MINUTES
DES PERES BOARD OF ALDERMEN
August 22, 2016
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, August 22, 2016.

ROLL CALL

The City Clerk took roll with the following board members present: Alderman Gmelich, Alderman Pound, Alderman Raczkiewicz, Alderman Kleinschmidt, Alderman Concagh and Alderman Becker.

Mayor Lahr introduced and welcomed Scott Schaefer as the new Assistant City Administrator.

Staff members present included: City Administrator, City Attorney, City Clerk, Assistant City Administrator, Director of Public Works, Director of Public Safety, Director of Finance and the Director of Parks and Recreation. At this time the Board of Aldermen, staff and citizens rose for the Pledge of Allegiance.

PUBLIC HEARINGS

Mayor Lahr announced the first item of business was a public hearing on the Petition of The Village Bar for approval of a Master Site Plan and Conditional Use Permit to Allow for Expansion of the Dining Area at The Village; Construction of an outside patio; and conversion of the barn into an outdoor dining special event pavilion.

The City Clerk entered the following exhibits into the record:

- Notice of Public Hearing posted at City Hall
- Notice of Public Hearing advertised in the St. Louis Countian on August 5, 2016
- Bill 16-2781 An Ordinance Approving a Master Site Plan for 12247 Manchester Road and Granting a Conditional Use Permit for Operation of a Restaurant (The Village Bar) at that Location and Effective Date
- Site plan and narrative submitted by The Village Bar and Mesa Design Build Architects
- Public Works Staff Reports
- Summary of the subcommittee meeting held July 7, 2016 in which the subcommittee recommended approval
- Summary of the Planning and Zoning Commission Meeting held July 13, 2016 in which the commission recommended approval
- All Contents of the City's files and records pertaining to the application
- Municipal Code of the City of Des Peres

Mark Disper and Chuck Kirberg, owners of The Village Bar, were present and gave an overview of the proposed site plan. Mr. Disper stated the hours of operation will remain the except for the restaurant will be open on Sundays during football season. He further stated the restaurant met the city's parking standards and that the chain linked fence behind the property will be repaired.

Alderman Gmelich asked how the barn space would be utilized for special events and expressed concern regarding large crowds gathering outside of the barn.

Mr. Disper responded the barn space would be limited to 50 people and would only be used if reserved for a private event.

Alderman Concagh asked if the restaurant would expand in to the space formerly leased by The Custom Wig Shop.

Mr. Disper responded the space previously leased by The Custom Wig Shop is now leased by a Certified Public Accountant.

Hearing no further comments or questions, Mayor Lahr closed the public hearing.

Mayor Lahr announced the second item of business was a public hearing on the Petition of Rib City for a Temporary Outside Storage and Display Permit for a Community Event on the Parking Lot on September 17, 2016

The City Clerk entered the following exhibits into the record:

- Application received from Rib City August 17, 2016
- Notice of Public Hearing posted at City Hall
- Resolution #16-3029 Authorizing an Exterior, Outside Display Permit for Coldwell Banker Gundaker, 12304 Manchester Road special event on the parking lot of Rib City, 1181 Colonnade Center
- All Contents of the City's files and records pertaining to the application
- Municipal Code of the City of Des Peres

Greg Matthes, owner of Rib City, stated the event will be held on the parking lot in front of Rib City and will include a small band. He further stated the hours of the event had changed and the event would begin at 6:00 p.m. and conclude at 9:00 p.m.

Hearing no further comments or questions, Mayor Lahr closed the public hearing.

AMENDMENT OF AGENDA

Mayor Lahr asked if there were any additions or changes to the agenda. None were requested.

CITIZEN COMMENTS AND PETITIONS

Bob Ashcraft, 1543 Fawnvalley, stated he would like to see the traffic study related to Reliance Bank and Starbucks include an analysis of right ingress and right egress from Manchester Road.

Mayor Lahr stated previous studies had included this information and that a cut thru area would be available behind the Regions Bank development so that residents in the area would have access to a traffic signal.

REPORTS OF OFFICERS AND COMMITTEES

The Mayor indicated that there were written reports submitted from the Public Safety Commission Meeting of August 1, 2016; the Parks and Recreation Commission Meeting of August 4, 2016; and the Planning and Zoning Commission Meeting of August 10, 2016.

CONSENT AGENDA

Mayor Lahr advised that the Consent Agenda consists 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 of the July 25, 2016 of the Board of Aldermen
2. Warrant List Dated August 18, 2016
3. R16-3024 Approving Mid-Year Budget Adjustments and Supplemental Appropriations to the 2016 Budget
4. R16-3025 Authorizing Contract with The Lochmueller Group for Traffic Engineering Services for Evaluation of Revised Site Plan for Reliance Bank/Starbucks
5. R16-3026 Authorizing a Contract with Traffic Control Company for Pavement Marking (Striping) of City Streets
6. R16-3027 Reaffirming and Readopting Ordinance Regulation Requirements and Policies to Disclose Conflicts of Interest
7. R16-3028 Authorizing a Contract with DuraSeal for Repairs to the Parking Lot at The Lodge Des Peres
8. R16-3029 Granting a Temporary Exterior Storage, Sales and Display Permit to Rib City for a Special Event on their Parking Lot on September 17, 2016

The Mayor asked if there are any items the board wished removed from the consent agenda. None were offered.

Alderman Kleinschmidt made a motion to amend language of R16-3024 and R16-3029, second by Alderman Raczkiewicz. A roll call vote was then taken with the following results: Alderman Gmelich, AYE; Alderman Becker, AYE; Alderman Pound, AYE; Alderman Concagh, AYE; Alderman Kleinschmidt, AYE; and Alderman Raczkiewicz, AYE; Motion passed 6-0.

Alderman Raczkiewicz moved to approve the Consent Agenda, second by Alderman Becker. A roll call vote was then taken with the following results: Alderman Gmelich, AYE; Alderman Becker, AYE; Alderman Pound, AYE; Alderman Concagh, AYE; Alderman Kleinschmidt, AYE; and Alderman Raczkiewicz, AYE; Motion passed 6-0. Alderman Gmelich asked that the record reflect that she abstained for the line item related to Curtis Heinz.

LEGISLATION – Unfinished

1. **Bill 16-2780** An Ordinance Approving the Record Plat for a Lot Split of a Tract of Land Located at 791 N. Ballas Road and Effective Date

Alderman Concagh read Bill 16-2780 for a second reading and made a motion to approve, second by Alderman Pound. A roll call vote was then taken with the following results: Alderman Gmelich, AYE;

Alderman Becker, AYE; Alderman Pound, AYE; Alderman Concagh, AYE; Alderman Kleinschmidt, AYE; and Alderman Raczkiewicz, AYE; Motion passed 6-0.

2. **Bill 16-2781** An Ordinance Approving a Master Site Plan for 12247 Manchester Road and Granting a Conditional Use Permit for Operation of a Restaurant (The Village Bar) at that Location and Effective Date

Alderman Becker read Bill 16-2781 for a second reading and made a motion to approve, second by Alderman Concagh. A roll call vote was then taken with the following results: Alderman Gmelich, AYE; Alderman Becker, AYE; Alderman Pound, AYE; Alderman Concagh, AYE; Alderman Kleinschmidt, AYE; and Alderman Raczkiewicz, AYE; Motion passed 6-0.

LEGISLATION – New Business

1. **Bill 16-2782** An Ordinance Authorizing an Agreement with The Lochmueller Group for Engineering and Planning Services Relating to Development of a Manchester Road Conceptual Master Plan

Alderman Pound introduced Bill 16-2782.

2. **Bill 16-2783** An Ordinance Establishing the Annual Rate of Tax Levy for All Funds at $0.00 per $100 of Assessed Value on all Real Estate and Personal Property Located Within the City of Des Peres for the Year 2016

Alderman Concagh introduced Bill 16-2783.

REPORTS OF STAFF

There being no additional business to come before the regular session of the Board of Aldermen, Alderman Gmelich moved to adjourn, second by Alderman Raczkiewicz at 7:30 PM. A roll call vote was then taken with the following results: Alderman Gmelich, AYE; Alderman Becker, AYE; Alderman Pound, AYE; Alderman Concagh, AYE; Alderman Kleinschmidt, AYE; and Alderman Raczkiewicz, AYE; Motion passed 6-0.

Minutes prepared by:

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Amanda Foster
City Clerk

These minutes have not yet been approved by the Board of Aldermen.

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Richard Lahr, Mayor

ATTEST:

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Amanda Foster
City Clerk