meeting agenda for consideration.**

Alderman Thomas moved and Alderman Shea seconded the motion to remove Discussion/Draft Resolution Calling for Action to Prevent Future Highway Flooding from the agenda for discussion. The motion was approved.

#### DISCUSSION/DRAFT RESOLUTION CALLING FOR ACTION TO PREVENT FUTURE HIGHWAY FLOODING – REITMEYER

Alderman Reitmeyer addressed the recent flooding which occurred on Mexico Road, Highway 70 and Highway 79 as a result of the significant flood event last month. He asked the Board of Aldermen to consider a Resolution requesting MoDOT and the Army Corp of Engineers to find a long-term solution to the flooding and closure of Interstate 70 by the waters of Dardenne Creek and that our Federal and State elected public officials assist in having these agencies work together on a solution that will avoid such a future disruption. Discussion was held regarding adding additional verbiage to the Resolution and Mr. Batzel suggested adding information about the recently updated and adopted FEMA floodplain maps, which show that the portion of Interstate 70 at Dardenne Creek is submerged during the 100-year flood event and that it is probable that the highway will be closed again in the future due to flooding. The Board agreed to have Mr. Batzel add this revision and Alderman Thomas moved and Alderman Bateman seconded the motion to place this item on the February 11, 2016 Board of Aldermen meeting agenda for consideration. The motion was approved. **This item will be placed on the February 11, 2016 Board of Aldermen meeting agenda for consideration.**

#### MAYOR/CITY ADMINISTRATOR ITEMS FOR DISCUSSION

#### UNFINISHED (OLD) BUSINESS ITEMS

None

#### NEW BUSINESS ITEMS

Alderman Shea moved and Alderman Bateman seconded the motion to remove 2016 Purchase of Recycling Blue Bags from the agenda for discussion. The motion was approved.

#### 2016 PURCHASE OF RECYCLING BLUE BAGS - KUPPLER

Mr. Kuppler stated that the City will be distributing blue bags to residents in April. The City went out for bid with a budget of \$154,000. In 2014 the City went out for bid for blue bags, with WasteZero as the recommended low bidder. WasteZero has only increased the price by 5% and still below the second lowest bidder from 2014. Mr. Kuppler recommends WasteZero for \$154,000. Discussion ensued regarding any analysis being kept on how many times blue bags are being used for trash; the City now uses translucent bags so they can readily identify bags that are not being used for recyclables; and in 2015 there was an 11% reduction in the amount of participation in using the bags compared to the previous year. Also discussion ensued regarding new efforts and programs to get the word out about recycling, getting kids involved to increase the efforts and success of the program, and a contest for children coinciding with Earth Day in April. Alderman Shea, Green Team Liaison, advised their committee has also looked into getting children involved. Alderman Barclay stated that there is a local youth group that is promoting recycling in St. Peters and the County and we may

want to forward any City pamphlets to them to help get the word out. **This is business item I-14 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Reitmeyer moved and Alderman Violet seconded the motion to remove Requests for Time Extension for Special Use Permits 15-01 and 15-03 from the agenda for discussion. The motion was approved.

#### REQUESTS FOR TIME EXTENSION FOR SPECIAL USE PERMITS 15-01 AND 15-03 – POWERS

Ms. Powers advised that a year ago McKelvey acquired three special use permits including a fast food restaurant, fuel station, and fitness center. McKelvey has completed the fuel station that is associated with Walmart, but is now requesting a 180-day extension for the two remaining special uses, the fitness center and restaurant, to allow time for completion, which is what our code allows. **This is business items I-03 and I-04 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Bateman moved and Alderman Reitmeyer seconded the motion to remove Economic Development Update from the agenda for discussion. The motion was approved.

#### ECONOMIC DEVELOPMENT UPDATE FROM THE AGENDA FOR DISCUSSION – BATZEL/POWERS

Ms. Powers gave a Power Point presentation of the Economic Development year in review of business and residential projects that are now open, under construction, or due to be coming soon to the City. This presentation is attached and made a part of these minutes. Alderman Thomas asked if the City keeps tracks of lots available in surrounding areas. Ms. Powers advised that they can research that information and provide that at a later date. Mr. Wilkinson mentioned even though there are less lots available in the area, current residential values are increasing because people want to move into this desirable area of St. Peters. Alderman Thomas suggested a promotion to shop St. Peters by having residents bring in a receipt from a local store to receive free admission to the Rec-Plex, possibly on a day that we are promoting new memberships. Alderman Bateman asked Ms. Powers of the possibility of the Economic Development staff taking a group of real estate agents from St. Louis for a mobile tour to the commercial locations in the City, to familiarize them with the area for future economic growth. Alderman Barclay advised that Tom & Chee Restaurant is looking to expand in St. Charles County and advised they should contact our City. Alderman Reitmeyer thanked and complimented Ms. Powers for her and staff's outstanding work.

Alderman Shea moved and Alderman Barclay seconded the motion to remove Discussion/Participation in the Missouri DWI Grant for 2017 from the agenda for discussion. The motion was approved.

#### DISCUSSION/PARTICIPATION IN THE MISSOURI DWI GRANT FOR 2017 – FINKELSTEIN

Chief Finkelstein requested written authorization this evening from the Mayor and Board of Aldermen for the City of St. Peters to participate in the Missouri's Highway DWI Grant. This annual grant allows the City of St. Peters Police Officers to participate in DWI Task Force operations funded by the State. **No further action is required on this item.**

Alderman Shea moved and Alderman Reitmeyer seconded the motion to remove Discussion/Participation in the Missouri Hazardous Speed Grant for 2017 from the agenda for discussion. The motion was approved.

#### DISCUSSION/PARTICIPATION IN THE MISSOURI HAZARDOUS SPEED GRANT FOR 2017 – FINKELSTEIN

Chief Finkelstein requested written authorization this evening from the Mayor and Board of Aldermen for the City of St. Peters to participate in the Missouri Hazardous Speed Grant. This annual grant allows the City of St. Peters Police Officers to participate in hazardous speed operations funded by the State. **No further action is required on this item.**

#### MISCELLANEOUS UPDATES – WILKINSON

Mr. Wilkinson discussed the Board meeting agenda Business Item I-10, the refunding of our 2008 General Obligation Bonds that were issued for the Justice Center. The City received eight (8) bids this morning, January 21, 2016 and the lowest bid was nearly half a percentage point lower than the previous estimate. The City will be able to achieve the refunding to provide more Bond Issue capacity for the No Tax Increase Bond Issue; and at present value basis will save about a half million dollars in costs compared to the bonds the City is refunding. Joy Howard from Financial Strategies, who is our long time financial advisor, and Shannon Creighton with Gilmore Bell, our Bond Attorney, were present to answer any questions. Ms. Howard advised that the interest rate has consistently declined, in spite of the Federal Reserve increasing interest rates, which means the City is benefitting overall from the national economy. Mr. Wilkinson advised that since the bids were received this morning, he will read in the amendments to the Draft Ordinance, Business Item I-10, to include the winning low bid Underwriter, interest rates, etc. for the Board to approve as amended.

#### BOARD OF ALDERMEN MEETING AGENDA ITEM REVISIONS – WILKINSON

Randy Weber noted that there was a revision to business item I-09. The revised version was handed out to the Board of Aldermen prior to the meeting and Mr. Weber explained the revised ordinance.

#### 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

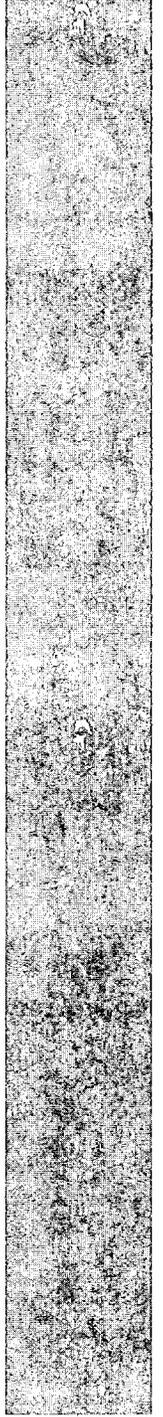
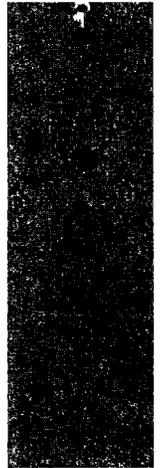
Alderman Reitmeyer moved and Alderman Shea seconded the motion to adjourn the Work Session meeting. The motion was approved and the Work Session meeting was adjourned at approximately 6:01 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patricia E. Smith". The signature is written in black ink and is positioned above the printed name.

Patricia E. Smith  
City Clerk

JANUARY 21, 2016  
ECONOMIC DEVELOPMENT UPDATE



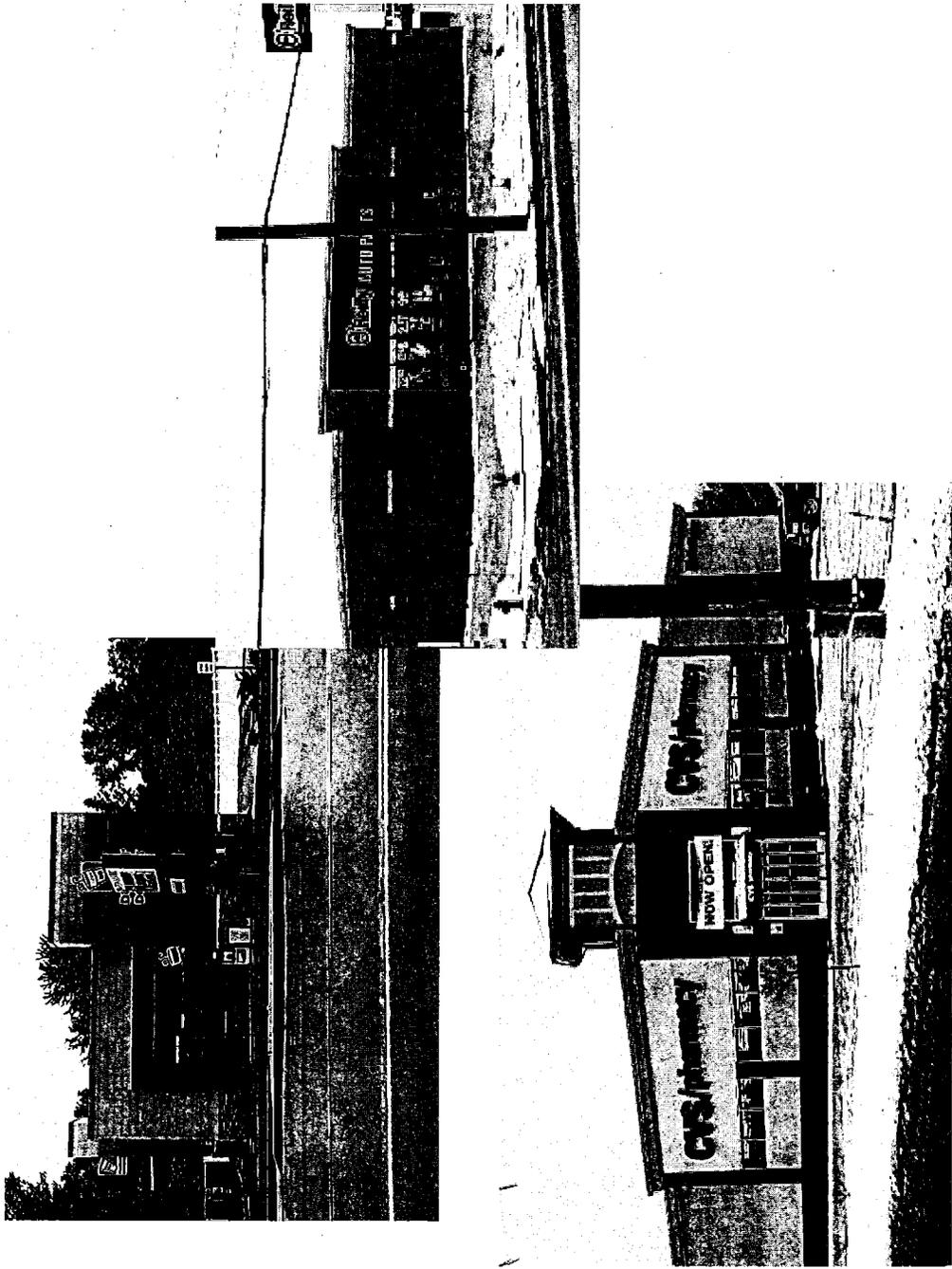
# Economic Development Update

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- 2015 Review
  - ▣ Openings
  - ▣ Projects under construction
- Coming soon
- Residential development
- Interesting facts
- Business licenses/ vacancy rates
- Summary
- Prospects

# Economic Development Update

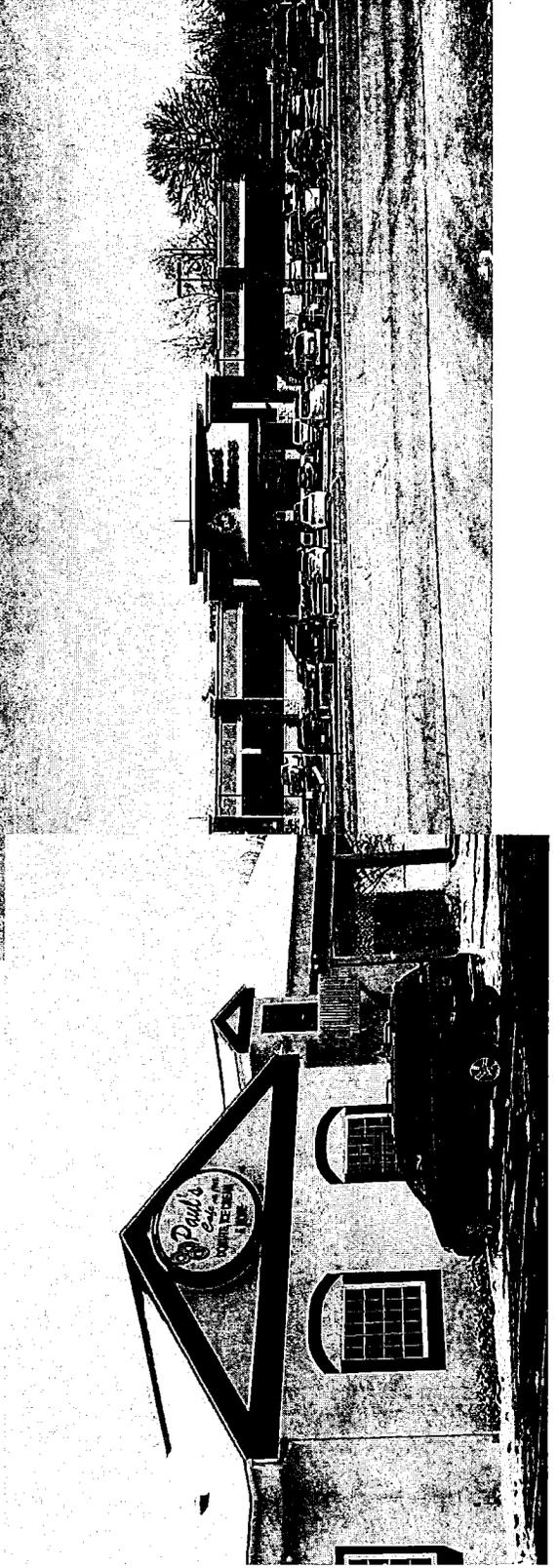
- Openings:
- Dunkin Donuts on Mexico Road
- O'Reilly Auto Parts on Mexico Road, east of Cave Springs Blvd.
- CVS on the southwest corner of Mexico Road and Jungermann Road



# Economic Development Update

## ☐ Openings:

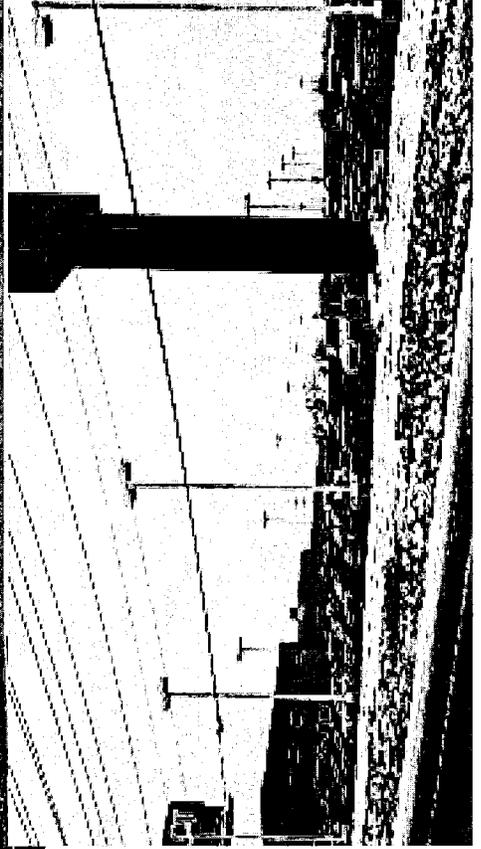
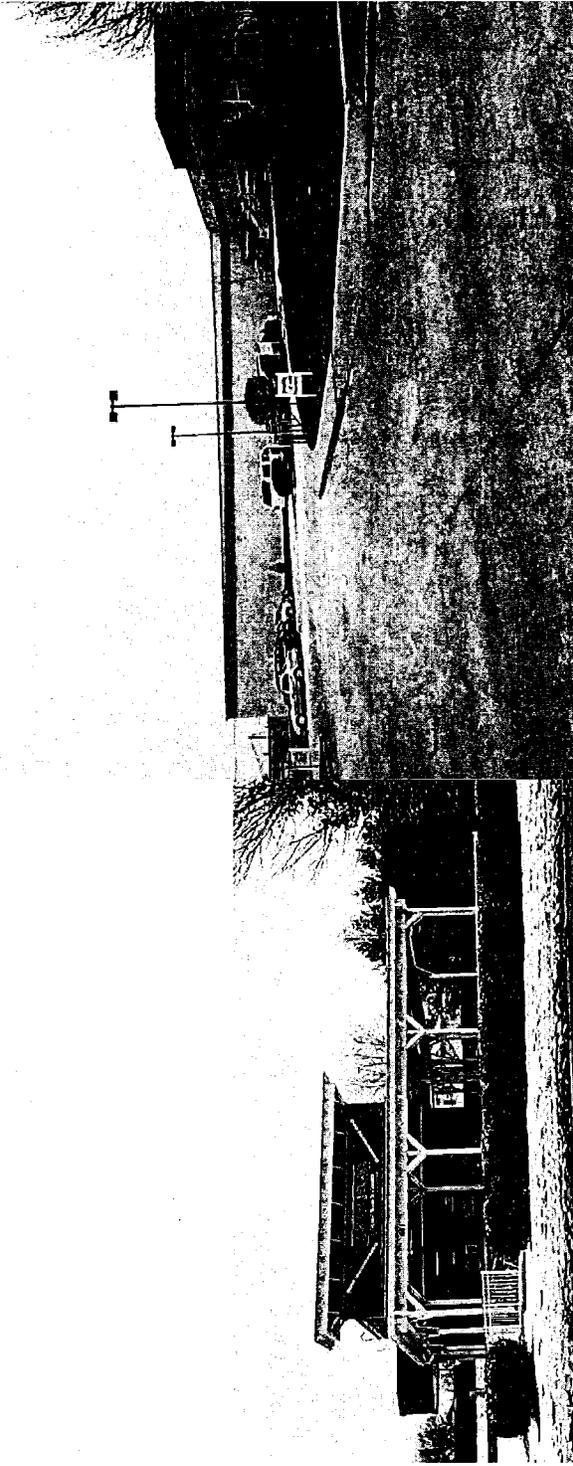
- ☐ Planet Fitness (26,229 square feet) on an outlet at Mid Rivers Mall.
- ☐ McCalisters Deli on Mexico Road
- ☐ Paul's Donuts relocated to McClay Road, west of Jungermann Rd.



# Economic Development Update

## □ Openings:

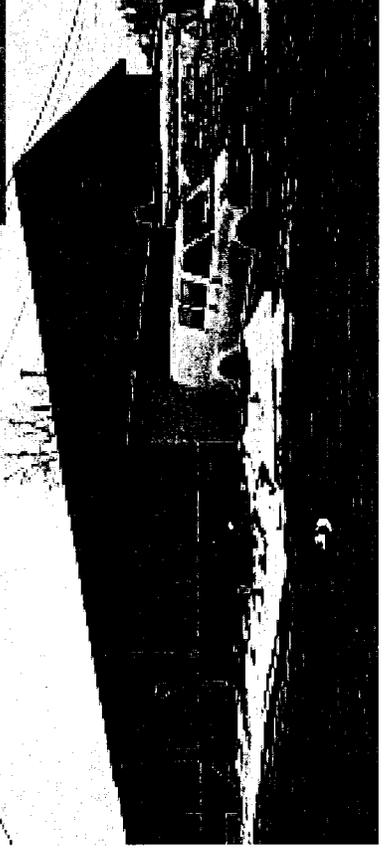
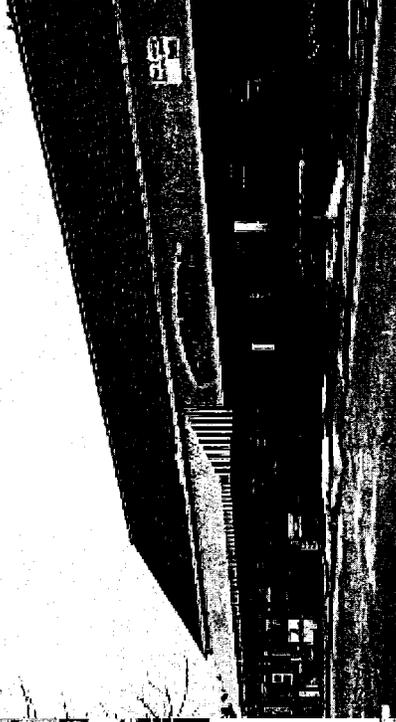
- Bahama Bucks on Salt Lick Road, north of Mexico Road
- Progressive Balloons addition (20,260 square feet) on Industrial Park Place West
- Bommarito Cadillac new sales lot on I-70 North Outer Road



# Economic Development Update

## ☐ Openings:

- ☐ Kyoto restaurant opened on Cave Springs Blvd. and Cloverleaf Dr. N.
- ☐ Gettemeier's opened in the former Caleco's restaurant space in Dierbergs 79
- ☐ Michael's Carpet finished a 10,000 square foot addition to their building in Old Town

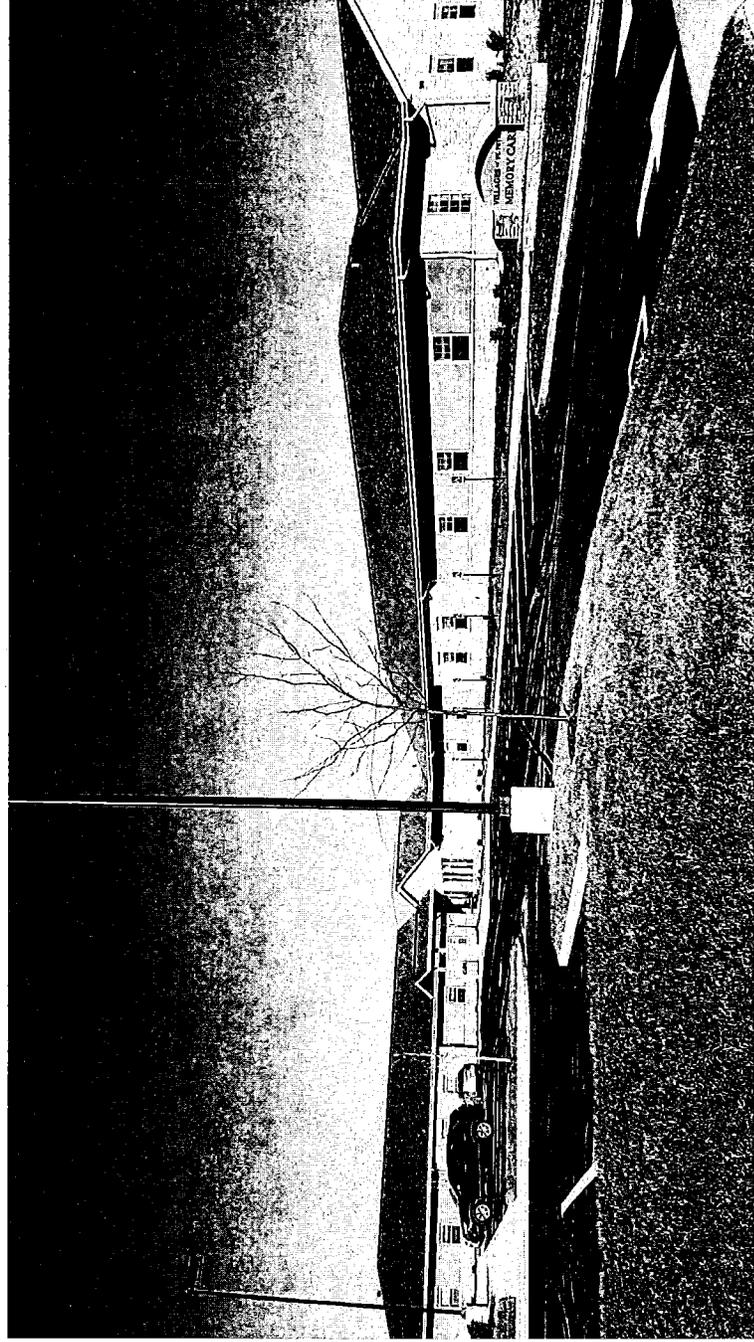


# Economic Development Update



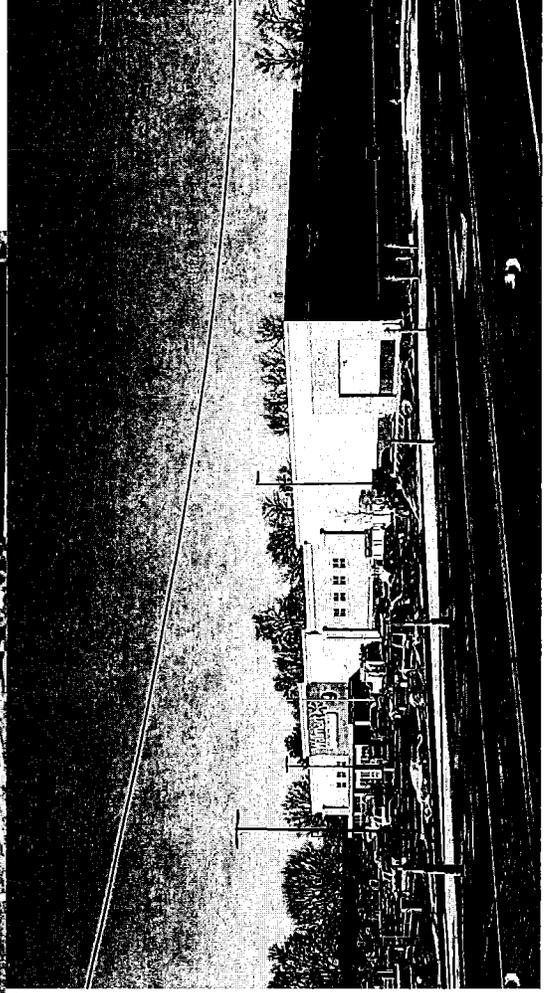
## ☐ Openings:

- ☐ Villages of St. Peters
  - Memory Care (39,224 square feet/60 beds) on Executive Centre Parkway, east of St. Peters Centre Blvd.



# Economic Development Update

- Under construction:
  - Two Walmart Markets, 42,000 square feet each, are nearly complete at Sutters Mill and Jungermann roads and on Mid Rivers Mall Drive at St. Peters Howell Road (both will open on Jan. 27<sup>th</sup>)

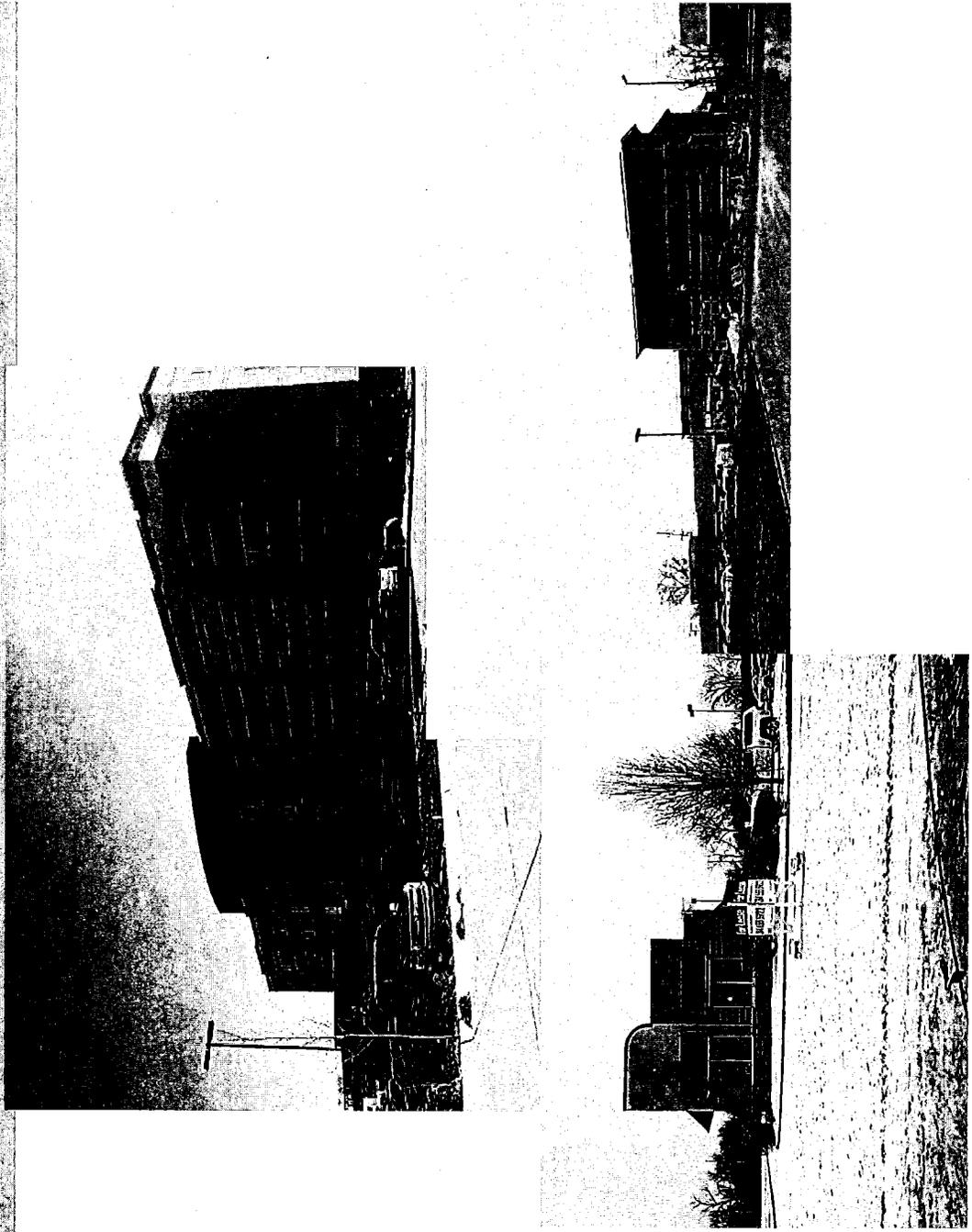


# Economic Development Update

## □ Under

### Construction:

- The 123 room Marriot Courtyard hotel on Veterans Memorial Parkway - will open in February
- Village Mall (3,000 square feet) on the east side of Mid Rivers Mall Drive; AT&T will be the user in the new building
- Bahama Bucks on Mid Rivers Mall Drive (former Burger King location)

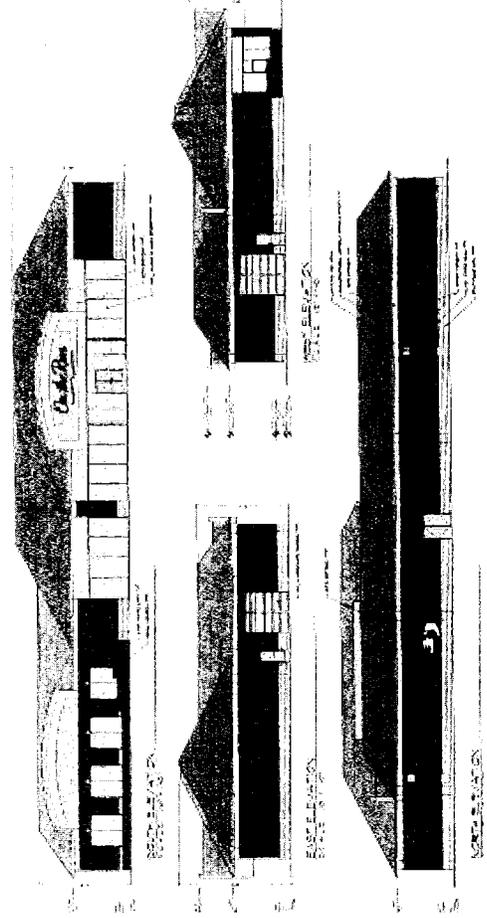
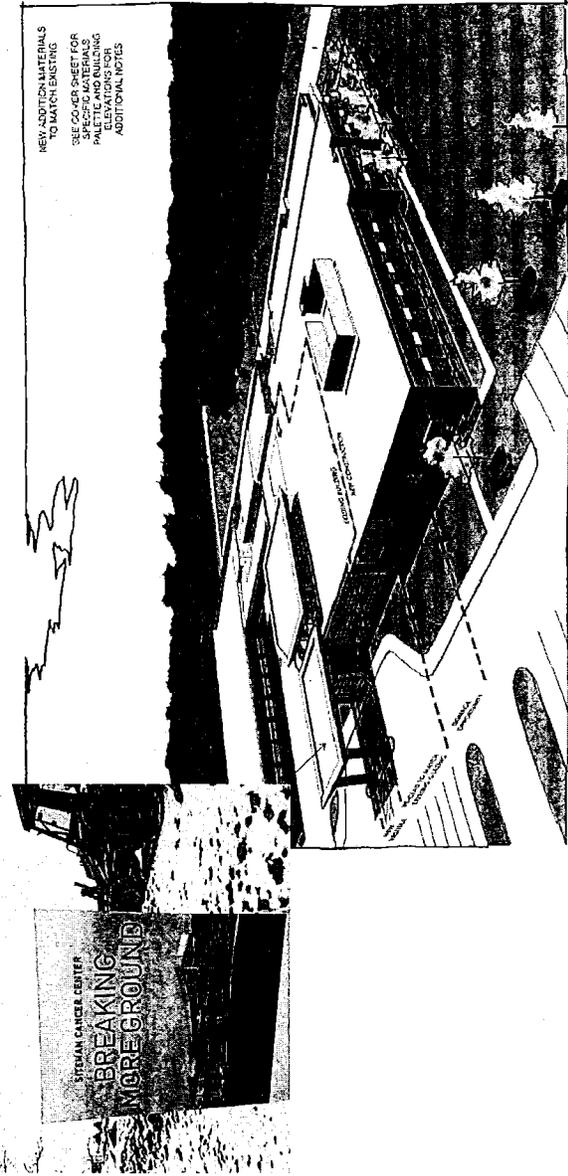


# Economic Development Update

## Under Construction:

### Construction:

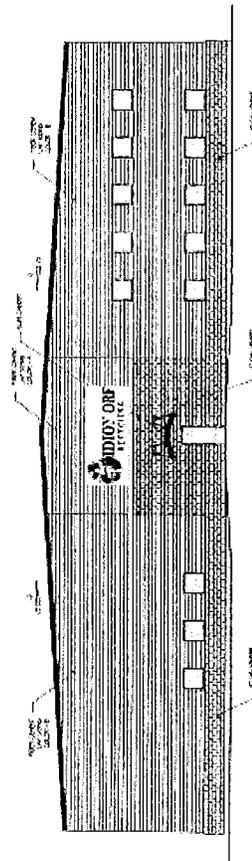
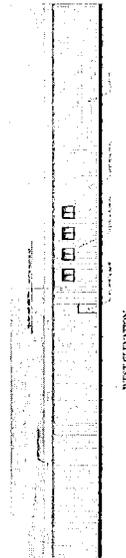
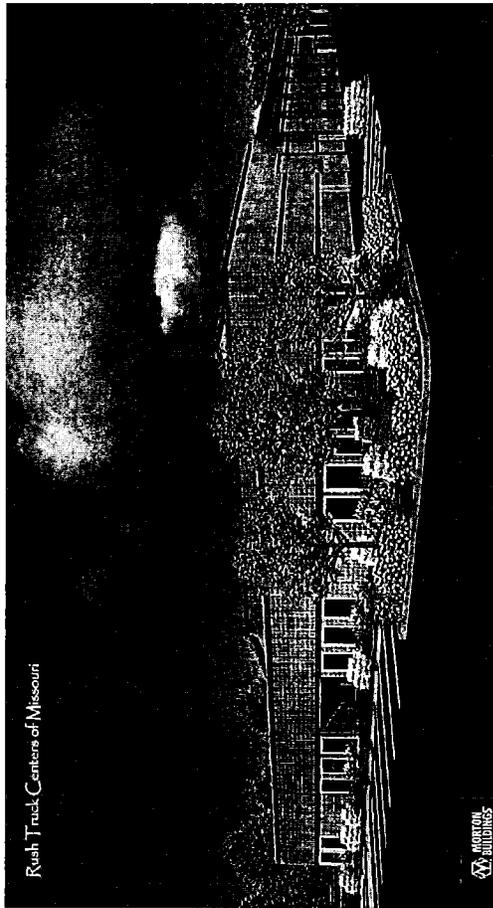
- Siteman Cancer Center at BJC (15,640 square feet) – on Mexico Road
- Mobil on the Run/Country Club Carwash (13,405 square feet) on Mexico and Jungermann roads



# Economic Development Update

## □ Coming Soon:

- Rush Truck Centers at Veterans Memorial Parkway and Industrial Park Place West; a nearly 50% expansion will result in a 21,670 square foot facility for truck sales and service.
- Didion Orf is planning a 40,000 square foot expansion
- Lewis Boats on I-70 Service Road is approved for an 8,750 square foot expansion to their facility



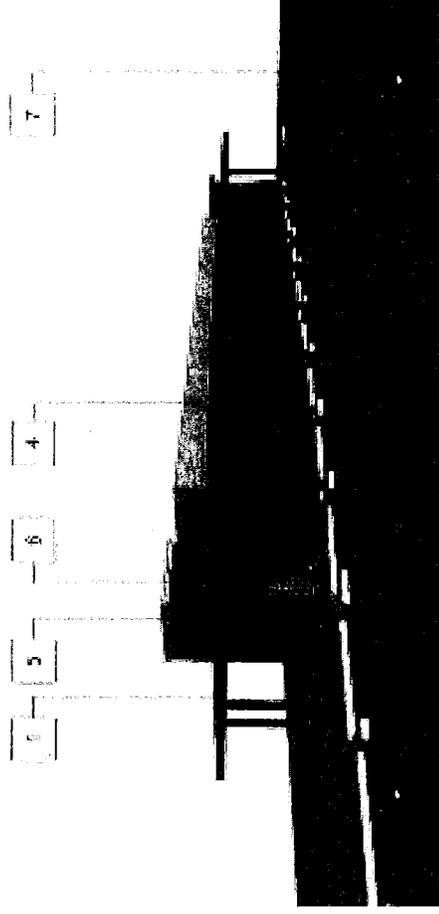
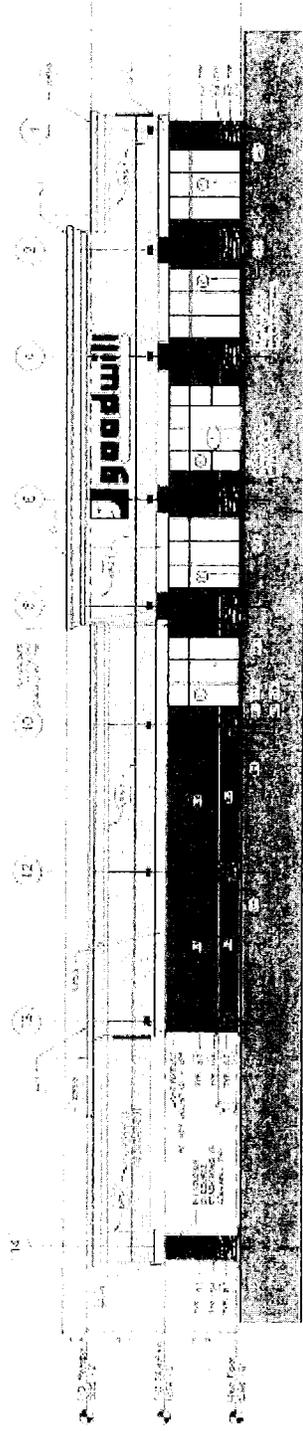
FRONT ELEVATION

# Economic Development Update

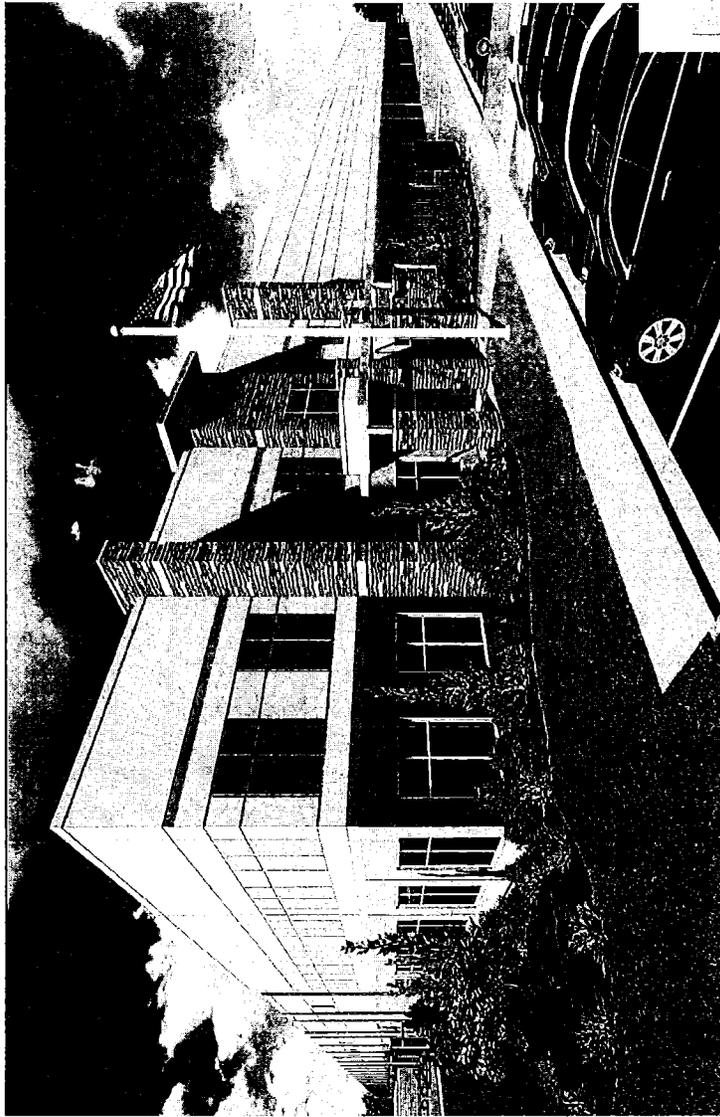
## □ Coming

### Soon:

- Mers Goodwill will construct a new 15,300 square foot building on Harvester Road, south of Route 364
- The former Sonic restaurant on Harvester Road will be renovated to become Ham & Eggs restaurant

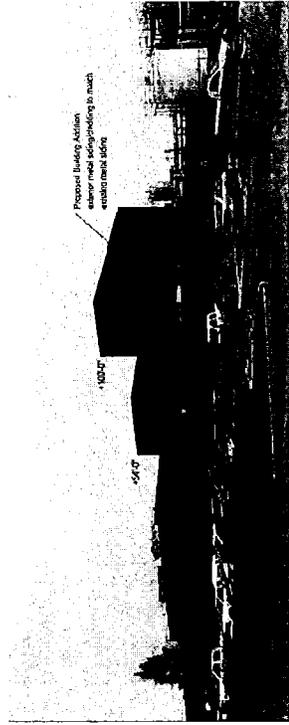


# Economic Development Update



## □ Coming Soon:

- A 715,000 square foot building in Premier 370 with a construction cost of approximately \$32 million.
- RB is expanding their Arrowhead site to include a 27,000 square foot, 6 story addition



Proposed Building Addition

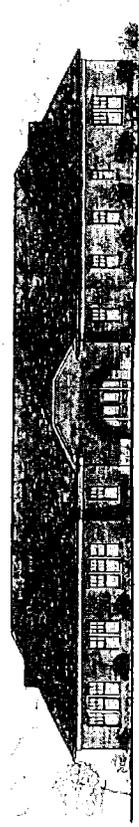
# Economic Development Update

□ Coming

Soon:

- McClay Health and Rehab Facility, a 60 bed nursing home, is planned for McClay Road, east of Jungermann Road; the former St. Charles Coffee Shop will be affiliated as an adult day care facility

- QuikTrip will rebuild their facility at McClay and Jungermann roads

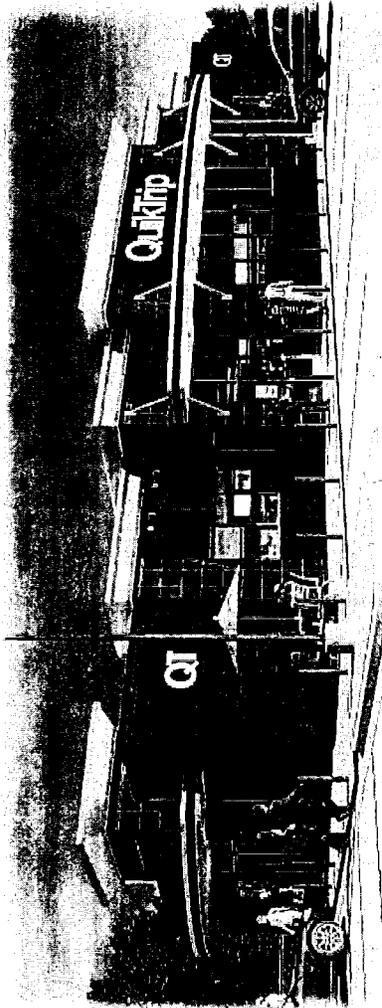


South Elevation - McClay Road

ESTRICK, MITCHELL  
Brick Veneer -  
Limestone - smooth - r  
Architectural Series Dos  
Rowlock Segment Arch  
Cut Stone Sills and Wail  
Rebblstone Veneer at F  
Architectural Series Dos  
Architectural Grade Sill



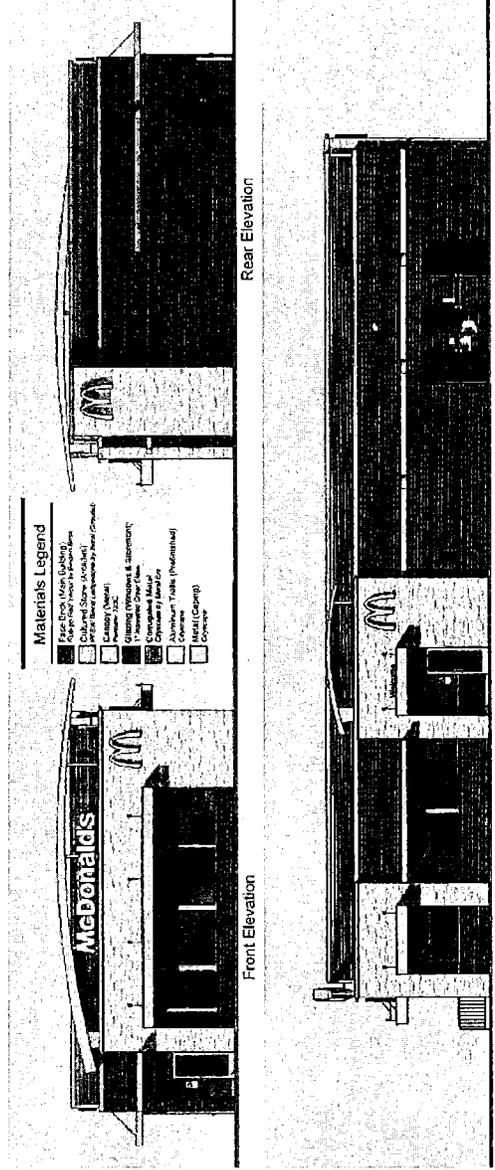
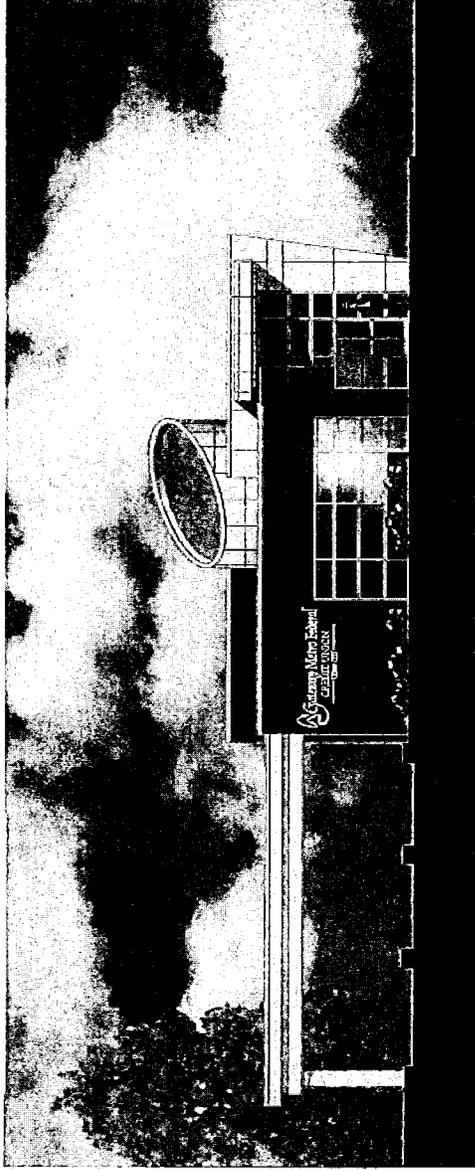
East Elevation - Horstmeter Road



# Economic Development Update

## Coming Soon:

- Gateway Metro Federal Credit Union will be built on Jungermann Road, south of McClay Road
- McDonalds will rebuild on Veterans Memorial Parkway

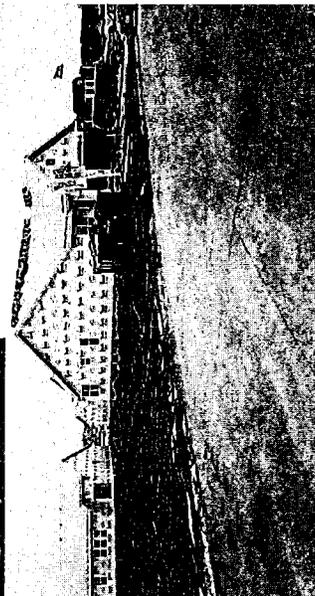
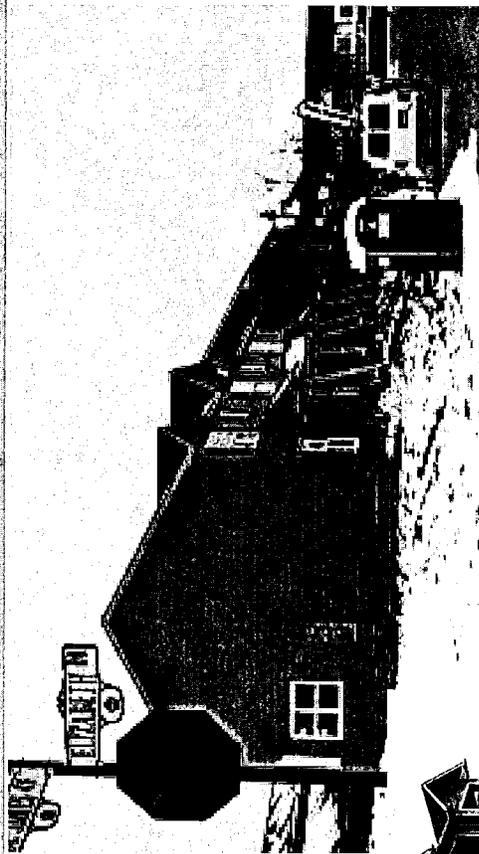


# Economic Development Update

## Residential

### Development:

- The townhouse lots at Queensbrooke Village are being completed and five additional multiple family buildings for senior housing are approved and construction will begin soon.
- Barrington Square is under construction on Veterans Memorial Parkway; it includes 55 single family lots.
- Villas at Arden Forest (12 lots in Phase 2) is under construction.
- Construction continues at the Townes at Belleau Creek final phase
- Celtic (168 units in 15 buildings) is complete



# Economic Development Update

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## Interesting Facts:

- Building Permits- 2015:
  - 1,746 residential projects valued at \$61.4 million
  - Includes \$52.1 million worth of new housing units

## Residential Lots/Units

- Available residential lots
  - Single family lots built 2015 – 124
  - Number of lots remaining - 68

## Available multiple family units

- Units built 2015 – 29
- Number of units remaining - 151

# Economic Development Update

## Business Licenses: Vacancy Rates (end of 2015)

2221 Renewals  
 201 New Licenses (added in 2015)  
 131 Closed Licenses (subtracted in 2015)  
 2291 Total Licenses in 2015

	Vacant Space (SQ.FT.)	Vacancy Rate
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Retail	358,638	6.36 %
Office	209,759	10.45%
Industrial	40,555	1.09%

# Economic Development Update

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- Summary:
  - ▣ 201 new businesses
  - ▣ Low vacancy rates
  - ▣ 119,000 square feet of new commercial/industrial construction
  - ▣ \$15,481,000 of construction costs for newly constructed and expanded businesses
    - In total, 656 commercial projects valued at \$35.7 million
  - ▣ \$85,796,000 of estimated construction costs for projects under construction or coming soon

# Economic Development Update

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- Prospects:
  - ▣ Premier 370
  - ▣ Kaplan tract
  - ▣ Dierbergs 94
  - ▣ Woodstone tracts
  - ▣ Vanguard Apts. – Cloverleaf Pkwy.