

**MINUTES**  
**DES PERES BOARD OF ALDERMEN**  
**January 27, 2020**  
**DES PERES GOVERNMENT CENTER**

The regular meeting of the Board of Aldermen of the City of Des Peres, Missouri was held at the Des Peres Government Center, 12325 Manchester Road commencing at 7:00 PM on Monday January 27<sup>th</sup>, 2020

**ROLL CALL**

The City Clerk took roll with the following board members present: Alderman Pound, Alderman Sansone, Alderman Kleinschmidt, Alderman Fitzpatrick and Alderman Concagh. Mayor Becker was also present. Alderman Barrett was absent with excuse.

Staff members present included the City Administrator, Assistant City Administrator, City Attorney, City Clerk, Director of Public Safety, Director of Finance, Director of Public Works and the Director of Parks and Recreation.

At this time the Board of Aldermen, staff and citizens rose for the Pledge of Allegiance.

**PUBLIC HEARING – None**

**AMENDMENT OF AGENDA - None**

**CITIZEN COMMENTS - None**

**REPORTS OF OFFICERS AND COMMITTEES**

The Mayor indicated that there was a written report submitted from the Board of Adjustment Meeting of January 22, 2020.

**CONSENT AGENDA**

Mayor Becker advised that the Consent Agenda has been amended and now consisted of eight (8) items. Under the Board Rules, all items on the consent agenda can be approved by a single motion and any item on the warrant list may be removed prior to the vote at the request of any individual member of the Board of Aldermen. Items on the consent agenda included:

1. Minutes            Board of Aldermen Meeting of January 13, 2020
2. Warrant List      Dated January 23, 2020
3. R20-3361        Authorizing Purchase of Three (3) Police Vehicles under the

- Missouri State Cooperative Procurement Program; Cancelling an Order for a 2019 Ford Police Pursuit Vehicle on Back-Order; Declaring Certain Police Vehicles as Surplus Property and Authorizing their Sales by Trade-in; and Authorizing a Supplemental Appropriation in the Amount of \$10,000
4. R20-3362 Authorizing Purchase of Computers from CDW-G Utilizing Cooperative Procurement Contracts under the National Intergovernmental Purchasing Alliance
  5. R20-3363 Authorizing Purchase of a Bobcat Skid-Steer Loader from Bobcat of St Louis Utilizing a Missouri Cooperative Procurement Contract
  6. R20-3364 Authorizing a Contract with CDG Engineers for Structural Review of the Repair Bay, Sign Room and Adjacent Storage Structure at Streets Garage
  7. R20-3365 Authorizing the Director of Public Works to Submit an Application for a Surface Transportation Program Grant through the East West Gateway Councils of Government for the Resurfacing of Lindemann Road in 2023; Authorizing Payment of a Refundable Grant Application Fee
  8. R20-3366 Expressing the Intention of the Board of Aldermen to Grant an Easement for an Underground Private Water Line Service for 12239 Manchester Road; Requesting Approval of the Missouri Department of Natural Resources; Authorizing the Mayor to Execute the Easement Following Approval by the Department of Natural Resources and Repealing R19-3359 Relating Thereto

Mayor Becker asked if any member of the board desired an item on the consent agenda to be removed for individual discussion or consideration. No requests were made.

Alderman Concagh moved to approve the Consent Agenda as presented, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, AYE; Concagh, AYE. Motion passed 5-0.

#### **LEGISLATION (UNFINISHED)**

1. Bill 19-2869 An Ordinance Approving a Master Development Plan for Colonnade Center and Repealing All Ordinances in Conflict Therewith (Amendment to Adopt Substitute Bill 19-2869.1; 2<sup>nd</sup> Reading and Discussion; Potential Vote)

City Administrator Harms stated that staff has drafted a substitute bill in response to past discussions and various studies. The substitute bill reflects the new site plan dated January 13<sup>th</sup>, 2020, grants a parking reduction as permitted in the zoning code for mixed use developments from 224 to 206 parking spaces, limits restaurant users to no more than 9,540 square feet

(comparable to existing spaces used by Gerards, Rib City and Subway), as well as previous discussions fencing and trash enclosures.

City Administrator Harms added that the applicant, Stock & Associates have submitted a new site plan dated January 27<sup>th</sup>, 2020 which eliminated five parking spaces and added landscaping islands in order to conform to the landscaping standards.

Charles Hulse, Stock & Associates, stated that the parking lot would be resurfaced, and would receive new islands and a larger green space.

Alderman Concagh asked if drainage would be affected with the addition of the bank. Mr. Hulse stated that the drainage runs north to south to inlets and basins, and that some inlets may need to be replaced or added as design dictates.

Alderman Sansone stated that at the initial public hearing there was discussion on eliminating the cross access to Schnucks, and asked if any further discussions had been held regarding that. City Administrator Harms stated that the bank is requesting that the cross connection remain, and added that the ordinance calls for cross access.

Julie Nolfo, The Lochmueller Group, provided the parking study and stated that one of the objectives for the Manchester Road Master Plan is to eliminate trips onto Manchester Road. Ms. Nolfo added that the location of the cross access would likely be used by locals who are familiar with the area, however, if traffic increased they could install signage, pedestrian tables and painted arrows to help.

John Clark, 1016 Ridgebrook, stated that the cross access between Colonnade Center and Schnucks in his opinion would be very dangerous especially during high traffic times like holidays and weekends. Mr. Clark added that the Colonnade Center has always been an unattractive shopping center, with the maintenance both on the interior and exterior not being kept up. Mr. Clark stated that the bank should be located elsewhere and more money should be put into the development.

Jennie Ojeda, 1016 Ridgebrook, spoke in opposition of the cross access, and requested that while the parking lot is being resurfaced that the sidewalks and columns are also addressed so that there is some consistency in the appearance.

John Vasquez, 1015 Ridgebrook, asked that the Board reconsider the cross access. Mr. Vasquez raised concerns with drainage as well as lighting changes to the back of the building, and asked that careful consideration be made to avoid access water and light coming on to adjacent residential properties.

John Oeltjen, 2442 Fairoyal Drive, Chairman of the Planning & Zoning Commission, stated that the Comprehensive Plan encourages the use of cross access whenever possible, and if it the Boards intention to eliminate access to let the Planning & Zoning Commission know so that

they may reconsider their position moving forward. Mr. Oeltjen applauded the Boards efforts, and added that he thought it would be wise to push this forward to allow for additional review of the newly submitted plans.

Alderman Fitzpatrick moved to amend Bill 19-2869 by text and adopt Bill 19-2869.1, second by Alderman Kleinschmidt. A roll call vote was then taken with the following results: Sansone, AYE; Pound, AYE; Kleinschmidt, AYE; Fitzpatrick, AYE. Alderman Concagh, AYE. Motion passed 5-0.

2. Bill 19-2870            An Ordinance Granting a Conditional Use Permit to Chase Bank for Operation of a Banking Facility at 1131 Colonnade Center (Amendment to Adopt Substitute Bill 19-2870.1; 2<sup>nd</sup> Reading, Discussion & Potential Vote)

City Administrator Harms stated that staff has drafted a substitute bill that allows the bank to modify their building to move the primary entrance from the east side to the west side since the building was pushed back further to the east to accommodate better circulation.

Alderman Fitzpatrick moved to amend Bill 19-2870 by text and adopt Bill 19-2870.1, second by Alderman Kleinschmidt. A roll call vote was then taken with the following results: Sansone, AYE; Pound, AYE; Kleinschmidt, AYE; Fitzpatrick, AYE. Alderman Concagh, AYE. Motion passed 5-0.

Alderman Fitzpatrick moved to table Bill 19-2869.1 and Bill 19-2870.1 until the February 24<sup>th</sup>, 2020 meeting when the Board anticipates to have all members present, second by Alderman Kleinschmidt. A roll call vote was then taken with the following results: Sansone, NAY; Pound, AYE; Kleinschmidt, AYE; Fitzpatrick, AYE. Alderman Concagh, AYE. Motion passed 4-1.

3. Bill 20-2878            An Ordinance Approving the Record Plat for Blattner Farm Subdivision (2<sup>nd</sup> Reading, Discussion & Vote)

Alderman Concagh read Bill 20-2878, for a second time.

Alderman Concagh moved to approve Bill 20-2878 as presented, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Sansone, AYE; Pound, AYE; Kleinschmidt, AYE; Fitzpatrick, AYE. Alderman Concagh, AYE. Motion passed 5-0.

## **LEGISLATION (NEW)**

Alderman Kleinschmidt stated that prior to the start of the regular session, the Board of Aldermen conducted a work session on deer management which included discussion on professional sharpshooting and archery hunting on lots of one acre or more.

Alderman Kleinschmidt moved to request that staff prepare and present the following at the February 10, 2020 Board of Aldermen Meeting: a resolution authorizing submittal of an application to the Missouri Department of Conservation to allow a deer reduction program using White Buffalo for professional sharpshooting on private and city owned property; resolution authorizing a contract with White Buffalo for their services for selecting and baiting sites for deer reduction; legislation that would allow archery hunting on lots of one acre or more, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, AYE; Concagh, AYE. Motion passed 5-0.

## **REPORTS OF STAFF**

### Report of the City Clerk – 2020 Election Filing

City Clerk reported that Election Filing for the April 7, 2020 General Municipal Election closed on January 21<sup>st</sup>, 2020 at 5PM with the following candidates submitting Declarations of Candidacy:

#### **Mayor:**

Mark Becker

#### **Alderman, Ward 1:**

John Pound

#### **Alderman, Ward 2:**

Dean Fitzpatrick

#### **Alderman, Ward 3:**

Patrick Barrett

### Request to Shred Certain Documents

City Clerk reported that the Department of Parks & Recreation have submitted a request to shred copies of Lodge personnel records and employment applications, these records have met the minimum retention period listed in the Local Government Records Retention Schedule as provided by the Secretary of State.

## **ADJOURNMENT**

There being no additional business to come before the regular session of the Board of Aldermen, Alderman Concagh moved to adjourn, second by Alderman Fitzpatrick at 7:48 PM. A roll call vote was then taken with the following results: Concagh, AYE; Sansone, AYE; Pound, AYE, Kleinschmidt, AYE; Fitzpatrick, AYE. Motion passed 5-0.

Minutes prepared by:

---

Stacey Mann, City Clerk

---

Mark Becker, Mayor

**ATTEST:**

---

Stacey Mann, City Clerk