

**MINUTES
BOARD OF ALDERMEN
COMMITTEE OF THE WHOLE
MARCH 7, 2022
DES PERES GOVERNMENT CENTER**

The Board of Aldermen of the City of Des Peres, Missouri convened as a Committee of the Whole for purposes of a work session held at the Des Peres Government Center, 12325 Manchester Road 63131, commencing at 6:00 P.M. on Monday, August 29, 2022.

ROLL CALL

Mayor Becker took roll with the following elected officials physically present: Alderman Barrett, Alderman Concagh, Aldermen Kleinschmidt, Alderman Pound, Alderman Fitzpatrick and Alderman Osherow.

Mayor Becker asked that the record reflect that the following staff members were present: City Administrator, Assistant City Administrator, Director of Public Safety, Streets Superintendent, Captain of Police Services, and Captain of Fire Services.

Also present were members of the design and pre-construction team including Craig Schluter and Katie Aholt with Navigate Building Solutions; Eric Hoffman and Emily Haller with Patterhn-Ives; and Joshua Mandell representing FGM Architects.

BUILDING IMPROVEMENTS

Mayor Becker advised that the purpose of the work session was to provide the Board of Aldermen with an opportunity to discuss potential long-term improvements to public facilities including City Hall, Public Safety Station, and the Streets Garage. The Board initially had this discussion in 2019 with a specific focus on City Hall improvements but those efforts were suspended due to financial uncertainty created by the COVID pandemic. The City Hall project was resurrected in 2022 in conjunction with two major building improvements including: (1) environmental abatement of the upper floors targeting asbestos and lead-based paint removal which was completed in May 2022; and (2) replacement of the elevator which has exceeded its useful life (34 years) and has become a maintenance liability. These two projects became the impetus for the Board of Aldermen to explore building improvements on a much broader scale with an expanded focus on Public Safety and Streets. Based on that direction, staff has spent several months engaging with Navigate Building Solutions, Patterhn-Ives, and FGM Architects to develop conceptual improvements to all three facilities based on current and anticipated operational needs. The size, scale and anticipated costs of those improvements were later presented to the Board of Aldermen in the [attached slideshow](#) led by Navigate Building Solutions in their capacity as owner's representative for the city.

A separate discussion led by the City Administrator identified how the city could potentially fund these improvements using a combination of accumulated reserves supplemented with debt service whether by a traditional general obligation bond sale or with certificates of participation – more commonly known as COP's. A detailed analysis of those funding strategies can be found in the [attached memorandum](#) which largely demonstrates a strong financial position for the city in the context of funding large-scale building upgrades in the future.

GENERAL DISCUSSION

Alderman Barrett acknowledged a clear need for comprehensive building improvements with a particular focus on Public Safety which, in his view, may necessitate new construction instead of rehabbing the existing facility which could be more costly. The City Administrator advised that staff would need more time to identify and evaluate appropriate locations for Public Safety which may exceed our current renovation budget due to land acquisition costs.

Alderman Pound questioned whether the city could afford future debt service payments associated with these building improvements in the event that West County Center becomes subject to redevelopment or potentially closes as suggested by the city's planning consultant. Alderman Pound later questioned whether The Lodge should be considered for future building improvements given its aging infrastructure (20 years) and growing need for maintenance.

Mayor Becker voiced strong support for advancing these conceptual improvements to the next stage which he considers long-overdue and critical for sustaining city operations. Mayor Becker cautioned against delaying these projects which would only further inflate construction costs.

Alderman Kleinschmidt expressed enthusiasm for undertaking all of the proposed building improvements under consideration, citing an obligation for the city to maintain quality facilities for staff to operate and the public to enjoy.

ADJOURNMENT

Alderman Concagh made a motion, seconded by Aldermen Barrett to adjourn the works session meeting at 7:58 P.M.

Minutes Prepared by:

Scott Schaefer
Assistant City Administrator