

MINUTES
DES PERES BOARD OF ALDERMEN
February 8, 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, February 8, 2016.

ROLL CALL

The City Clerk took roll with the following board members present: Alderman Gmelich, Alderman Pound, Alderman Raczkiwicz, Alderman Kleinschmidt, Alderman Concagh, and Alderman Becker. Mayor Lahr was also in attendance.

Staff members present included: City Administrator, Assistant City Administrator, City Clerk, City Attorney, 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

The Mayor announced the first item of business was a public hearing on the Petition of Horn Lake Properties Inc for a Lot Split and Amended Master Development Plan under Section 405.100 of the Zoning Code for Des Peres Pointe located at 13301 Manchester Road in the C-5 Special Business District. The public hearing is continued from January 25, 2016. The exhibits were entered into the record at the January 25, 2016 meeting of the Board of Aldermen.

Joel Montgomery, President of Montgomery Bank, was present and provided an overview of the Des Peres Pointe lot split. Mr. Montgomery stated three lots would be created in order to give three businesses their own lot. Each of the three lots would be owned by a separate Montgomery company. Mr. Montgomery further stated parking on the lots would stay the same.

The City Administrator asked Mr. Montgomery to explain the difference in the site plans dated October 29, 2015 and February 1, 2016.

Mr. Montgomery stated the square footage amounts were different in each drawing. The drawing dated October 29, 2015 used rounded square footage numbers whereas the drawing dated February 1, 2016 used actual square footage numbers of tenant spaces.

The Mayor asked if there any further comments. Hearing no further comments, the Mayor 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

The Mayor asked if there were any citizens in attendance who wished to address the Board on any topic whether on the agenda or not.

There were no citizen comments.

REPORTS OF OFFICERS AND COMMITTEES

The Mayor indicated that there were written reports submitted from the Audit and Finance Committee Meeting held January 25, 2016; the Public Safety Commission Meeting held February 1, 2016 and the Parks and Recreation Commission Meeting of February 4, 2016.

Mayor Lahr recognized Captain Eric Hall for being accepted into the 2016 Fire Service Executive Development Institute. Mayor Lahr stated this was a prestigious opportunity for Captain Hall and the City of Des Peres as only a limited number of individuals are asked to participate in the program each year.

Alderman Gmelich made a motion to approve Captain Eric Hall's participation in the 2016 Fire Service Executive Development Institute, second by Alderman Kleinschmidt. 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.

CONSENT AGENDA

Mayor Lahr advised that the Consent Agenda consists of five (5) 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 January 25, 2016 Meeting of the Board of Aldermen
2. Warrant List Dated February 4, 2016
3. R16-2968 Authorizing Issuance of a Liquor License for The Village Bar for the Year Ending June 30, 2016
4. R16-2969 Authorizing Purchase of a 4x4 Utility Vehicle for the Park Department and Authorizing a Supplemental Appropriation Relating Thereto
5. R16-2970 Accepting a Park Planning Grant from the St Louis County Municipal Park Grant Commission and Authorizing a Professional Services Contract with Planning Designing Studio for Updates to the Park Master Plans for Des Peres Park and Sunrise Park

The Mayor asked if there are any items the board wished removed from the consent agenda and placed under New Business.

Kim Haegele, Paralegal with Lathrop and Gage, was present on behalf of the new owners of The Village Bar. Ms. Haegele stated the new owners tentatively planned to take ownership of The Village Bar on March 1, 2016.

Alderman Raczkiewicz moved to approve the Consent Agenda, second by Alderman Kleinschmidt. 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 abstained from the warrant list line item pertaining Curtiz Heinz.

LEGISLATION – Unfinished

- 1. Bill 16-2755** An Ordinance Approving a Lot Split of the Original Adjusted Tract A of Des Peres Pointe Subdivision into Two Lots (2nd Reading)

Alderman Becker read Bill 16-2755 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.

- 2. Bill 16-2756** An Ordinance Approving a Revised Master Development Plan for Des Peres Pointe, a Unified Development Located in the C-5 Special Business District and Repealing All Ordinances in Conflict Therewith (2nd Reading)

Alderman Concagh made a motion to amend the date of the Ordinance to reflect the date of the most recent drawing being February 1, 2016, 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 Concagh read Bill 16-2756 for a second reading and made a motion to approve, 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.

- 3. Bill 16-2757** An Ordinance Approving a Lot Consolidation Plat for Lots Identified as the Adjusted Lot 1 of Gilmore & Associates Commercial Center, Lot 29 of Block 1 of Geneseo Hills Subdivision, Lot 3 of Block 1 of Geneseo Hills Subdivision and Lot 4 of Geneseo Hills Subdivision (2nd Reading)

Dustin Reichmann, Traffic Engineer with Lochmueller Group, provided an overview of the traffic impact study requested by the Board of Aldermen. Mr. Reichmann stated the Missouri Department of Transportation (MoDOT) received a copy of the study and MoDOT reported no objections.

Kevin Lasater, 9 Doubletree Lane, stated he spoke at the last Board of Aldermen meeting and voiced his concern regarding traffic on Bopp Road. Mr. Lasater stated after reviewing the traffic impact study, he supports the development of Regions Bank. He asked the Board of Aldermen to consider lengthening the time of the traffic signal at the Bopp Road and Manchester Road intersection; to consider milling and asphaltting the intersection of Bopp and Manchester; and to consider the density of developments along Manchester Road in the future.

The Director of Public Works stated the intersection of Bopp Road and Manchester Road, including the traffic signal, is under MoDOT's jurisdiction.

Mayor Lahr thanked Mr. Lasater for his comments and stated the City would follow up with MoDOT regarding his concerns.

Alderman Gmelich read Bill 16-2757 for a second reading and made a motion to approve, second by Alderman Kleinschmidt. 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.

4. Bill 16-2758 An Ordinance Approving a Master Development Plan for 11801 Manchester Road Located in the C-1 Commercial District and Granting a Conditional Use Permit for Operation of a Bank to Regions Bank at 11801 Manchester Road (2nd Reading)

Alderman Pound read Bill 16-2758 for a second reading and made a motion to approve, second by Alderman Gmelich. 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

- None

REPORTS OF STAFF

The City Administrator reported the City received the Deer Population Estimate Report from White Buffalo, Inc. The City Administrator stated White Buffalo reported observing zero (0) deer east of Interstate 270 and approximately forty (40) deer per square mile west of Interstate 270. The report stated the City has double the optimal level of deer but not as many deer as other neighboring communities. The staff recommendation was to continue monitoring the deer population and conduct another deer census in 2017.

Mayor Lahr stated the City will take no further action on deer management at this time but will continue to monitor the deer population.

There being no additional business to come before the regular session of the Board of Aldermen, Alderman Concagh moved, second by Alderman Gmelich, to adjourn at 7:33 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:

Amanda Foster
City Clerk

These minutes passed and approved this 22nd day of February, 2016.

Richard Lahr, Mayor

ATTEST:

Amanda Foster
City Clerk