



CITY OF ST. PETERS BOARD OF ALDERMEN
WORK SESSION MINUTES
April 23, 2020

The Work Session was called to order at approximately 5:45 p.m. on Thursday, April 23, 2020 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; Board President Bateman; Alderman Barclay; Alderman Reimer; Alderman Townsend; Alderman Reitmeyer; Alderman Trupiano; Alderman Violet. Staff present include Rick Struttmann, Police Chief; Russ Batzel, City Administrator; John Young, City Attorney, and Patty Smith, City Clerk. Alderman Hollingsworth was absent.

COMMUNICATIONS FROM BOARD MEMBERS/ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

BOA ITEMS FOR DISCUSSION

Alderman Reimer moved and Alderman Townsend seconded the motion to remove Discussion to Consider Laying Hens from the agenda for discussion. The motion was approved.

DISCUSSION TO CONSIDER LAYING HENS – TOWNSEND/REIMER

Alderman Townsend began discussion to consider allowing laying hens in the City of St. Peters. She stated that circumstances in our world have changed since the previous Board discussion in 2011 and would like to review the information that was provided to the Board of Aldermen prior to tonight's meeting. Alderman Townsend said this common sense approach is similar to what many area cities currently allow. The proposed procedure to accommodate neighbors would be similar to the City's Home Occupancy or Pet Avocation ordinances. Restrictions, Homeowner Associations, and why she and Alderman Reimer are addressing laying hens now was addressed. Alderman Townsend introduced a presentation by Julie Powers on the contents of the proposed ordinance. Ms. Powers slideshow presentation was on the following: Why Hens; Benefits of Hens; Potential Concerns with Hens; Proposed Ordinance. The slideshow is attached and made a part of these minutes.

Comments and questions were addressed with the draft ordinance concerning the 75-foot notification and 75% approval by adjacent property owners; why not 100% approval; enforcement; introducing this at a future joint work session with the Planning and Zoning Commission and Board of Adjustment meeting. A suggestion was made to possibly contact the University of Missouri Extension for information; and possibly consider a certain tract of land/acreage in city limits where people can raise their own hens.

After deciphering that a full consensus was not evident to move forward with presenting at the next Planning and Zoning Commission meeting for review and discussion, Board President Bateman agreed with the prior suggestion to possibly postpone for a future joint Planning & Zoning and Board of Adjustment meeting with the Board of Aldermen. This will also give time to see if this topic has support from residents. Alderman Townsend agreed to postpone discussion for now, but to consider laying hens for a future meeting discussion as suggested. **No further Board of Aldermen action is required on this item at this time.**

Alderman Barclay moved and Alderman Reitmeyer seconded the motion to remove Discussion/Temporary Stop Sign on Kimberly Drive and Bellemeade Drive at Tot Lot Park from the agenda for discussion. The motion was approved.

DISCUSSION/TEMPORARY STOP SIGN ON KIMBERLY DRIVE AND BELLEMEADE DRIVE AT TOT LOT PARK – BATEMAN

Alderman Bateman explained that more residents have expressed their concerns over speeding in the area of Kimberly Drive and Bellemeade Drive near the Tot Lot Park and would like to see a temporary stop sign put in place. Mr. Benesek explained City Code Sec. 335.100, where the Board of Aldermen can direct the City Administrator to have installed the temporary all-way stop sign; which has not met the Manual on Uniform Traffic Control Devices requirements. Mr. Benesek further explained that, with the Board of Aldermen approval, there would be a notice placed under the temporary signs stating that a permanent installation of a sign will be voted on at a future Board of Aldermen meeting. This will need to be in place for at least ten days to solicit public comment prior to further Board of Aldermen action. Alderman Bateman moved and Alderman Barclay seconded the motion to have temporary signs installed at Kimberly Drive and Bellemeade Drive and place this item on the May 28, 2020 Board of Aldermen Work Session meeting agenda for permanent installation consideration. The motion was approved. **This item will be placed on the May 28, 2020 Work Session meeting agenda for further consideration.**

MAYOR/CITY ADMINISTRATOR ITEM

UNFINISHED BUSINESS ITEMS:

None

NEW BUSINESS ITEMS:

Alderman Reitmeyer moved and Alderman Townsend seconded the motion to remove City Auditor Appointment Recommendation from the agenda for discussion. The motion was approved.

CITY AUDITOR APPOINTMENT RECOMMENDATION – BATZEL

Mr. Batzel explained that for the last five years, the City has had its audits completed by Schowalter & Jabouri, P.C. and their 5 year contract expired with the completion of the audit for the fiscal year ended September 30, 2019. Mr. Batzel recommended the City award Schowalter & Jabouri, P.C. a one year extension of contract. They are proposing the audit

fee for 2020 to be \$66,500; which represents a less than 2.5% increase from the prior year and the first increase in fees since 2011. No comments or questions from the Board of Aldermen. Alderman Bateman moved and Alderman Reimer seconded the motion to place this item on the May 14, 2020 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the May 14, 2020 Board of Aldermen meeting agenda for consideration.**

Alderman Violet moved and Alderman Reitmeyer seconded the motion to remove Sanitary Sewer CIPP Lining Change Order with Insituform Technologies from the agenda for discussion. The motion was approved.

SANITARY SEWER CIPP LINING CHANGE ORDER WITH INSITUFORM TECHNOLOGIES – MALACH

Mr. Malach explained the request for the first Sanitary Sewer CIPP Lining Change Order with Insituform Technologies. Insituform has agreed to hold their prices from the November 2019 bid for the 2020 fiscal year. This project includes 4,499 feet Cured-In-Place (CIPP) lining of 8-inch diameter sanitary sewer lines along with lining the first 22-inch of 114-laterals connecting to the public sanitary sewer main. The City's cost of this change order is \$297,777.50, bringing the revised contract value to \$537,512.50. The City's portion will be funded by the Water/Sewer and Sewer Lateral Funds. With Board approval, a draft ordinance will be placed on the May 14, 2020 Board of Aldermen meeting agenda for consideration. No comments or questions from the Board of Aldermen. Alderman Townsend moved and Alderman Bateman seconded the motion to place this item on the May 14, 2020 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the May 14, 2020 Board of Aldermen meeting agenda for consideration.**

MISCELLANEOUS UPDATES – BATZEL

None

BOARD MEETING AGENDA ITEM REVISIONS – BATZEL

None

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.

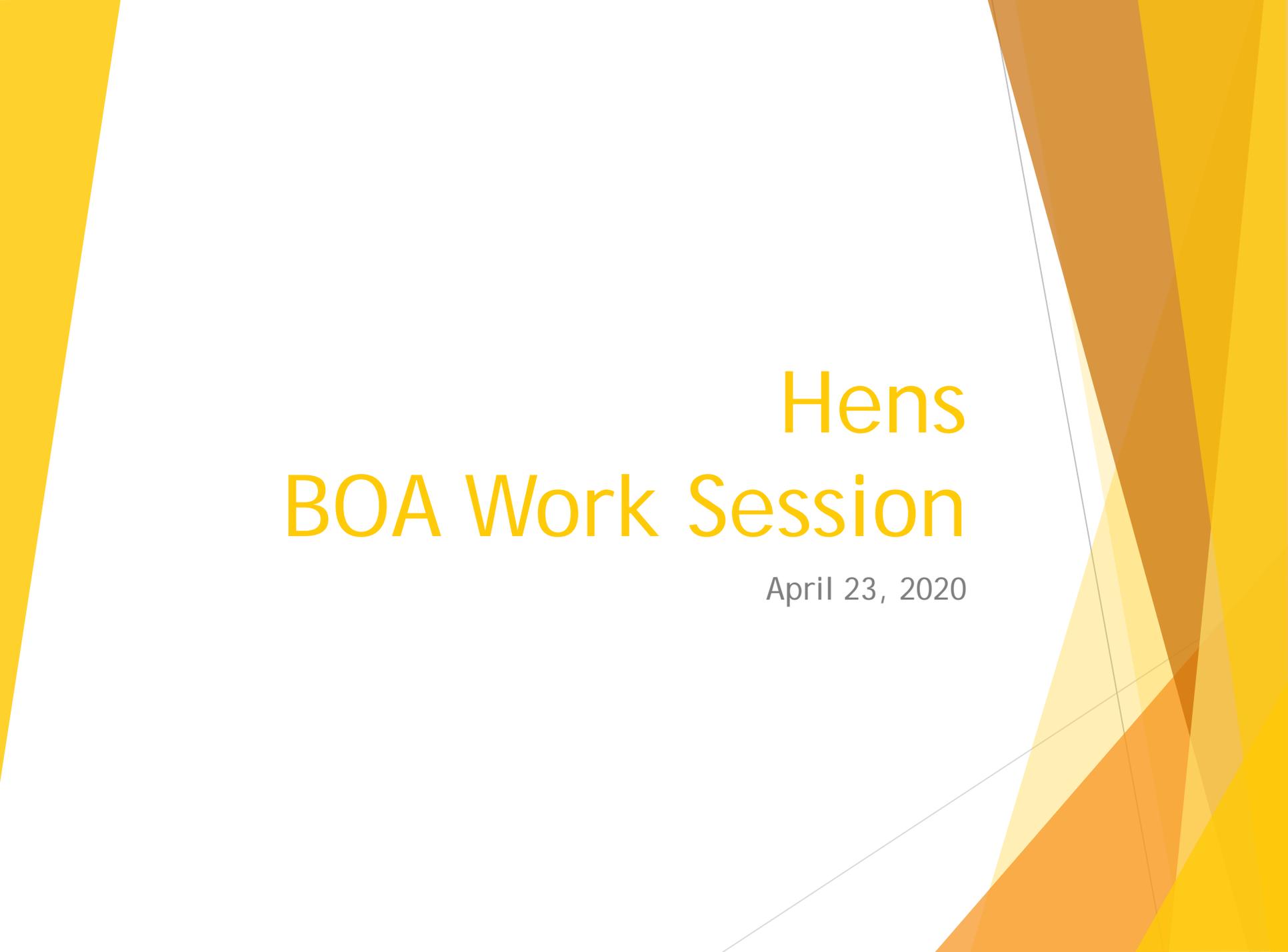
ADJOURNMENT OF THE WORK SESSION

Alderman Barclay moved and Alderman Townsend seconded the motion to adjourn the Work Session meeting. The motion was approved and the Work Session meeting was adjourned at approximately 6:56 p.m.

Submitted by,



Patricia E. Smith
City Clerk



Hens BOA Work Session

April 23, 2020

Areas to Discuss

- ▶ Why Hens
- ▶ Benefits of Hens
- ▶ Potential Concerns with Hens
- ▶ Proposed Ordinance
- ▶ Questions



Why Hens in St. Peters?

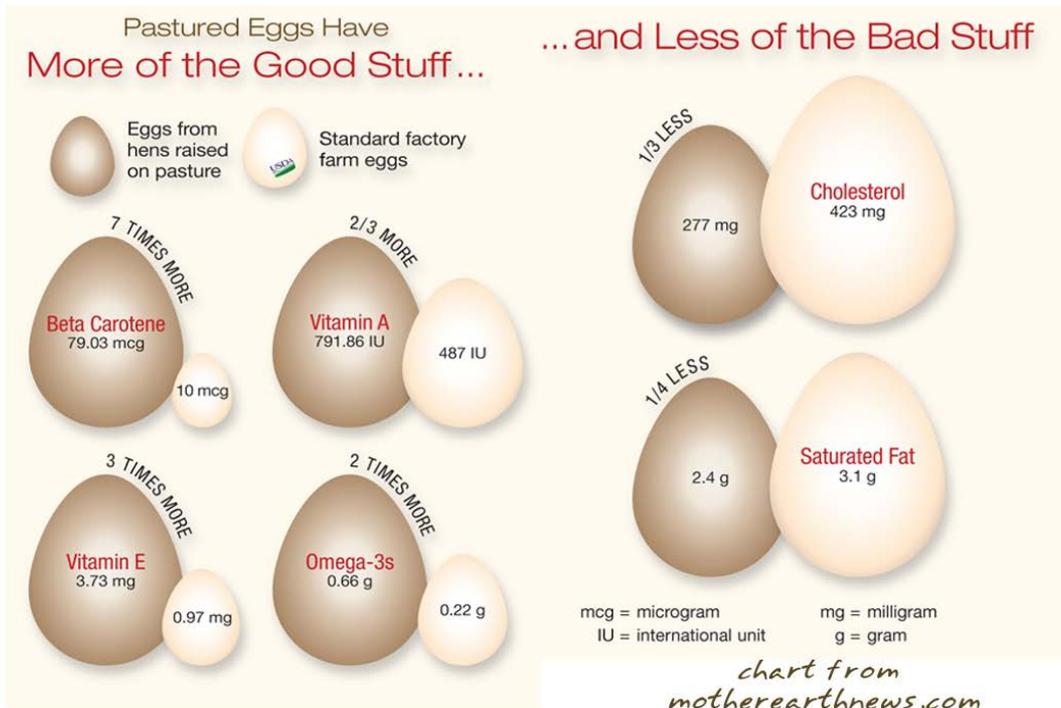
- ▶ Over the past decade numerous cities throughout the nation have begun to allow hens within residential settings.
- ▶ Some cities are adapting their codes to allow residents to live more sustainable lifestyles.
- ▶ People are looking to raise and grow their own food.

Benefits of Hens

- Fresh Eggs
- Organic Fertilizer
- Reduces Solid Waste
- Natural Insect Repellent
- Fun Educational Pets



Fresh Eggs



Organic Fertilizer

- ▶ Hen manure is high in nitrogen and great for your compost pile.
- ▶ Must go through the composting process before used as a fertilizer
- ▶ The fertilizer created will not place harmful chemicals into the soil
- ▶ Draft ordinance requires removal or tilling of waste within 48 hours

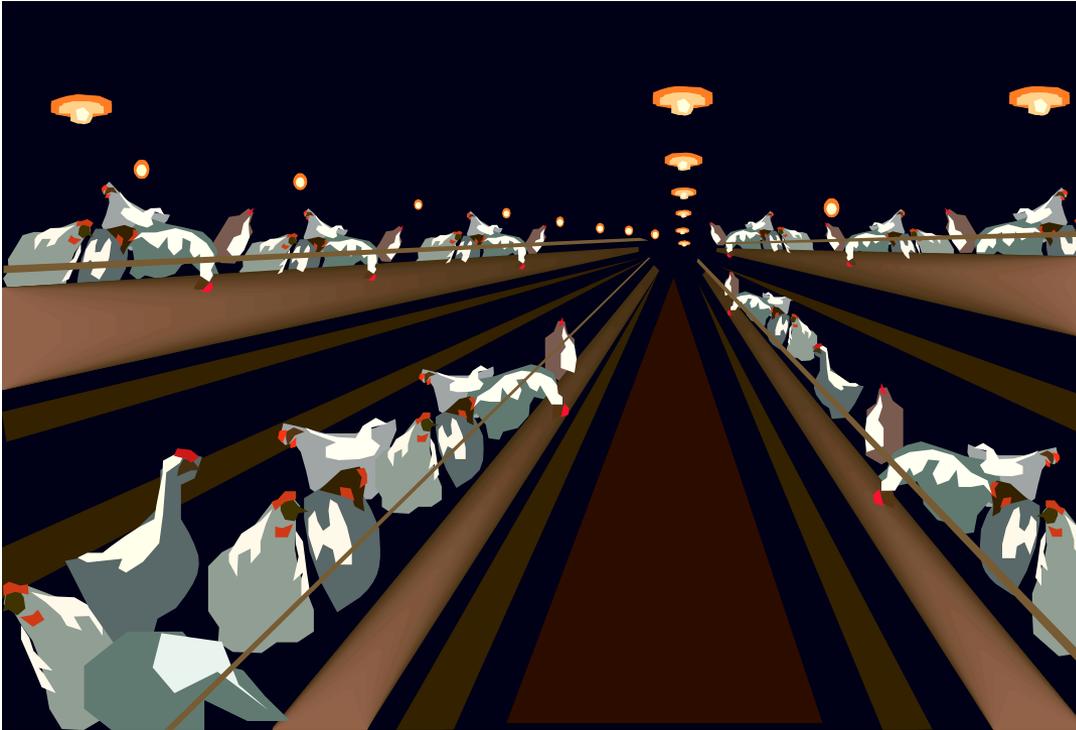


Reduces Solid Waste

- ▶ Hens will eat fruit and vegetable scraps.
- ▶ They will also eat leftover eggs.
- ▶ This waste eventually turns into fertilizer that produces additional food.

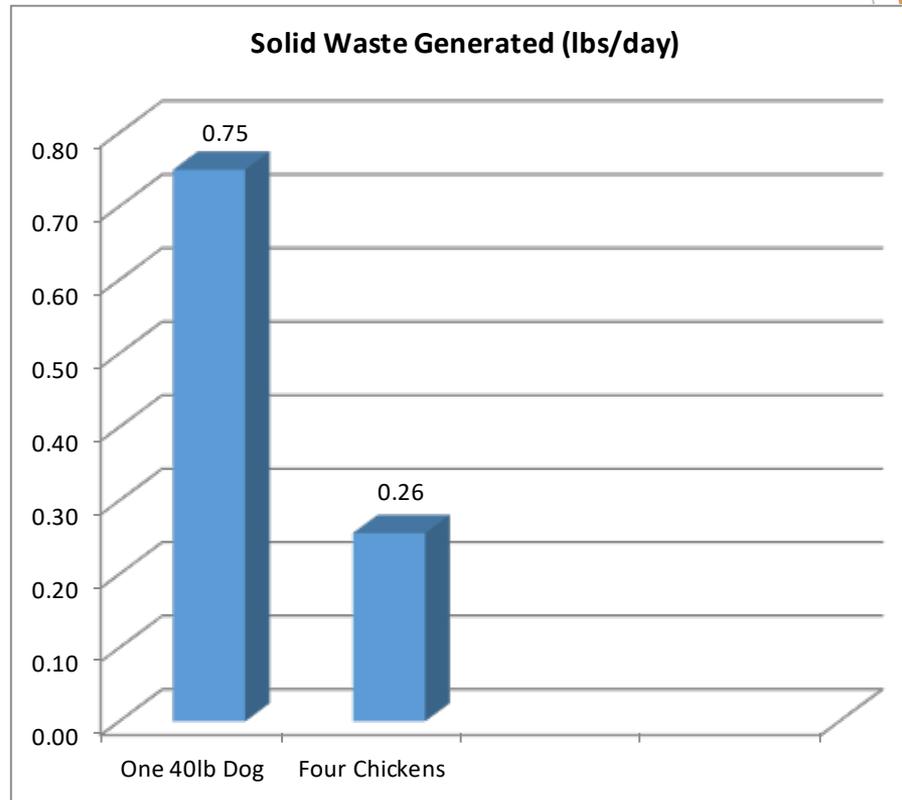


Potential Concerns of Hens



Waste and Odor Issues

- ▶ Hen manure is a valuable compost.
- ▶ Draft ordinance allows a maximum of 6 hens
- ▶ A limited number of hens generates less smell than most pets.



Disease Potential

▶ Salmonella

- ▶ The Center for Disease Control and Prevention (CDC) states the biggest concern for raising hens is Salmonella poisoning.
- ▶ To prevent poisoning the CDC recommends
 - ▶ Using good personal sanitation
 - ▶ Preventing children younger than 5 years old from having close contact.
 - ▶ Cleaning the coops periodically

Predators/Nuisance Animals

▶ Predators

- ▶ Birdfeeders, pet food, gardens, fish ponds and trash all attract wild animals.
- ▶ If hens are approved in the City, the code will require proper food storage and coops and pens

▶ Nuisance Animals

- ▶ Hens will eat insects and will eat mice if found in their coop

Property Values

- ▶ No correlation between owning hens and lowering property values.
- ▶ High cost of living cities, such as New York City, Chicago, Denver, Portland, etc. all have allowed hens to be raised.
- ▶ Jane Leo, head of the Portland Metropolitan Realtors, stated in 2008 they have never had any conversations with their members related to negative impact of moving into a neighborhood where some hens are being raised.

Draft Ordinance

- Zoning District
- Number of Hens
- Enclosure requirements
- Slaughtering
- Permits
- Enforcement



Zoning District

- ▶ Hens would only be allowed in single-family residential districts: R-1, R-1A and PUD with single-family.
- ▶ Hens will only be allowed in the rear yard of a residential property.

Number of Hens

- ▶ Allow maximum of 6 hens per residential lot.
- ▶ No roosters would be allowed.
- ▶ No restrictions on hen species.



Requirements

- ▶ Must be located 10 feet from the property line and 25 feet from a neighboring house.
- ▶ Hens must be located in a coop or pen at all times.
- ▶ Coops must include 4 square feet of space per hen - maximum of 32 square feet
- ▶ Pens must include 10 square feet of space per hen - maximum of 80 square feet
- ▶ Materials for the coop must be uniform for each element of the structure.
- ▶ Coops and pens must be screened from view with fencing or landscaping

Requirements (continued)

- ▶ Enclosures would have to be kept in a clean, dry, neat and sanitary condition at all times.
- ▶ Coops would provide the following:
 - ▶ Ventilation
 - ▶ Adequate Sun/Shade
 - ▶ Impermeable to rodents, wild birds, predators, dogs and cats.
- ▶ Coops would provide for storage and removal of manure
 - ▶ Must be tilled or removed within 48 hours
- ▶ No slaughtering will be permitted
- ▶ No egg sales on the premises with the hen permit

Examples of Coops



Examples of Hen Tractors



Permit

- ▶ Hen Permit would be required and include:
 - ▶ Plans for coops/pens - identify setbacks, materials, etc.
 - ▶ Notification of HOA
 - ▶ Notification of property owners within 75 feet; 75% must concur
 - ▶ Inspection of all coops and pens as needed



Enforcement

- ▶ Permit
- ▶ Concern-based; ordinance states inspections can be as needed
- ▶ Existing ordinances already cover noise and odor
- ▶ Animal Control is reviewing other measures to address hen concerns

Questions/next steps

- ▶ Public hearing; review by P&Z- June 3, 2020
- ▶ BOA final action - June 25, 2020