

MINUTES
DES PERES BOARD OF ALDERMEN
February 24, 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 7:01 PM on Monday February 24th, 2020

ROLL CALL

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

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

SPECIAL PRESENTATION – 2019 Public Safety Officer of the Year, Shaun Doerr

Chief Hall recognized PSO Doerr as the 2019 Public Safety Officer of the Year for 2019. PSO Doerr was hired by the City in 2017 as a Police Officer, and since then has completed the St. Louis County Fire Academy, and successfully completed paramedic training to obtain his paramedic license. Chief Hall stated that PSO Doerr received a total of six nominations from his peers, supervisors and dispatchers. Chief Hall recognized PSO Doerr for his commitment, work ethic and professionalism.

PSO Doerr thanked the Mayor, Board and his co-workers for the award.

AMENDMENT OF AGENDA - None

CITIZEN COMMENTS

Marty Bennet, 12147 Bentbrook, spoke in opposition of Proposition S. Proposition S is a \$74 million dollar bond issue for building improvements including construction of a new elementary school on Lindemann Road in Kirkwood.

Mr. Bennet noted the increase in traffic on Des Peres Roads, increase in operational costs, a decrease to the district reserve funds, and the declining birth rate in the country as reasons to oppose Proposition S. M. Bennet stated that he is asking local leaders to speak as influencers and to vote no against Proposition S.

REPORTS OF OFFICERS AND COMMITTEES – None

REPORT OF THE MAYOR – Proclamation on Retirement of Bonds for The Lodge

Mayor Becker recognized the retirement of the final bonds on the Lodge which were paid off on February 20, 2020. Mayor Becker congratulated staff on their hard work.

CONSENT AGENDA

Mayor Becker advised that the Consent Agenda has been amended and now consisted of six (6) 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 February 10, 2020
2. Warrant List Dated February 21, 2020
3. R20-3373 Authoring a Contract with Erb Turf Equipment for Purchase of a 72" Zero Turn Radius Mower with Accessories For Use By the Parks Department; Declaring Certain Equipment as Surplus Property and Eligible for Trade In Credit
4. R20-3374 Authorizing a Contract with Fry & Associates for Purchase and Replacement of Water Play Towers Near the Playgrounds in Des Peres, Pioneer and Sugar Creek Parks
5. R20-3375 Authorizing a Contract with Fry & Associates for Purchase and Installation of a Park Shelter at Harwood Park
6. R20-3376 Authorizing a Contract with E. Meier Contracting in the Amount of \$147,226 for Improvements to Ballas Meadows Drive, Ridgefield Drive and Des Peres Drive and Authorizing a Construction Contingency of \$20,000

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 Fitzpatrick moved to approve the Consent Agenda as presented, second by Alderman Kleinschmidt. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, AYE; Barrett, AYE. Motion passed 6-0.

LEGISLATION (UNFINISHED)

- 1. Bill 19-2869.1** An Ordinance Approving a Master Development Plan for Colonnade Center and Repealing All Ordinances in Conflict Therewith

George Stock, representing property owner Gershman Real Estate, recapped the proposed plan for the Board that was originally submitted in August 2019 and included some updates.

Mr. Stock provided a power point presentation that reviewed the planned upgrades to the development such as: future compliance with MODOT masterplan reducing to one curb cut on Manchester Road, cross easement access into Des Peres Corners, new asphalt parking lot with new concrete curbs, new sidewalks including ADA ramps, new support columns, new glass store fronts with black aluminum mullions, tuck-pointing, new EIFS sign band on upper facades of both buildings, new flat TPO roof, parking lot pole lighting to be retrofitted with new LED fixtures, construction of new trash enclosure, new landscaping and exterior trash cans, and a new sign package for consistency.

Alderman Fitzpatrick asked how long the project would take to complete. Mr. Stock estimated twelve months. Alderman Fitzpatrick asked if tenants had been lined up for the vacancies throughout the development, Mr. Stock answered in the affirmative but indicated that he could not disclose the names.

Jennie Ojeda, stated that she is concerned that the construction will negatively impact the current tenants of the building and adversely affect mom and pop stores. Mr. Stock stated that all of the stores will remain open during the renovations, and the project will be done in phases to limit interruptions to business.

John Clark, stated his concerns with the cross access with Des Peres Corners and worries that the increase in traffic may become hazardous to shoppers. Mr. Clark also stated his concern with a potential increase in storm water. Mr. Clark added that four years ago the City and Gershman assisted him with a swale issue he was having, and hopes that the renovations does not create future issues.

Mary Ann Wagner, 35 Armat Ct, stated that she was concerned with the water run off going on to the United States Post Office site. Mr. Stock stated that the renovations would not cause any increase to storm water runoff. Mr. Stock added that it appeared that the concrete flutes on the USPS site was caved in and not functioning well, causing the issue on its property.

Alderman Fitzpatrick asked what recourse the City had if the property owners did not maintain the swale. City Attorney Graville stated that the property owner could be prosecuted and fined up to \$200 a day for non-compliance, and could face revocation.

Alderman Pound requested that additional language be added to the Bill related to storm water. Mr. Graville suggested adopting language that the applicant be required to submit a storm water maintenance plan subject to the review and approval by the Director of Public Works.

Alderman Fitzpatrick moved to amend Bill 19-2869 to change the date of the site plan from January 13, 2020 to January 27, 2020 to include the landscape islands, second by Alderman Sansone. A roll call vote was then taken with the following results: Pound, AYE; Sansone, AYE; Barrett, AYE; Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE. Motion passed 6-0.

Alderman Sansone moved to amend Bill 19-2869 to change the number of required parking spaces from 206 to 201, and amend Section F to update the date of the landscape plan, second by Alderman Pound. A roll call vote was then taken with the following results: Pound, AYE; Sansone, AYE; Barrett, AYE; Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE. Motion passed 6-0.

Alderman Pound moved to amend Bill 19-2869 to add the following language: "Monitor and develop a storm water maintenance plan during construction and renovations subject to the review and approval of the Director of Public Works", second by Alderman Kleinschmidt. A roll call vote was then taken with the following results: Pound, AYE; Sansone, AYE; Barrett, AYE; Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE. Motion passed 6-0.

Alderman Sansone read Bill 19-2869 for a second time.

Alderman Sansone moved to approve Bill 19-2869 as amended, second by Alderman Pound. A roll call vote was then taken with the following results: Pound, AYE; Sansone, AYE; Barrett, AYE; Fitzpatrick, AYE; Concagh, NAY; Kleinschmidt, AYE. Motion passed 5-1.

2. Bill 19-2870.1 An Ordinance Granting a Conditional Use Permit to Chase Bank for Operation of a Banking Facility at 1131 Colonnade Center

Alderman Pound read Bill 19-2870 for the second time.

Alderman Pound moved to approve Bill 19-2870 as amended, second by Alderman Sansone. A roll call vote was then taken with the following results: Pound, AYE; Sansone, AYE; Barrett, AYE; Fitzpatrick, AYE; Concagh, NAY; Kleinschmidt, AYE. Motion passed 5-1.

LEGISLATION (NEW)

1. R20-3371 Authorizing Application to the Missouri Department of Conservation for a Special Permit to Allow Reduction in Deer Population in 2020 Using Professional Sharpshooters

City Administrator Harms stated that this resolution only authorizes staff to submit an application for the City, using a third party, to sponsor a deer reduction effort using sharpshooters.

Alderman Kleinschmidt moved to approve R20-3371, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, NAY; Barrett, AYE. Motion passed 5-1.

2. R20-3372 Authorizing a Contract with White Buffalo for Professional Services for Reduction in Deer Population of Up to 60 Deer Using Professional Sharpshooters at a Maximum Cost of \$50,000

City Administrator Harms stated that this was a one year commitment with a cost estimate of \$50,000. Mr. Harms stated the White Buffalo estimates the cost of each deer killed to be between eight hundred to one thousand dollars.

Alderman Kleinschmidt moved to approve R20-3372, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, NAY; Barrett, AYE. Motion passed 5-1.

3. B20-2879 An Ordinance Amending Chapter 5. Animals & Fowl of the Des Peres Municipal Code to Enact a New Section 5-17 TO Provide Regulations Relating to Archery Hunting of Deer on Tracts of Land Greater than Two Acres within the Des Peres City Limits and Amending Section 16-82 Relating Thereto (Introduction and Discussion)

Alderman Kleinschmidt moved to refer Bill 20-2879 to the Public Safety Commission for their review and recommendation, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Concagh, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, AYE; Barrett, AYE. Motion passed 6-0.

4. B20-2880 An Ordinance Authorizing a Cost Apportionment Agreement with

the Missouri Department of Transportation (MoDOT) Relating to
the STP-S 5555(614) Project for Improvements to Manchester
Road (Introduction)

Alderman Pound introduced Bill 20-2880, and read it for the first time.

REPORTS OF STAFF

1. Report of the City Clerk

Ms. Mann reported that the Department of Public Works has submitted a request to destroy certain records in accordance with minimum retention standards established by the Missouri Secretary of State's Office. Records included commercial building permits prior to 2010, demolition permits prior to 2010, residential building permits prior to 2015, excavation permits prior to 2015, denied petitions for zoning and or variances prior to 2015, notices of code enforcement violations prior to 2015, and sign permits prior to 2017.

2. Report of the City Administrator

City Administrator Harms updated the Mayor and Board on the environmental abatement of the second and third floors at City Hall scheduled for May – July. Mr. Harms stated that due to noise and safety, work will be completed from four in the afternoon and run until 1AM. During this time all public meetings will be relocated to the Lodge from mid-May through August 1st. Mr. Harms added that Municipal Court cannot be relocated, therefore no work will be done on court nights in June and July.

ADJOURNMENT

There being no additional business to come before the regular session of the Board of Aldermen, Alderman Barrett moved to adjourn to enter into Executive Session for purposes of consulting with legal counsel, second by Alderman Concagh at 8:33 PM. A roll call vote was then taken with the following results: Barrett, AYE; Sansone, AYE; Pound, AYE; Kleinschmidt, AYE; Concagh, AYE; Fitzpatrick, AYE.

Minutes prepared by:

Stacey Mann, City Clerk

Mark Becker, Mayor

ATTEST:

Stacey Mann, City Clerk