



CITY OF ST. PETERS CITY HALL  
BOARD OF ALDERMEN REGULAR MEETING MINUTES  
JULY 23, 2020

#### CALL TO ORDER

Mayor Pagano called the Board of Aldermen meeting to order at approximately 6:30 p.m. on July 23, 2020, at the St. Peters Justice Center located at 1020 Grand Teton Drive. Patty Smith, City Clerk, called the roll. Present were: Mayor Pagano; Alderman Barclay; Alderman Bateman; Alderman Hollingsworth; Alderman Reimer; Board President Reitmeyer; Alderman Sartorius; Alderman Townsend; Alderman Trupiano; Chief of Police, Rick Struttmann; City Administrator, Russ Batzel; City Attorney, Randy Weber; and City Clerk, Patty Smith. Alderman Violet was absent. Steve Koeneman delivered the Invocation. Mayor led the Pledge of Allegiance.

#### OATH OF OFFICE: WILLIAM LUU, POLICE OFFICER

Chief Struttmann administered the Ceremonial Oath of Office to Police Officer William Luu and Officer Luu introduced his family to the audience.

#### COVID-19 UPDATE, DIRECTOR OF HEALTH

Dr. Demetrius Cianci-Chapman, Director of Health for St. Charles County, gave an update on COVID-19 in the County.

#### APPROVAL OF MINUTES: THE BOARD OF ALDERMEN WORK SESSION MEETING OF JUNE 25, 2020 AND THE REGULAR BOARD OF ALDERMEN MEETING OF JUNE 25, 2020

Alderman Reitmeyer moved and Alderman Townsend seconded the motion to approve the Board of Aldermen Work Session meeting minutes of June 25, 2020 and the Regular Board of Aldermen meeting minutes of June 25, 2020. All in favor, the motion carried and the minutes were approved.

#### REPORTS OF OFFICERS, BOARDS AND COMMISSIONS

#### MAYORAL REPORT OF APPOINTMENTS TO BOARDS AND COMMISSIONS

#### BOARD OF ADJUSTMENT APPOINTMENTS

Alderman Reitmeyer read the following individual for appointment from Alternate Member to Member to the Board of Adjustment: Brynn Palmer, 5 Thompson Station Road, St. Peters (Ward 1); for the term effective immediately and expiring May 31, 2024. Ms. Palmer will be filling the vacancy of William Kendall who resigned. The following individuals for appointment as Alternate Members to the Board of Adjustment: Jeffrey Peine, 1513 Heritage Manor Court, St. Peters (Ward 4) for the term effective immediately and expiring May 31, 2023. Mr. Peine will be filling the vacancy of Dr. Gregg Sartorius, who resigned. Rebecca Sabugal, 617 Country Squire Circle, St. Peters (Ward 2) for the term effective immediately and expiring May 31, 2024. Ms. Sabugal will be filling the vacancy of Brynn Palmer, who was appointed from Alternate Member to Member. Alderman Reitmeyer moved and Alderman Reimer seconded the motion to approve the appointment. All in favor, the motion carried and the appointment was approved.

## CITY ADMINISTRATOR'S REPORT

None

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

None

## ST. PETERS BUSINESS SPOTLIGHT:

MAYSH FITNESS, 6720 MEXICO ROAD (WARD 1) – AUSTIN MANOOGIA – Mr. Manoogia introduced his martial arts, yoga, and self-defense business to the Board.

## OPEN FORUM

## CITIZENS PETITIONS AND COMMENTS

Rebecca Sabogal, 617 Country Squire Circle, spoke with gratitude to the Mayor and the Board of Aldermen for her Board of Adjustment appointment as an Alternate Member.

## COMMUNICATIONS FROM THE ELECTED OFFICIALS

Elected Officials made comments during this time.

## ANNOUNCEMENTS

Mayor Pagano presented a thank you video to all City of St. Peters Volunteers who participated in volunteer activities over the past year.

## PUBLIC HEARINGS:

### THE AMENDED AND RESTATED PETITION FOR CREATION OF HIE RICHMOND CENTER CID

This item is on tonight's agenda as Business Item I-1, Bill No. 20-71. Mayor Pagano opened the Public Hearing at 7:08 p.m., and asked anyone wishing to speak on this petition to come forward. Mr. Robert Klahr with Armstrong Teasdale LLP, attending on behalf of HIE of St. Peters, LLC, the sole property owner, presented the Amended and Restated Petition for the creation of HIE Richmond Center Community Improvement District (CID) located a 50 Richmond Center Boulevard in St. Peters. Mr. Klahr explained that the petitioners are in the process of developing this certain property to construct an approximately 81-room Holiday Inn Express hotel. In order to ensure the economic viability of the project, they are seeking that the City provide for the formation of this Community Improvement District to fund approximately \$940,000 of project costs that are related to site work, utility work and related professional services. The District would finance these costs through the following methods: a sales and use tax at the rate of 1% on activities at the hotel, and a special assessment at the rate of \$5 per occupied hotel room night. Those would be levied again only on those who are guests at the hotel. They have filed the Petition in question, and this is a public hearing required by the Community Improvement District Act. They anticipate that the total investment in the project would be approximately \$9 million, and they are anticipating that upon completion the hotel will generate up to about \$2 million in taxable sales, creating 35 permanent full time jobs, and 10

permanent part time jobs in the City. The proposed district would be in existence for a period of up to 30 years, however, if the costs of the project are repaid sooner than that, the district could be abolished earlier. This process began back in 2018, when the project was first commenced. The petitioner made a request at that time when it became clear there would be certain extraordinary costs associated with the changes to the project that were made, in large measure, to accommodate the adjacent residential property reconfiguration of the site; which caused some significant need to remove dirt, relocate utility and drainage, so that the building was perpendicular to the adjacent residential, as opposed to parallel, so it would be less of a visual impact; and it was lowered in grade so that it would not be as high, compared to the adjacent residential. All of that necessitated substantial retaining walls, and so forth because of a change in grade that was designed into the project; and additional landscaping buffer as well. Since the project is very close to completion, the petitioner is requesting that the City move forward this evening with this bill in consideration of the district, to ensure that it will be able to recover these extraordinary costs. As part of the request, the petitioner has agreed to do an easement to the district that will provide for ongoing maintenance of the common areas within the district, the things that we talked about, during the life of the district. For the record, when the amended petition was initially filed, the property owner had only identified three of the five members of the Board of Directors of the district. At this point in the public hearing, I want to make sure we identify specifically that two additional Directors were subsequently added; that when the document was corrected and re-executed, those two additional people, for the record at this public hearing are, Naren Ginagam and John Gross. Their names are on the petition that is attached to the bill in front of you this evening. The request to form the district is consistent with at least one other similar request the City has considered for another hotel in the City and many other commercial developments in the City as well. Representatives of the petition are here and can provide any additional questions with regard to the project. I will say that at the Work Session under a month ago, there were questions about providing ongoing updates in terms of status of construction. City staff had asked my client to provide updates every other week, which they have done so, including one today. They have gone through the first round of inspections by the County Health Department, the lodging inspection. There were some clean up items that were noted at that inspection. They have a follow-up inspection scheduled the first week of August for that, and they anticipate that they will get final approval at that time, in which case they will be into the City for the occupancy permit. They already have applied for Business and Food licenses, and those cannot be issued until the occupancy permit. They are anticipating opening the week of August 10<sup>th</sup>. Their target date at this point is August 13<sup>th</sup>. We respectfully request that the Board act favorably on the bill they have before them this evening. Mayor asked for anyone who wanted to comment for or against this petition to come forward. Seeing no one present to comment, Mayor Pagano closed the Public Hearing at 7:14 p.m.

#### UNFINISHED BUSINESS ITEMS:

Alderman Bateman moved and Alderman Reitmeyer seconded the motion to remove Bill No. 20-51 from the table of the June 25, 2020 Board of Aldermen meeting. The motion was approved.

MOTION/TABLED: BILL NO. 20-51: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE: (1) A CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND AMONG FWCD, LLC, A MISSOURI LIMITED LIABILITY COMPANY, WASTE CONNECTIONS OF MISSOURI, INC., A MISSOURI CORPORATION, AND THE CITY OF ST. PETERS, MISSOURI; AND (2) A CERTAIN AMENDMENT TO MUNICIPAL SOLID WASTE TRANSFER AND DISPOSAL AGREEMENT BY AND AMONG WASTE CONNECTIONS OF MISSOURI, INC., A MISSOURI CORPORATION, THE CITY OF ST. PETERS, MISSOURI, AND CHAMP LANDFILL COMPANY, LLC, A MISSOURI LIMITED LIABILITY COMPANY

Alderman Reitmeyer moved and Alderman Bateman seconded the motion to table business item H-01, Bill No. 20-51, indefinitely. The motion was approved.

#### NEW BUSINESS ITEMS

MOTION/APPROVED: BILL NO. 20-71: ORDINANCE NO. 7324: AN ORDINANCE ESTABLISHING THE HIE RICHMOND CENTER COMMUNITY IMPROVEMENT DISTRICT; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

Alderman Reitmeyer moved and Alderman Bateman seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved and Alderman Bateman seconded the motion to read Bill No. 20-71 for the first time. The motion carried and Alderman Bateman read the Bill. Alderman Bateman moved and Alderman Townsend seconded the motion to read the Bill for the second time. The motion carried and Alderman Trupiano read the Bill. Alderman Reitmeyer moved and Alderman Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 20-71 passed becoming Ordinance No. 7324.

Barclay: Yes Reimer: Yes Sartorius: Yes Reitmeyer: Yes  
Trupiano: Yes Violet: Absent Bateman: Yes Townsend: Yes  
AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1 MAYOR:

MOTION/APPROVED: BILL NO. 20-72: ORDINANCE NO. 7325: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AGREEMENTS PROVIDING FOR THE ACQUISITION OF RIGHT-OF-WAY, ROADWAY MAINTENANCE AND UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FROM MARSHA K. BANCROFT FOR THE CENTENNIAL GREENWAY, PHASE 4 PROJECT (FEDERAL PROJECT NO. TAP 7305(618))

Alderman Bateman moved and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Bateman moved and Alderman Reimer seconded the motion to read Bill No. 20-72 for the first time. The motion carried and Alderman Townsend read the Bill. Alderman Reitmeyer moved and Alderman Trupiano seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Reimer moved and Alderman Bateman seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 20-72 passed becoming Ordinance No. 7325.

Barclay: Yes Reimer: Yes Sartorius: Yes Reitmeyer: Yes  
Trupiano: Yes Violet: Absent Bateman: Yes Townsend: Yes  
AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1 MAYOR:

MOTION/ADOPTED: RESOLUTION NO. 1594: A RESOLUTION CONCERNING VOLUNTARY ANNEXATION WILLIAM AND SUSAN FOSTER, 1 PINE DRIVE

Alderman Reimer moved and Alderman Reitmeyer seconded the motion to introduce the Resolution. The motion carried. Alderman Reimer moved and Alderman Reitmeyer seconded the motion to read the Resolution for the first time. The motion carried and Alderman Reimer read the Resolution. Alderman Bateman moved and Alderman Trupiano seconded the motion to put the Resolution to a final vote. The motion was approved and Resolution No. 1594 was adopted.

Barclay: Yes Reimer: Yes Sartorius: Yes Reitmeyer: Yes  
Trupiano: Yes Violet: Absent Bateman: Yes Townsend: 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 called at this time.

#### ADJOURNMENT

Alderman Townsend moved and Alderman Reitmeyer seconded the motion to adjourn the Regular Board of Aldermen meeting. Motion approved and the Regular Board of Aldermen meeting adjourned at approximately 7:24 p.m.

Respectfully submitted,



Patricia E. Smith  
City Clerk