

MINUTES
DES PERES BOARD OF ALDERMEN
January 13, 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 13th, 2020

ROLL CALL

The City Clerk took roll with the following board members present: Alderman Pound, Alderman Sansone, Alderman Kleinschmidt, Alderman Fitzpatrick and Alderman Barrett. Mayor Becker was also present. Alderman Concagh 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 were written reports submitted from the Planning & Zoning Commission Meeting of December 11th, 2019, Parks & Recreation Commission Meeting of January 2, 2020, Public Safety Commission Meeting of January 6th, 2020 and the Planning & Zoning Commission Meeting of January 8th, 2020.

CONSENT AGENDA

Mayor Becker advised that the Consent Agenda has been amended and now consisted of seven (7) 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 of Board of Aldermen Meeting of December 9, 2019

2. Warrant List Dated December 23, 2019 (Previously Approved by Mayor)
3. Warrant List Dated January 9, 2020
4. R20-3355 Authorizing Write Off of Uncollectable Ambulance Transport Bills
5. R20-3356 Authorizing Purchase of an American Signal GP-465T Electronic Message Panel Using a Cooperative Purchasing Agreement with Houston-Galveston Council of Governments
6. R20-3357 Authorizing a Contract with Preferred Network Services D/B/A Personal Assistance Services to Provide an Employee Assistant Program for Des Peres Employees
7. R20-3358 Authorizing a Professional Services Contract with REJIS for Computer Support Services for 2020

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 Barrett. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, AYE; Barrett, 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 (Tabled until January 27, 2020)
2. Bill 19-2870 An Ordinance Granting a Conditional Use Permit to Chase Bank for Operation of a Banking Facility at 1131 Colonnade Center (Tabled until January 27, 2020)

City Administrator Harms indicated that staff received the study provided by the Lochmueller Group on Thursday January 9th, 2020 and is currently being analyzed. Mr. Harms added that the developer has received the study and is expected to submit new drawings within the coming days to reflect some minor changes in the location of the Chase Bank Building and new parking configurations in response to earlier circulation studies done by Lochmueller at the city's request. Mr. Harms stated that staff will be drafting a substitute bill for the board's consideration at the next meeting to reflect those changes.

Mayor Becker stated that the Board would take up Bills 19-2869 and 19-2870 at the January 27th, 2020 Meeting. Without objection, the Mayor ordered the bills held.

LEGISLATION (NEW)

1. Bill 20-2878 An Ordinance Approving the Record Plat for Blattner Farm Subdivision (Introduction)

Prior to citizen and Board comments, City Administrator Harms reviewed the process for approval of subdivisions. He stated that the subdivision procedure had several steps, the first being the approval of a preliminary plat, which ensures that the zoning requirements for the district which it is located within is met. Following the preliminary plat, the developer may submit their site improvement plans which is reviewed by the Planning & Zoning Commission, site improvement plans include grading and utilities. Finally a record plat is submitted, the record plat ensures that it conforms to the originally approved preliminary plat and allows the developer to start construction of more than one home.

Mr. & Mrs. Melville, 2103 Trailcrest, asked the board if this proposed bill repealed the ordinances previously adopted by the Board, if a copy of the trust indentures were reviewed, and asked when construction of Lot #2 would begin.

Mr. Harms stated that this bill adopts the record plat, and does not repeal any other ordinances or conditions of approval. He added that the subdivision indentures had been received, reviewed, and approved by the City Attorney.

Mr. Meyer indicated that construction of Lot #2 would depend on when the lot sold, but added that once the plans were submitted it is a public record and they can be viewed at any time.

Alderman Barrett introduced Bill 20-2878 and read it for the first time.

2. R20-3359 Authorizing The City Administrator to Execute a Private Water Line Easement with TVB RE, LLC for Connection of Water Service to a Main Located in Des Peres Park

City Administrator Harms stated that there are three locations that the Village Bar could access water for the distillery, the shortest and least disruptive location would be the connection located within Des Peres Park. Mr. Harms furthered that this main was installed by Missouri American Water in 1985 as an alternative to running a new main under Ballas Road to provide water to the Olympic Oaks shopping center. A second option involves an easement thru two privately owned lots east of the distillery and then a shorter easement into the park to access the main. Mr. Harms stated that the third option was to tap into the main under Manchester Road, but this route would cause a lengthy disruption of traffic on Manchester Road. The city had explored a fourth option to use the existing tap under Manchester that used to serve city hall but that was rejected by the water company since that old line was a lead line that they want removed from their system.

Alderman Pound asked if there was any concern that the main may not be able to serve all of the existing customers. Mr. Harms stated that Missouri American Water is responsible for ensuring that all customers receive the same water service, Mr. Harms added that Missouri American water has indicated that utilizing the tap within Des Peres Park is preferred and that they would issue a permit for the tap.

Alderman Sansone stated that during the Conditional Use process that property owner indicated that the distillery would be a small operation, and is concerned with the amount of water they are needing if a dedicated tap is necessary. Mr. Disper stated that the water line would be used for the distillery operation only, and it would be on a different meter than the primary structure housing The Village Bar and Restaurant. Mr. Disper added that the sprinkler system that he is required to install would also be included on the tap.

Bryan McDonald, 1312 Bansbach, indicated that he read the proposed resolution and saw that a \$6,000 contribution to the Tree Fund was being required in exchange for the easement being granted. Mr. McDonald asked how the amount was determined. Mr. Harms stated that the dollar value is the estimated savings for the property owner to connect to the main in the park in lieu of using a main located under the centerline of Manchester Road and was consistent with the dollar estimates the city received for excavation and road repair for destroying a similar water line tap under Manchester Road for Des Peres Park.

Alderman Pound requested that the Resolution be amended to state 'payment must be made in conjunction with plumbing permit'.

Alderman Fitzpatrick read Resolution 20-3359 with amendment.

Alderman Pound moved to approve Resolution 20-3359 as amended, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, NAY; Barrett, AYE. Motion passed 4-1.

REPORTS OF STAFF

Report of the City Clerk – 2020 Election Filing Dates

City Clerk reported that Election Filing for the April 7, 2020 General Municipal Election opened on Tuesday December 17th at 8am, and will close on January 21st, 2020 at 5PM. To date the following candidates have submitted their Declarations of Candidacy:

Mayor:

Mark Becker

Alderman, Ward 1:

John Pound

Alderman, Ward 2:
Dean Fitzpatrick

Alderman, Ward 3:
Patrick Barrett

Report of City Administrator

Deer Management

City Administrator Harms stated that the Board allocated \$50,000.00 in the 2020 Budget for deer management. However, the Board has not yet authorized a specific plan of action.

City Administrator Harms reviewed the following options the Board has in relation to deer management:

1. Conduct a managed hunt in Phantom Forest and Bittersweet Woods in the fall of 2020; This application is time sensitive and must be filed before February 1, 2020 for a fall 2020 managed hunt.
2. Seek a special permit from the Missouri Department of Conservation to allow for a deer reduction program using White Buffalo for professional sharpshooting on private and city owned property;
3. Authorize a contract with White Buffalo for their services for selecting and baiting sites and deer reduction; and
4. Legislation that would allow archery hunting on lots of one acre or more.

City Administrator Harms indicated that proposed resolutions have been drafted if they board desires to take up any or all of these plans of action.

Alderman Kleinschmidt moved to approve Resolution 20-3360, a resolution authorizing an application for the Missouri Department of Conservation for permission to host a managed archery deer hunt in Missouri Conservation Areas located in the City of Des Peres known as Phantom Forest and Bittersweet Woods in the fall of 2020, second by Alderman Fitzpatrick. A roll call vote was then taken with the following results: Fitzpatrick, AYE; Kleinschmidt, AYE; Pound, AYE; Sansone, AYE; Barrett, NAY. Motion passed 4-1.

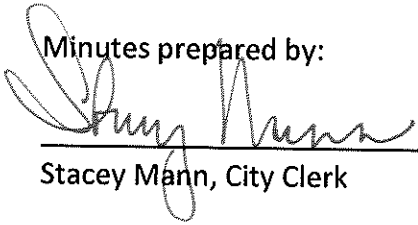
Board Schedule

City Administrator Harms provided the Board with a list of meeting dates, and included those meetings that historically have been cancelled or rescheduled. Mr. Harms added that a motion to amend the meeting calendar is needed. Mayor Becker asked that the Board take up the schedule at a later time.

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 Sansone at 7:58 PM. A roll call vote was then taken with the following results: A roll call vote was then taken with the following results: Barrett, AYE; Sansone, AYE; Pound, AYE, Kleinschmidt, AYE; Fitzpatrick, AYE. Motion passed 5-0.

Minutes prepared by:

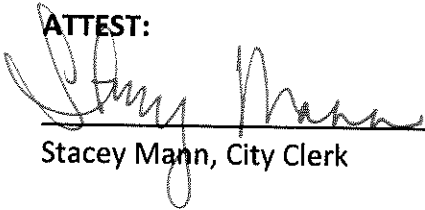


Stacey Mann, City Clerk



Mark Becker, Mayor

ATTEST:



Stacey Mann, City Clerk