**Tentative Agenda**

**REVISED**

**Board of Aldermen Regular Meeting**
**City of St. Peters Justice Center**
**1020 Grand Teton Drive, St. Peters, MO 63376**
**March 12, 2026, at 6:30 PM**

A. Call to Order, Mayor Len Pagano

B. Roll Call

C. Opening Ceremonies

1. Invocation: Youth Minister Luke Perstrope, First Baptist Church
2. Pledge of Allegiance
3. Oath of Office: Melissa Doss, Police Lieutenant
4. Presentation: Jay and Caroline Henges Wetland Park and Education Center - Ryan Graham, St. Charles County Parks Director
5. Proclamation: Irish Heritage Month
6. Proclamation: Arbor Day

D. Approval of Minutes

1. Board of Aldermen Work Session Meeting of February 26, 2026; and Regular Board of Aldermen Meeting of February 26, 2026

E. Reports of Officers, Boards, and Commissions

1. Mayoral Report of Appointments to Boards and Commissions
2. City Administrator's Report
3. Report of Director, Planning, Community and Economic Development
4. St. Peters Business Spotlight
    a. Helping Hands Thrift Store, 427 South Church Street - Tim and Beverly Evans

F. Open Forum

1. Citizens Petitions and Comments
2. Communications from the Elected Officials
3. Announcements

G. Public Hearings

H. Unfinished Business Items

I. New Business Items

1. Bill No. 26-28: Bill authorizing the City Administrator of the City of St. Peters, Missouri, to execute a contract change order No. 1 with SAK Construction, LLC for the Cured-In-Place Pipe (CIPP) Lining Contract 25-152

2. Bill No. 26-29: Bill authorizing the City Administrator of the City of St. Peters, Missouri to enter into a contract with J Oros Environmental, Inc. for the Removal and Land Application of Lime Residual

3. Bill No. 26-30: Bill authorizing the City Administrator of the City of St. Peters, Missouri to enter into a contract with Amcon Municipal Concrete, LLC for the 2026 Concrete Slab Replacement Program

4. Bill No. 26-31: Bill authorizing the City Administrator of St. Peters, Missouri to negotiate and execute a professional engineering services agreement for design of the McClay Rd Resurfacing & Improvements project (STBG-7303(629))

5. Bill No. 26-32: Bill authorizing the City Administrator of the City of St. Peters, Missouri to negotiate and execute a professional engineering services agreement for design of the Suemandy Dr Resurfacing & Intersection Improvements project (STBG-7303(630))

6. Bill No. 26-33: Bill authorizing the City Administrator of the City of St. Peters, Missouri to execute an agreement with Barton Electric, Inc to replace the athletic field lighting, poles, and control cabinet on City Centre Park Diamond 18

7. Bill No. 26-34: Bill authorizing the City Administrator of the City of St. Peters, Missouri to enter into agreements providing for a temporary construction easement and/or roadway maintenance and utility easement for the Jungermann Rd Resurfacing Phase 2, Federal Project No. STBG-7302(711) (Gateway Metro Federal Credit Union, Great Southern Bank)

8. Bill No. 26-35: Bill approving a record plat within the City of St. Peters, Missouri, for the purpose of recording in St. Charles County, Missouri (Upright Design Subdivision)

J. Executive Session re: Litigation, Real Estate, Personnel, and Security pursuant to Section 610.021(1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6)

K. Adjournment

Agenda Posted at City Hall: March 9, 2026
By: L. Schroeder, City Clerk
**Revised Agenda Posted at City Hall on March 11, 2026 at 3:00 p.m.**
**By: Scott Baumgartner, Deputy City Clerk**
**Added Opening Ceremonies items C-04 and C-06**

Next Regular Board of Aldermen Meeting: March 26, 2026

The meeting is available for viewing at www.sptvnow.net

# CITY OF ST. PETERS
# BOARD OF ALDERMEN WORK SESSION MINUTES
# February 26, 2026

## CALL TO ORDER

Board President Bateman called the Work Session to order at approximately 5:00 p.m. on Thursday, February 26, 2026, at the St. Peters Justice Center located at 1020 Grand Teton Drive.

## ROLL CALL

Deputy City Clerk Scott Baumgartner called the roll. The following Elected Officials were present: Mayor Len Pagano; Ward 1: Alderman Rocky Reitmeyer and Alderman Joyce Townsend; Ward 2: Alderman Randy Green and Board President Alderman Judy Bateman; Ward 3: Alderman Dave Kuppler and Alderman Melissa Reimer; Ward 4: Alderman Patrick Barclay and Alderman Nick Trupiano. A quorum was established.

The following staff were present: Bill Malach, City Administrator; Andrew Ramirez, Police Chief; Lisa Bedian, Director of Communications and Strategy; Elliot Schneider, Environmental and Fleet Services Manager; Amy Heckart, Operations Support Services Manager; Dan Emrick, Parks & Recreation Services Manager, Burt Benesek, Staff Support Services Manager; Amy Haddock, Water and Environment Services Manager; Amanda Rich, Director of Transportation; Lisa Schroeder, City Clerk; Scott Baumgartner, Deputy City Clerk; John Young, City Attorney, was also present. Liane Sargent was absent.

## COMMUNICATIONS FROM BOARD MEMBERS/ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

## BOARD OF ALDERMEN ITEMS FOR DISCUSSION

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS:

Alderman Townsend moved, and Alderman Reimer seconded the motion to remove the discussion of the Chapter 405 amendment to extend planned urban development approval process to residential developments in the special district from the agenda. All in favor, the motion was approved.

DRAFT

DISCUSS CHAPTER 405 AMENDMENT TO EXTEND PLANNED URBAN DEVELOPMENT APPROVAL PROCESS TO RESIDENTIAL DEVELOPMENTS IN THE SPECIAL DISTRICT - ALDERMEN BARCLAY & GREEN

Alderman Barclay explained that every 12 to 18 months there is a joint work session where the Planning and Zoning Commission, Board of Adjustment, Mayor and Board, and senior staff meet to discuss Chapter 405 land use code changes. In 2023, the Board approved no longer having special use with regards to multi-families. Alderman Barclay explained further discussion is needed regarding removal of special use for multi family in the special district. Only a handful of locations that can fit this description. If approved, it will be sent to Planning and Zoning for further discussion and their recommendation will be sent to the Board for final approval. Alderman Bateman asked for clarification if this change is only for multi-family. Alderman Barclay confirmed, stating this is only regarding multi-family, and is still special district and there would be no rezoning. Alderman Green stated it is difficult to explain the Board's ability to approve multi-family, and this change would allow the Board to have more discussion regarding the approval process. Alderman Barclay stated special use is very restrictive. Residents must attend hearings to find out more information. This change would allow everyone to give input and offer more opportunities to express their thoughts. Alderman Bateman clarified this is only for multi-family in special district. Alderman Barclay agreed this is only for multi-family in special district. Mayor Pagano asked if any other type of development would still be considered special use. Attorney Young clarified the intent is to delete the provision subsection multi-family from special district which would require anyone who wants to develop a site within the existing special district multi-family they would have to rezone the property to a zoning that allows for multi-family. This will require a public hearing for the code change and should be placed on the April agenda. Alderman Barclay questioned the overall timeline. Attorney Young stated there should be a published notice 15 days in advance. Alderman Reimer asked how many acres are left with respect to the special district tracts of land. Ms. Powers stated she doesn't have the exact acreage at this time, but described the areas that are still available.

**Alderman Green moved, and Alderman Barclay seconded the motion to refer the matter to the April Planning and Zoning Commission meeting for review. All in favor, and the motion was approved.**

**MAYOR/CITY ADMINISTRATOR ITEMS**

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS:

Alderman Reimer moved, and Alderman Green seconded the motion to remove the City Centre Park Diamond 18 Lighting Replacement Recommendation from the agenda. All in favor, the motion was approved.

CITY CENTRE PARK DIAMOND 18 LIGHTING REPLACEMENT RECOMMENDATION – EMRICK

Mr. Emrick gave a presentation regarding Diamond 18 field lighting. Diamond 18 is located south of the west parking lot. There are six 70' light poles. The light poles are about 22 years old. The average lifespan can be between 15-30 years old, which depends on a variety of factors. Mr. Emrick explained the project budget is $530,000. The scope of the project includes inspection and replacement of the poles. The city received five total bids, with the low bidder not meeting specifications. The next lowest bid was from Barton Electric, who also gave a voluntary alternate bid which offered to bypass inspection and replace everything. The construction schedule would be November 2026 through February 2027. The recommendation is to enter into an agreement with Barton Electric for the replacement of the athletic field lighting poles, fixtures, and control cabinet on City Centre Park Diamond 18 in the initial amount of $298,000. If approved, an authorizing ordinance would be placed on March 12, 2026, BOA Meeting Agenda. Alderman Kuppler noted that there is a tree buffer between the field and the residential area behind it and asked for confirmation that the lighting and its direction would not affect the nearby subdivision. Mr. Emrick confirmed that no changes are proposed that would impact on the area. **Alderman Kuppler moved, and Alderman Bateman seconded the motion to place this item on the March 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Barclay moved, and Alderman Kuppler seconded the motion to remove the cured-in-place pipe (CIPP) lining contract change order recommendation from the agenda. All in favor, the motion was approved.

CURED-IN-PLACE PIPE (CIPP) LINING CONTRACT CHANGE ORDER RECOMMENDATION – HADDOCK

Ms. Haddock gave a presentation on the trenchless lining process to rehabilitate pipes without digging them up. The FY'25 CIPP contract was awarded to SAK Construction LLC in July 2025. SAK has completed the FY'25 scope of work ahead of schedule. In lieu of bidding again, Ms. Haddock requests a change order which includes: 8,271 lineal feet of sanitary main (8", 10", and 15" diameter), 156 sanitary lateral reinstatements, and 377 lineal feet of storm main (24" and 36" diameter) totaling $512,403.30. If approved, an authorizing ordinance would be placed on the March 12, 2026 Board of Aldermen Meeting Agenda. **Alderman Townsend moved, and Alderman Green seconded the motion to place this item on the March 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Reitmeyer seconded the motion to remove the lime land application program bid recommendation from the agenda. All in favor, the motion was approved.

LIME LAND APPLICATION PROGRAM BID RECOMMENDATION – HADDOCK

Ms. Haddock summarized the Lime Land Application Program which is an annual budgeted operating expense in the Water/Sewer Fund. She explained that lime residual is a waste product from lime softening process at the water treatment plant. The residual

is held on site in two lime ponds. Twice a year (in Spring and Fall), the lime residual is removed by a contractor and hauled to agricultural fields that are in the land application program. The city received three bids. The lowest bid was for J. Oros Environmental, Inc., at $0.075 unit cost with a bid total of $161,250. Ms. Haddock recommended to award J. Oros Environmental since they meet all specifications contained in the bid, they are familiar with the process and work well with the City's consultants that coordinates with the landowners. With approval, an authorizing ordinance will be placed on the March 12, 2026 Board of Aldermen Meeting Agenda. **Alderman Townsend moved, and Alderman Green seconded the motion to place this item on the March 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Bateman seconded the motion to remove Mid Rivers Mall Drive at St. Peters Square repair bid Recommendation from the agenda. All in favor, the motion was approved.

MID RIVERS MALL DRIVE AT ST. PETERS SQUARE REPAIR BID RECOMMENDATION – RICH

Ms. Rich gave a presentation regarding the Mid Rivers Mall Drive St. Peters Square signal repair. The signal was damaged by an undocumented vehicle accident. Staff have been monitoring to see if the crash compromised the integrity of the signal. Staff competitively negotiated pricing with Reinhold Electric, the current on-call signal and streetlighting contractor for the city and recommend an award amount of $75,094. **This is item I-5 on tonight's agenda.** Alderman Bateman asked for clarification whether there was an accident that caused the damage. Ms. Rich replied that it was an undocumented accident that caused the damage.

Alderman Green moved, and Alderman Kuppler seconded the motion to remove 2026 concrete slab replacement program bid recommendation from the agenda. All in favor, the motion was approved.

2026 CONCRETE SLAB REPLACEMENT PROGRAM BID RECOMMENDATION – RICH

Ms. Rich provided an overview of the 2026 Concrete Slab Replacement Program. The city received three bids, with the lowest bidder being Amcon Municipal Concrete, LLC in O'Fallon, MO totaling $1,855,577.50. The project scope includes removal and replacement of concrete pavements across the city. The recommendation is to award the low bidder: Amcon Municipal Concrete, LLC. The company has good references from surrounding municipalities, and they are a MoDOT approved prime contractor. With approval, an authorizing ordinance will be placed on March 12, 2026, Board of Aldermen Meeting Agenda. **Alderman Kuppler moved, and Alderman Trupiano seconded the motion to place this item on the March 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

MISCELLANEOUS UPDATES – MALACH

City Administrator Malach stated there were three miscellaneous updates.

MCCLAY ROAD RESURFACING & IMPROVEMENTS ENGINEERING SERVICES RECOMMENDATION – RICH

Ms. Rich gave a presentation on the McClay Road Resurfacing and Improvement Project. The project scope includes replacing damaged concrete slabs and diamond grind surface, replacing sidewalk along the south side of McClay Road, installing multi-use path along the north side of McClay Road, and improving the Harvester Road Intersection. The project schedule involves designs by 2026, ROW 2027, and construction by 2029. The city received 2 proposals. The project has been awarded 80% Federal reimbursement funding. Alderman Barclay mentioned a previous resident concern regarding a retaining wall in this area and Ms. Rich stated she will investigate this concern further. With approval, a bid recommendation and authorizing ordinance will be presented at the March 12, 2026, Work Session & Board of Aldermen Meeting. **Alderman Bateman moved, and Alderman Green seconded the motion to place this item on the March 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Townsend moved, and Alderman Kuppler seconded the motion to remove Suemandy Dr. resurfacing and intersection improvements engineering services recommendation from the agenda. All in favor, the motion was approved.

SUEMANDY DR RESURFACING & INTERSECTION IMPROVEMENTS ENGINEERING SERVICES RECOMMENDATION – RICH

Ms. Rich gave a presentation on the Suemandy Drive resurfacing and intersection improvements which includes replacing damaged curb and gutter, mill & overlay asphalt pavement, replacing sidewalk and filling gaps, replacing guardrail, replacing the signal at Grand Teton Drive, and improving Executive Centre Parkway intersection (replace signal, improve turning Radii, and improving the Mid Rivers Mall approach). The project is scheduled for design by 2026, ROW by 2027, and construction by 2029. The city received four design proposals. This project has been awarded 80% Federal reimbursement funding. With approval, a bid recommendation and authorizing ordinance will be presented at the March 12, 2026, Work Session and BOA Meeting. **Alderman Bateman moved, and Alderman Barclay seconded the motion to place this item on the March 12, 2026, Work Session and Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Kuppler seconded the motion to remove the O'Fallon Real Time Information Center (RTIC) Presentation from the agenda. All in favor, the motion was approved.

O'FALLON REAL TIME INFORMATION CENTER (RTIC) PRESENTATION – RAMIREZ

Chief Ramirez introduced Paul Jokerst and Mike Nunnery who gave a presentation on the Real Time Information Center (RTIC), a centralized hub for law enforcement. The goal is to provide a strong, collaborative, partnership amongst law enforcement agencies in the

county. RTIC was approved in August 2025 via Seizure Funds and O'Fallon Use Tax. The center will provide situational awareness and provide additional law enforcement support for festivals, concerts, and food truck events. Mr. Jokerst stated four of the top 15 largest cities of Missouri are in St. Charles County: O'Fallon, St. Charles, St. Peters, and Wentzville. These centers can work together smoothly, instead of competing with one another. Benefits of a regional RTIC include using drones as first responders, shared equipment costs such as flock cameras, mobile trailers, management software, dedicated communications console, software integration, and an operations board. He displayed photos of what the RTIC will look like.

Alderman Kuppler asked for clarification on what the RTIC is requesting of the St. Peters Police Department. Mr. Jokerst clarified the Memorandum of Understanding (MOU) states police personnel would be requested to work in the RTIC at a minimum of 16 hours per week. Alderman Kuppler asked if these personnel could be a civilian rather than a commissioned officer. Mr. Jokerst confirmed this role could be filled by a civilian. Alderman Kuppler asked whether the RTIC is currently accessing St. Peters police data. Mr. Jokerst responded that they are not currently receiving computer-aided dispatch (CAD) data from the St. Peters Police Department. The RTIC would only begin receiving St. Peters police data if an interface is established. Alderman Kuppler asked if dispatchers would have access to the database to relay information to police officers. Mr. Jokerst explained that the information can be transmitted to dispatch centers. Ideally, agencies would allow RTIC to program their radio channels into the system. Alderman Kuppler asked if whether AI could be used in the management system for crime pattern recognition. Mr. Nunnery stated this system does not use AI for these purposes. Alderman Kuppler asked for specific examples of how this type of center has helped law enforcement. Several examples were given of real-time events.

Alderman Barclay asked Chief Ramirez if St. Peters were to enter into an agreement to staff personnel at the RTIC, the position would be filled by a police officer or a civilian. Chief Ramirez confirmed he would use a police officer to fill the role. Chief Ramirez also clarified the police department would not be asking to add another position. Alderman Barclay expressed concern that some residents may be cautious or question being monitored by cameras during protests. Chief Ramirez stated it would be up to the police department to authorize use of these cameras or equipment before RTIC would deploy them. Mr. Jokerst gave other examples where these mobile cameras would be helpful such as the Wentzville 4th of July festival and other festivals in city of St. Charles.

Alderman Bateman asked for clarification on if funding for this center came from their Use Tax funds. Mr. Jokerst stated the center was funded with the O'Fallon Use Tax. Alderman Bateman also asked if the city of St. Peters would be asked to invest any money in the RTIC if the city joins the agreement. Mr. Jokerst confirmed that no monetary investment is requested, only part-time personnel at this time.

Alderman Green inquired where the information comes from when the calls are received. Mr. Nunnery explained the information will be filtered in from CAD and the radio calls. Alderman Green asked how you choose what crimes to pursue. Mr. Nunnery stated

agencies decide what they pursue, but all types of crime can be pursued with the RTIC resources.

BOARD MEETING AGENDA ITEM REVISIONS – MALACH

City Administrator Malach stated there were no meeting agenda item revisions.

**EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE, AND PERSONNEL, PURSUANT TO SECTION 610.021(1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022(1-6)**

There was no executive session.

**ADJOURNMENT OF THE WORK SESSION**

Alderman Barclay moved, and Alderman Bateman seconded the motion to adjourn the Work Session meeting. The motion carried, and the Work Session was adjourned at approximately 6:23 p.m.

Submitted by,

Scott Baumgartner
Deputy City Clerk

# CITY OF ST. PETERS
# BOARD OF ALDERMEN REGULAR MEETING MINUTES
# February 26, 2026

## CALL TO ORDER

Mayor Len Pagano called the Board of Aldermen meeting to order at 6:30 p.m. on February 26, 2026, at the St. Peters Justice Center located at 1020 Grand Teton Drive.

## ROLL CALL

Deputy City Clerk Scott Baumgartner called the roll. The following Elected Officials were present:
Ward 1 – Alderman Rocky Reitmeyer and Alderman Joyce Townsend
Ward 2 – Alderman Randy Green and Board President Alderman Judy Bateman
Ward 3 – Alderman Dave Kuppler and Melissa Reimer
Ward 4 – Alderman Patrick Barclay and Alderman Nick Trupiano
A quorum was established, and Mayor Len Pagano presided.

The following staff were present: Bill Malach, City Administrator; Andrew Ramirez, Police Chief; Lisa Bedian, Director of Communications and Strategy; Elliot Schneider, Environmental and Fleet Services Manager; Amy Heckart, Operations Support Services Manager; Burt Benesek, Staff Support Services Manager; Dan Emrick, Parks and Recreation Services Manager; Amanda Rich, Director of Transportation; Amy Haddock, Water and Environment Services Manager; Lisa Schroeder, City Clerk; Scott Baumgartner, Deputy City Clerk; John Young, City Attorney, was also present. Liane Sargent was absent.

## OPENING CEREMONIES

INVOCATION: Pastor Bob Williams, Mid Rivers Christian Church

Pastor Bob Williams delivered the invocation.

PLEDGE OF ALLEGIANCE**:**

Mayor Len Pagano led the Pledge of Allegiance.

## APPROVAL OF MINUTES

BOARD OF ALDERMEN WORK SESSION MEETING OF FEBRUARY 12, 2026, AND REGULAR BOARD OF ALDERMEN MEETING OF FEBRUARY 12, 2026

Alderman Townsend moved, and Alderman Bateman seconded the motion to approve the Board of Aldermen Work Session meeting minutes of February 12, 2026, and the Regular Board of Aldermen meeting minutes of February 12, 2026. All in favor, the motion carried, and the minutes were approved as presented.

**REPORTS OF OFFICERS, BOARDS, AND COMMISSIONS**

MAYORAL REPORT OF APPOINTMENTS TO BOARDS AND COMMISSIONS:

CITY ADMINISTRATOR'S REPORT: None

REPORT OF DIRECTOR OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT:

PETITION RZ 25-07 - THE PRIME CO. (460 BROWN ROAD APARTMENTS)

Ms. Powers presented Rezoning Petition RZ 25-07 for the proposed 460 Brown Road Apartments. She stated this this request has been to the Planning and Zoning Commission twice, the first time it was recommended approval, and the most recent time it was not recommended for approval. Ms. Powers introduced the applicant, Bryan Elsey. Mr. Elsey recounted the project history and changes made since the first presentation. Mr. Elsey showed an aerial view of the original project. Based off the feedback received, one of the planned apartment complexes has been moved into the southeast corner of the property. Mr. Elsey explained that on the way to the most recent Planning and Zoning Commission meeting, the gentlemen who own the adjacent property in the southwest reached out with plans to sell his property to add an additional 1.4 acres. Other updates include removal of open-air corridors, removal of 12 units and adding green space, and pledging to hire locally licensed trade workers. He clarified there will be no prevailing, union, or Davis Bacon wages. He further clarified that this project will be funded through federal tax credits. These tax credits are purchased by private investors such as banks like JP Morgan. Mr. Elsey stated there was an internal traffic study done, with the anticipated morning commute to consist of 71 total trips and the evening return to consist of 8- total trips, meaning the development falls bellow the 100 trip per hour threshold required by MoDOT for a full traffic impact study. He further explained this development is considered workforce housing, not project housing. Only individuals making $60,000 a year or less qualify to live in these apartments. Mr. Elsey stated as an example, one third of City of St. Peters employees would qualify to live in this complex. As wages increase, individuals may continue living in the complex. He explained the reason for the selected location is that this project is required to be within a Qualified Census Tract. Mr. Elsey showed an aerial view of the parcel and surrounding area. Mr. Elsey showed a comparison between Aventura at Richmond and Reserve at Spencer and the proposed Brown Road Apartments. Mr. Elsey gave further explanation of how tax credit deals work, stating historically the assets are not sold. He also stated the rent restriction levels in the last 30 years. After 30 years, the property is typically rehabilitated to requalify and meet standards. Mr. Elsey commented that he visited the affordable housing complex in the St. Peters area and noticed the parking lot was empty at 3 p.m., which he felt was a good sign indicating that the tenants were working. Mr. Elsey stated the real estate agent who has been marketing this property has received interest from residential developers.

Alderman Bateman asked if the pledge to use all local labor will be in writing. Mr. Elsey stated he believes the City's Building Code requires contractors to be locally licensed. Mr. Benesek clarified that to work in the City of St. Peters, a license is required, however it is not required to be a local business to get licensed. Mr. Elsey stated he is planning on going out to bid for contractors in a radius around the area of the project, and if unable to find any, keep slowly increasing the radius. Alderman Bateman clarified when she says local, she includes St. Louis County in that as well. Mr. Elsey stated some sort of document will be created to hold him to the pledge to use local labor. Alderman Bateman asked for clarification on Prime Co.'s record of holding on to properties and not selling them off. Mr. Elsey stated he would be willing to show his record of properties that he has maintained.

Alderman Barclay asked City Attorney Young since the new 1.4 acres was not presented to the Board of Aldermen in the fall of 2025 or the Planning and Zoning Commission earlier this month, the application and site plan were only for the original acreage, when this item comes up for vote later this meeting, is the vote only for the original acreage or includes the new 1.4 acres. Attorney Young stated the Board can only vote on what was subject to the original notice.

Alderman Green asked for clarification on the number of trips presented, stating there were 71 trips in the morning and 80 in the evening, however there are 180 units in the complex. Mr. Elsey stated the study was only at the peak time, likely other cars may come and go throughout the day, but the stated numbers are only during the peak times of the day. Alderman Green stated he believes traffic is already an issue in the area and can't see how the intersections will handle the additional traffic. Alderman Green also questioned the process in which an individual who's wage increases to over $60,000 is allowed to continue living in the apartments and asked if there was a timeframe in place in which those individuals would be asked to leave. Mr. Elsey stated if they initially qualify, people can stay indefinitely, even if they make over $60,000. Mr. Elsey clarified if there are two individuals, the criterion for approval varies. He stated that compliance is very strict, making sure the individuals qualify.

Alderman Reitmeyer stated he has not seen a dramatic influx of traffic while visiting the Rec-Plex in the mornings with the addition of the three new apartments complexes across the street. He further stated that Old Town needs more traffic in the area to help businesses in the area thrive.

ST. PETERS BUSINESS SPOTLIGHT: None

OPEN FORUM

Valerie Shanks, 330 Brown Road, St. Peters, MO 63376. Ms. Shanks opposes the Brown Road apartments, citing insufficient infrastructure and concerns about increased traffic. She also raised safety issues related to the anticipated rise in traffic volume.

COMMUNICATIONS FROM THE ELECTED OFFICIALS:

Elected Officials made comments during this time.

PUBLIC HEARINGS: None

**UNFINISHED BUSINESS ITEMS**

There were no unfinished business items on the agenda.

**NEW BUSINESS ITEMS**

MOTION/APPROVED: BILL NO. 26-19 ORDINANCE NO. 8266 BILL AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE IV: LAND USE PERTAINING TO ZONING PROPERTY WITHIN SAID CITY IN RESPONSE TO REZONING PETITION NUMBER RZ 25-07 THE PRIME CO. MAKING CERTAIN CHANGES IN THE DESIGNATED DISTRICTS IN CERTAIN SECTIONS OF SAID CITY (460 BROWN ROAD APARTMENTS - ST. PETERS)

Alderman Townsend moved, and Alderman Kuppler seconded the motion to introduce the Bill. The motion carried. Alderman Townsend moved, and Alderman Kuppler seconded the motion to read Bill No. 26-19 for the first time. The motion carried, and Alderman Trupiano read the Bill. Alderman Kuppler explained why he shifted his position to support Bill No. 26-19, emphasizing the importance of affordable housing and stating that he does not believe the proposal will cause a significant increase in traffic in the area. Alderman Bateman moved, and Alderman Kuppler seconded the motion to read the Bill for the second time. The motion carried, and Alderman Kuppler read the Bill. Alderman Townsend moved, and Alderman Kuppler seconded the motion to put the Bill to a final vote. The vote resulted in a 4-4 tie. Mayor Pagano cast the tie-breaking vote in favor. The motion was approved, and Bill 26-19 passed, becoming Ordinance Number 8266.

Barclay: No Reimer: No Green: No Reitmeyer: Yes
Trupiano: No Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 4 NAYS: 4 ABSTENTIONS: 0 ABSENT: 0 MAYOR: Yes

MOTION/APPROVED: BILL NO. 26-20 ORDINANCE NO. 8267 BILL AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE A PLANNED URBAN DEVELOPMENT AGREEMENT WITH ELSEY HOLDINGS, LLC, D/B/A THE PRIME CO. AND GARY B. BENTLEY AND CORTNEY S. BENTLEY FOR DEVELOPMENT OF 460 BROWN ROAD APARTMENTS - ST. PETERS

Alderman Bateman moved, and Alderman Kuppler seconded the motion to introduce the Bill. The motion carried. Alderman Bateman moved, and Alderman Kuppler seconded the motion to read Bill No. 26-20 for the first time. The motion carried, and Alderman Townsend read the Bill. Alderman Bateman moved, and Alderman Green seconded the motion to read the Bill for the second time. The motion carried, and Alderman Bateman read the Bill. Alderman Bateman moved, and Alderman Green seconded the motion to put the Bill to a final vote. The vote resulted in a 4-4 tie. Mayor Pagano cast the tie-breaking vote in favor. The motion was approved, and Bill No. 26-20 passed, becoming Ordinance Number 8267.

Barclay: No Reimer: No Green: No Reitmeyer: Yes
Trupiano: No Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 4 NAYS: 4 ABSTENTIONS: 0 ABSENT: 0 MAYOR: Yes

MOTION/APPROVED: BILL NO. 26-21 ORDINANCE NO. 8268 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE MID RIVERS MALL DRIVE RIGHT TURN LANE AT HOME DEPOT PROJECT

Alderman Barclay moved, and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Barclay moved, and Alderman Reimer seconded the motion to read Bill No. 26-21 for the first time. The motion carried, and Alderman Barclay read the Bill. Alderman Green moved, and Alderman Kuppler seconded the motion to read the Bill for the second time. The motion carried, and Alderman Reimer read the Bill. Alderman Barclay moved, and Alderman Reimer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-21 passed, becoming Ordinance Number 8268.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-22 ORDINANCE NO. 8269 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH ROLAND MACHINERY FOR THE PURCHASE OF A COMPACT SELF-PROPELLED COLD PLANER

Alderman Townsend moved, and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Townsend moved, and Alderman Reitmeyer seconded the motion to read Bill No. 26-22 for the first time. The motion carried, and Alderman Green read the Bill. Alderman Bateman moved, and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried, and Alderman Reitmeyer read the Bill. Alderman Townsend moved, and Alderman Bateman seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-22 passed, becoming Ordinance Number 8269.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-23 ORDINANCE NO. 8270 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH REINHOLD ELECTRIC TO MAKE EMERGENCY REPAIRS; REPLACING THE SIGNAL MAST ARM ON THE SOUTHWEST CORNER OF MID RIVERS MALL DR AND ST. PETERS SQUARE

Alderman Barclay moved, and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Barclay moved, and Alderman Reimer seconded the motion to read Bill No. 26-23 for the first time. The motion carried, and Alderman Trupiano read the Bill. Alderman Kuppler moved, and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried, and Alderman Kuppler read the Bill. Alderman

Reitmeyer moved, and Alderman Reimer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-23 passed, becoming Ordinance Number 8270.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-24 ORDINANCE NO. 8271 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE A CONTRACT WITH ALTEC INDUSTRIES, INC. FOR THE REPLACEMENT PURCHASE OF AT40G BUCKET TRUCK

Alderman Kuppler moved, and Alderman Green seconded the motion to introduce the Bill. The motion carried. Alderman Kuppler moved, and Alderman Green seconded the motion to read Bill No. 26-24 for the first time. The motion carried, and Alderman Townsend read the Bill. Alderman Green moved, and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried, and Alderman Bateman read the Bill. Alderman Green moved, and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-24 passed, becoming Ordinance Number 8271.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-25 ORDINANCE NO. 8272 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE A CONTRACT WITH ALTEC INDUSTRIES, INC. FOR THE PURCHASE OF NEW AT41M BUCKET TRUCK

Alderman Reimer moved, and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved, and Alderman Barclay seconded the motion to read Bill No. 26-25 for the first time. The motion carried, and Alderman Barclay read the Bill. Alderman Townsend moved, and Alderman Green seconded the motion to read the Bill for the second time. The motion carried, and Alderman Reimer read the Bill. Alderman Green moved, and Alderman Kuppler seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-25 passed, becoming Ordinance Number 8272.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-26 ORDINANCE NO. 8273 BILL PROVIDING FOR THE VACATION OF A GENERAL UTILITY EASEMENT IN CERTAIN LAND BEING PART OF LOT 1B OF QUEENSBROOKE VILLAGE AS RECORDED IN BOOK 42 PAGES 189-190 AT THE ST. CHARLES COUNTY RECORDER OF DEEDS

Alderman Reitmeyer moved, and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved, and Alderman Barclay seconded the motion to read Bill No. 26-26 for the first time. The motion carried, and Alderman Green read the Bill. Alderman Kuppler moved, and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried, and Alderman Reitmeyer read the Bill. Alderman Green moved, and Alderman Kuppler seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-26 passed, becoming Ordinance Number 8273.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-27 ORDINANCE NO. 8274 BILL ACCEPTING FOR MAINTENANCE THE DEDICATION OF A CERTAIN SANITARY SEWER LINE IN AND CONNECTED WITH THE CRUNCH FITNESS DEVELOPMENT

Alderman Trupiano moved, and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Trupiano moved, and Alderman Reimer seconded the motion to read Bill No. 26-27 for the first time. The motion carried, and Alderman Trupiano read the Bill. Alderman Kuppler moved, and Alderman Green seconded the motion to read the Bill for the second time. The motion carried, and Alderman Kuppler read the Bill. Alderman Kuppler moved, and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-27 passed, becoming Ordinance Number 8274.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE, AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6)

No Executive Session was called at this time.

ADJOURNMENT OF THE REGULAR BOARD OF ALDERMEN MEETING

Alderman Townsend moved, and Alderman Bateman seconded the motion to adjourn the Regular Board of Aldermen Meeting. The motion carried, and the Board of Aldermen Meeting was adjourned at approximately 8:08 p.m.

Submitted by,

Scott Baumgartner
Deputy City Clerk

BILL NO. 26-28 I-01

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE A CONTRACT CHANGE ORDER NO. 1 WITH SAK CONSTRUCTION, LLC FOR THE CURED-IN-PLACE PIPE (CIPP) LINING CONTRACT 25-152

WHEREAS, the City of St. Peters did previously enter into an agreement with SAK Construction, LLC on July 2, 2025, in the initial amount of $1,274,664.40 to complete the FY25 CIPP Lining Project 25-152.

WHEREAS, additional work, not included in the original contract documents, necessitates the execution of Contract Change Order No. 1 with SAK Construction, LLC; and

WHEREAS, it is recommended that Contract Change Order No.1 be executed with SAK Construction, LLC in the amount of Five Hundred Twelve Thousand Four-Hundred and Three Dollars and Thirty cents ($512,403.30).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a Contract Change Order No. 1 with SAK Construction, LLC in the initial amount of $512,403.30, bringing the new total current contract value to $1,787,067.70, for additional pipe length to be lined. Upon approval of the City Administrator, the current contract amount shall be adjusted as necessary based on the final measure quantities at the unit prices bid in the contract or noted in Change Order proposal for additional work associated with the FY25 CIPP Lining Project (25-152).

SECTION 2. That the City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees

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found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

SECTION 4. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 12th day of March, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest:_____
Scott Baumgartner, Deputy City Clerk

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ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH J OROS ENVIRONMENTAL, INC. FOR THE REMOVAL AND LAND APPLICATION OF LIME RESIDUAL

WHEREAS, the City of St. Peters deemed it to be in the best interest of the inhabitants of the City of St. Peters to remove and land apply lime residual from storage lagoons at the City of St. Peters Water Plant; and

WHEREAS, the City solicited bids for removal of lime residual from storage lagoons, transporting the lime residual to area fields and applying the lime residual to the fields at specified application rates; and

WHEREAS, a bid proposal for the removal and land application of lime residual was received from three firms; and

WHEREAS, it is recommended that the bid be awarded to J Oros Environmental, Inc.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with J Oros Environmental, Inc. in the bid amount of a unit price of $0.075 per gallon with an initial contract price of approximately $161,250.00. Upon approval of the City Administrator, the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters, with the option to renew said contract for three (3) additional years.

SECTION 3. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

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Read two times, passed, and approved this 12th day of March, 2026.

_____
Len Pagano, as Presiding Officer and as Mayor

Attest:_____
Scott Baumgartner, Deputy City Clerk

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No.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH AMCON MUNICIPAL CONCRETE, LLC FOR THE 2026 CONCRETE SLAB REPLACEMENT PROGRAM

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety, and welfare of the community; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the removal and replacement of concrete street slabs as part of the city budget; and

WHEREAS, the City solicited bids for the removal and replacement of concrete street pavement sections and related improvements; and

WHEREAS, bid proposals were received from three (3) bidders on February 11, 2026; and

WHEREAS, it is recommended that the bid be awarded to the low, responsive bidder, Amcon Municipal Concrete, LLC.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and he is hereby authorized to enter into a contract with Amcon Municipal Concrete, LLC. in the initial amount of $1,855,577.50 for the construction of the 2026 Concrete Slab Replacement Program. Upon approval of the City Administrator, the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

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SECTION 4. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 12th day of March, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Scott Baumgartner, Deputy City Clerk

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BILL NO. 26-31 I-04

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO NEGOTIATE AND EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR DESIGN OF THE MCCLAY RD RESURFACING & IMPROVEMENTS PROJECT (STBG-7303(629)).

WHEREAS, it is in the best interest of the City of St. Peters (hereinafter "City") and its citizenry, to promote the health, safety, and general welfare of its citizens, that it replaces damaged concrete pavement, curb and gutter, and upgrade the sidewalk to meet ADA standards with the McClay Rd Resurfacing & Improvements (STBG-7303(629)) (hereinafter "Project"); and

WHEREAS, the project requires professional engineering services to design, prepare property acquisition descriptions, and prepare all required plans and specifications for replacement of damaged concrete pavement, curb and gutter, and to upgrade the sidewalk to meet ADA standards associated with McClay Rd from Jungermann Rd to McClay Village Dr; and

WHEREAS, the City has solicited and received design proposals from two (2) engineering consulting firms for the required work and evaluated the merits of each proposal; and

WHEREAS, it is recommended that the firm CDG Engineers perform the required professional engineering services for said project.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and is hereby authorized to negotiate and execute a professional engineering services agreement with CDG Engineers in the initial amount of $360,000.00 for the McClay Rd Resurfacing & Improvements project STBG-7303(629)).

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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SECTION 4. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 12th day of March, 2026.

_____

Len Pagano, as Presiding Officer and as Mayor

Attest: _____

Scott Baumgartner, Deputy City Clerk

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ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO NEGOTIATE AND EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR DESIGN OF THE SUEMANDY DR RESURFACING & INTERSECTION IMPROVEMENTS PROJECT (STBG-7303(630))

WHEREAS, it is in the best interest of the City of St. Peters (hereinafter "City") and its citizenry, to promote the health, safety, and general welfare of its citizens, that it mills and overlays asphalt pavement, replaces damaged curb and gutter, and upgrades the sidewalk to meet ADA standards associated with the Suemandy Dr Resurfacing & Intersection Improvements Project (STBG-7303(630)) (hereinafter "Project"); and

WHEREAS, the project requires professional engineering services to design, prepare property acquisition descriptions, and prepare all required plans and specifications to mill and overlay asphalt pavement, to replace damaged curb and gutter, and to upgrade the sidewalk to meet ADA standards associated with the Suemandy Dr Resurfacing & Intersection Improvements Project; and

WHEREAS, the City has solicited and received design proposals from four (4) engineering consulting firms for the required work and evaluated the merits of each proposal; and

WHEREAS, it is recommended that the firm Horner & Shifrin perform the required professional engineering services for said project.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and is hereby authorized to negotiate and execute a professional engineering services agreement with Horner & Shifrin in the initial amount of $356,517.24 for the Suemandy Dr Resurfacing and Intersection Improvements Project (STBG-7303(630)).

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

No.

SECTION 4. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 12th day of March, 2026.

_____
Len Pagano, as Presiding Officer and as Mayor

Attest: _____
Scott Baumgartner, Deputy City Clerk

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No.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT WITH BARTON ELECTRIC, INC TO REPLACE THE ATHLETIC FIELD LIGHTING, POLES, AND CONTROL CABINET ON CITY CENTRE PARK DIAMOND 18

WHEREAS, the City of St. Peters owns and operates City Centre Park to promote the general health, safety, and welfare of the community; and

WHEREAS, the City has negotiated an agreement with Barton Electric, Inc regarding the install of athletic field lighting, poles, and a control cabinet on City Centre Park Diamond 18; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and he is hereby authorized to execute an agreement with Barton Electric, Inc for the install of athletic field lighting, poles, and control cabinet on City Centre Park Diamond 18.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be complete within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

SECTION 4. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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No.

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed and approved this 12th day of March 2026.

_____

Len Pagano, as Presiding Officer and as Mayor

Attest: _____

Scott Baumgartner, Deputy City Clerk

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No.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AGREEMENTS PROVIDING FOR A TEMPORARY CONSTRUCTION EASEMENT AND/OR ROADWAY MAINTENANCE AND UTILITY EASEMENT FOR THE JUNGERMANN RD RESURFACING PROJECT PHASE 2, FEDERAL PROJECT NO. STBG-7302(711) (GATEWAY METRO FEDERAL CREDIT UNION, GREAT SOUTHERN BANK)

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety and welfare of the community; and

WHEREAS, the City of St. Peters entered into an Agreement with the Missouri Highways and Transportation Commission on May 18, 2022, to provide funding for the Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711); and

WHEREAS, said Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711), necessitates obtaining a temporary construction easement, by a Temporary Construction Easement Agreement, from Gateway Metro Federal Credit Union, a federal credit union; and

WHEREAS, said Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711), necessitates obtaining a permanent roadway maintenance and utility easement, by a Roadway Maintenance & Utility Easement Agreement, from Great Southern Bank, a Missouri Chartered Trust Company; and

WHEREAS, said Gateway Metro Federal Credit Union and the City of St. Peters are desirous of entering into an agreement providing for a temporary construction easement for said Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711); and

WHEREAS, said Great Southern Bank and the City of St. Peters are desirous of entering into an agreement providing for a permanent roadway maintenance and utility easement for said Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711);

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to negotiate, execute, and administer, on behalf of said City, an agreement with Gateway Metro Federal Credit Union, a federal credit union, providing for a temporary construction easement, by a Temporary Construction Easement Agreement, in substantially the

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forms attached hereto and made a part hereof, for the Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711).

SECTION 2. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized and directed to negotiate, execute, and administer, on behalf of said City, an agreement with Great Southern Bank, a Missouri Chartered Trust Company, providing for a permanent roadway maintenance and utility easement, by a Roadway Maintenance & Utility Easement Agreement, in substantially the forms attached hereto and made a part hereof, for the Jungermann Road Resurfacing Project Phase 2, Federal Project No. STBG-7302(711).

SECTION 3. The City Clerk is hereby directed to cause said documents to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 4. Savings.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 12th day of March, 2026.

_____

Len Pagano, as Presiding Officer and as Mayor

Attest:_____

Scott Baumgartner, Deputy City Clerk

DRAFT

# Temporary Construction Easement Agreement

***This Instrument,*** Made and entered into this _____ day of _____, 2026, by and between Gateway Metro Federal Credit Union, a federal credit union, whose mailing address is P.O. Box 1020, St. Louis, Missouri 63188, hereinafter **GRANTOR**, and the CITY OF ST. PETERS, MISSOURI, a Missouri municipal corporation, whose address is #1 St. Peters Centre Boulevard, St. Peters, Missouri 63376, hereinafter **GRANTEE**.

***Witnesseth,*** that the said GRANTOR, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by the said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, do by these presents ***Grant*** unto the said GRANTEE,

***A Temporary Construction Easement,*** as more particularly described on Exhibit "A", attached hereto and incorporated by reference herein, for the purpose of surveying, staking, sloping, altering the existing grade of, reshaping and otherwise using the easement area. GRANTEE covenants and agrees that after any construction work done on and to the temporary construction easement herein granted, that it will restore the ground surface to substantially its prior condition, to the extent practicable, and will repair and/or replace any structure, fence, shrubbery or other item damaged or demolished as a result of any construction work or activity on the easement granted. This Temporary Construction Easement shall cease and terminate thirty (30) days after the construction work on the Jungermann Road Resurfacing, Phase 2 project is accepted by the City of St. Peters, Missouri.

All provisions of this instrument, including the benefits and burdens, are deemed to be covenants running with the land and are binding upon and inure to the benefit of the parties hereto, their respective heirs, successors and assigns.

All of which is Subject to all easements, restrictions, conditions and rights of way, now of record, if any.

***To Have and to Hold*** the said ***Easement,*** together with all rights and appurtenances to the same belonging, unto the said GRANTEE, and to its successors and assigns forever.

***In Witness Whereof,*** the said GRANTOR and GRANTEE hereto have executed these presents as of the day and year first above written.

**GRANTOR:**

**GATEWAY METRO FEDERAL CREDIT UNION**

Signature: Jerome B Lewis

STATE OF MISSOURI )
) SS.
COUNTY OF St. Louis City )

On this 13th day of January, 2026, before me personally appeared Jerome B Lewis, the President | CEO of Gateway Metro Federal Credit Union, known to me to be the person who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Angela M Guethle
Notary Public Angela M Guethle

ANGELA M. GUETHLE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Feb. 12, 2028
Commission # 24339965

My Commission Expires: February 12, 2028

**GRANTEE:**

**CITY OF ST. PETERS, MISSOURI**

By: _____
William J. Malach, City Administrator

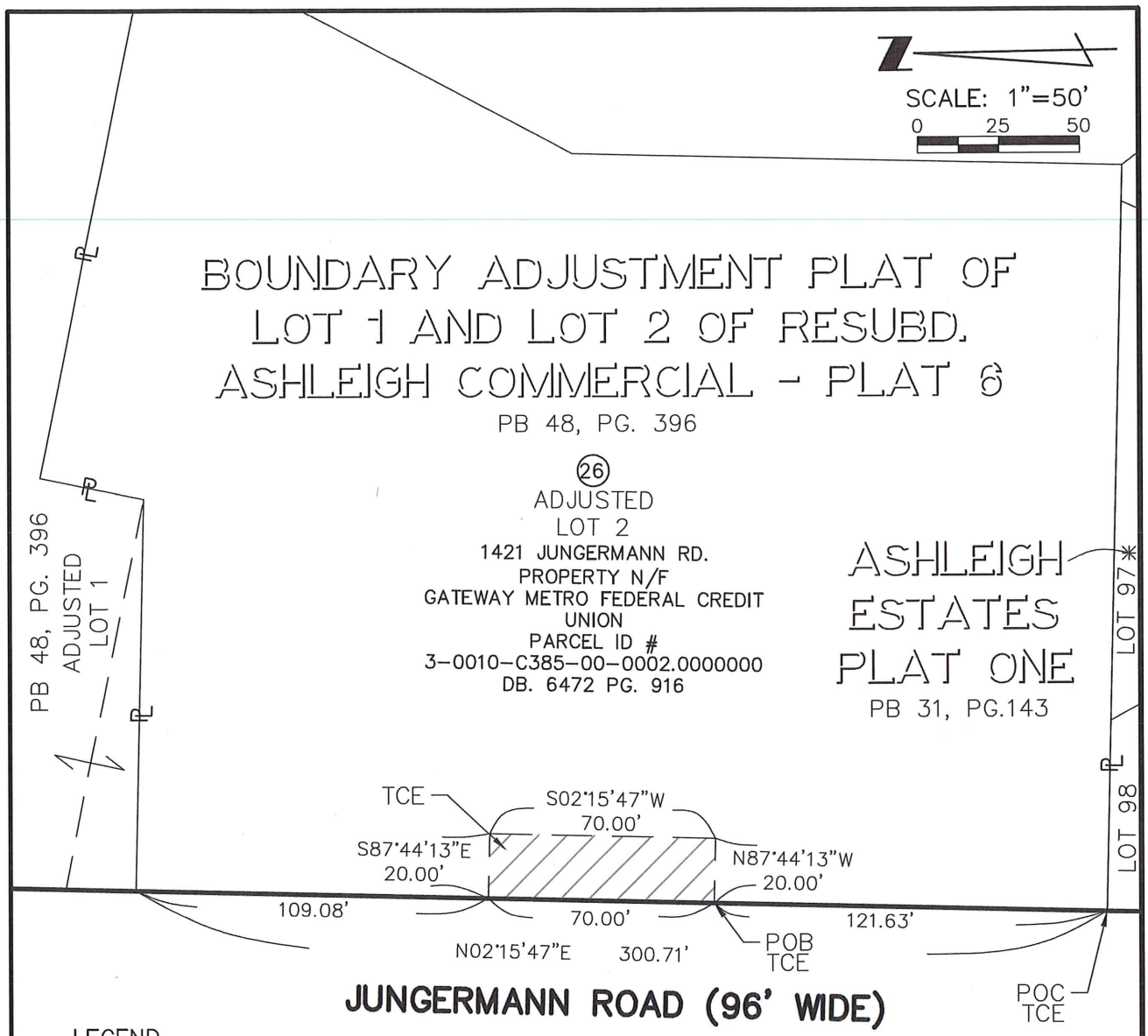
STATE OF MISSOURI )
) SS
COUNTY OF ST. CHARLES )

On this _____ day of _____, 2026, before me, _____ _____, a Notary Public in and for said state, appeared William J. Malach, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of the City of St. Peters, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Missouri municipal corporation by authority of its Board of Aldermen and said William J. Malach acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:



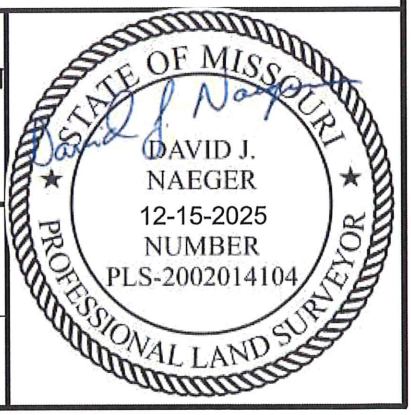

LEGEND

POC–POINT OF COMMENCEMENT
POB–POINT OF BEGINNING
TCE–TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT=1400 S.F. OR 0.032 AC.

**EXHIBIT "A"** 12/8/25 INITIAL:

TEMPORARY CONSTRUCTION EASEMENT PLAT
PART OF ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 1 AND LOT 2 OF RESUBDIVISION OF ASHLEIGH COMMERCIAL–PLAT 6, A SUBDIVISION RECORDED IN PB. 48 PG. 396 ST. CHARLES COUNTY, MISSOURI




EFK♦Moen, LLC
Civil Engineering Design
13523 BARRETT PARKWAY
SUITE 250, ST. LOUIS, MO 63021
(314) 394–3100

MO. Cert. of Authority No. 000381

DAVID J. NAEGER, P.L.S. Missouri
License No. 2002014104
Date: 12/31/2026 SHEET 1 OF 1

OWNER: GATEWAY METRO FEDERAL CREDIT UNION
PID: 3-0010-C385-00-0002.0000000
PARCEL 26
DECEMBER 5, 2025

**TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND BEING PART OF ADJUSTED LOT 2 OF "BOUNDARY ADJUSTMENT PLAT OF LOT 1 AND LOT 2 OF RESUBDIVISION ASHLEIGH COMMERCIAL PLAT 6" A SUBDIVISION RECORDED IN PLAT BOOK 48 PAGE 396 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID TRACT OF LAND ALSO BEING PART OF PROPERTY NOW OR FORMERLY OWNED BY GATEWAY METRO FEDERAL CREDIT UNION AS RECORDED BY DEED BOOK 6472 PAGE 916 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE NORTHERN LINE OF LOT 98 OF "ASHLEIGH ESTATES PLAT ONE" A SUBDIVISION RECORDED IN PLAT BOOK 31 PAGE 143 OF THE ST. CHARLES COUNTY RECORDS AND THE EASTERN LINE OF JUNGERMANN ROAD (96' WIDE); THENCE ALONG THE EASTERN LINE OF JUNGERMANN ROAD, NORTH 02 DEGREES 15 MINUTES 47 SECONDS EAST, 121.63 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG THE EASTERN LINE OF JUNGERMANN ROAD, NORTH 02 DEGREES 15 MINUTES 47 SECONDS EAST, 70.00 FEET TO A POINT; THENCE LEAVING SAID EASTERN LINE OF JUNGERMANN ROAD, SOUTH 87 DEGREES 44 MINUTES 13 SECONDS EAST, 20.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 15 MINUTES 47 SECONDS WEST, 70.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 44 MINUTES 13 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 1,400 SQUARE FEET OR 0.032 ACRES MORE OR LESS.

# Roadway Maintenance & Utility Easement Agreement

***This instrument,*** made and entered into this _____ day of _____, 2026, by and between, Great Southern Bank, a Missouri Chartered Trust Company, whose mailing address is 218 S. Glenstone Avenue, Springfield, Missouri 65802, hereinafter referred to as GRANTOR, and the CITY OF ST. PETERS, MISSOURI, a Missouri municipal corporation, its grantors and assigns, whose address is #1 St. Peters Centre Blvd., St. Peters, Missouri 63376 hereinafter referred to as GRANTEE.

***Witnesseth,*** that the said GRANTOR, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by the said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, do by these presents ***Grant*** unto the said GRANTEE,

***A Perpetual Right and Easement***, for the purpose of constructing re-constructing, using, operating, maintaining, adding to the number of, and patrolling roadway, sidewalks, water lines, storm and sanitary sewers, street lights, traffic signals, electric, gas, telecommunication, cable and other utility systems, including, but not limited to cables, conduits, transformers, and other appurtenances thereto, in, on, upon, along, over, under, through and across the real estate more particularly described on Exhibits "A" and "B", attached hereto and incorporated by reference herein (the "Easement Area"). The GRANTEE shall have the right to survey, stake, slope, alter the existing grade of, reshape, construct, reconstruct, place, keep, operate, maintain, inspect, control, add to and relocate at will, at any time, said roadway, sidewalks, street lights, traffic signals, utility systems, lines or cables and other appurtenances associated therewith, including, without limitation, the right of ingress and egress to and over the above described Easement Area and premises of GRANTOR adjoining the same, for all purposes herein stated; together with the right at any time and from time to time, to trim and cut down any and all brush, saplings, trees and overhanging branches, and remove same and/or any rocks or other obstructions upon, over, and under said Easement Area or any portion thereof or of said systems by any other person, association or corporation for the purposes hereinabove set out, and with the further right at any time and from time to time, to remove any or all of the said systems and appurtenances thereto located upon, over across and under said Easement Area by virtue hereof. GRANTEE covenants and agrees that after any construction or repair work done on and to the Easement Area herein granted, that it will restore the ground surface to substantially its prior condition, to the extent practicable.

GRANTOR, for itself, its successors and assigns, does hereby warrant and covenant unto

GRANTEE (1) that GRANTOR is the owner of the above described Easement Area and has full right and authority validly to grant this easement, (2) that GRANTEE may quietly enjoy the Easement Area for the purposes herein stated, and (3) that GRANTOR will not interfere with the exercise and enjoyment of the easement rights hereinabove conveyed.

All provisions of this instrument, including the benefits and burdens, are deemed to be covenants running with the land and are binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.

All of which is Subject to all easements, restrictions, conditions and rights of way, now of record, if any.

***To Have and to Hold*** the said ***Easement,*** together with all rights and appurtenances to the same belonging, unto the said GRANTEE, and to its successors and assigns forever.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**GRANTOR:**

**GREAT SOUTHERN BANK**

Signature: _____

STATE OF MISSOURI )
) SS
COUNTY OF Missouri. )

On this 20 day of February, 2026, before me appeared Jeff Patrick, personally known to me, who being duly sworn, did say that he/she is the VP of the Great Southern Bank, known to me to be the person who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

Rebecca A White
Notary Public

REBECCA A WHITE
Notary Public – Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires May 31, 2027
Commission #15733012

My Commission Expires: May 31, 2027

**GRANTEE:**

**CITY OF ST. PETERS, MISSOURI**

By: _____
William J. Malach, City Administrator

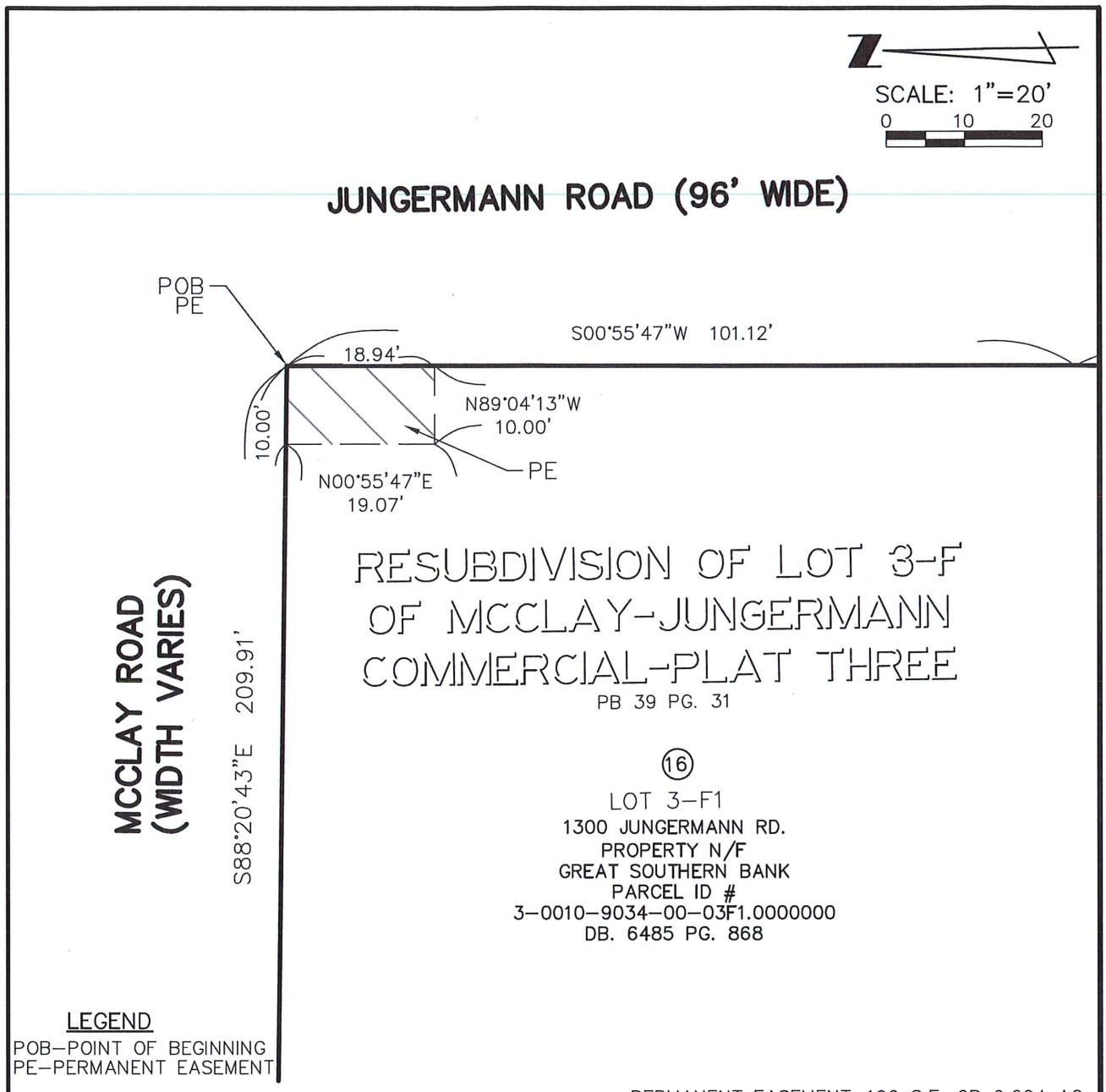
STATE OF MISSOURI )
) SS
COUNTY OF ST. CHARLES )

On this _____ day of _____, 2026, before me appeared, William J. Malach, who being by me duly sworn, did say that he is the City Administrator of the City of St. Peters, Missouri, a Municipal Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed in behalf of said City, by authority of its Board of Aldermen; and that said City Administrator acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:




PERMANENT EASEMENT=190 S.F. OR 0.004 AC.

**EXHIBIT "A"** 12/5/25 INITIAL:

PERMANENT EASEMENT PLAT
PART OF LOT 3-F1 OF THE RESUBDIVISION OF LOT 3F OF MCCLAY-JUNGERMANN COMMERCIAL-PLAT THREE, A SUBDIVISION RECORDED IN PB. 39 PG. 31 ST. CHARLES COUNTY, MISSOURI


EFK•Moen, LLC
Civil Engineering Design
13523 BARRETT PARKWAY
SUITE 250, ST. LOUIS, MO 63021
(314) 394-3100


MO. Cert. of Authority No. 000381

DAVID J. NAEGER, P.L.S. Missouri
License No. 2002014104
Date: 12/31/2026 SHEET 1 OF 1

STATE OF MISSOURI
DAVID J. NAEGER
12-15-2025
NUMBER PLS-2002014104
PROFESSIONAL LAND SURVEYOR

OWNER: GREAT SOUTHERN BANK
PID: 3-0010-9034-00-03F1.0000000
PARCEL 16
DECEMBER 5, 2025

**PERMANENT EASEMENT**

A TRACT OF LAND BEING PART OF LOT 3-F1 OF "THE RESUBDIVISION OF LOT 3-F OF MCCLAY-JUNGERMANN COMMERCIAL-PLAT THREE" A SUBDIVISION RECORDED IN PLAT BOOK 39 PAGE 31 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID TRACT OF LAND ALSO BEING PART OF PROPERTY NOW OR FORMERLY OWNED BY GREAT SOUTHERN BANK, AS RECORDED BY DEED BOOK 6485 PAGE 868 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERN LINE OF MCCLAY ROAD (WIDTH VARIES ) AND THE WESTERN LINE OF JUNGERMANN ROAD (96' WIDE); THENCE ALONG THE WESTERN LINE OF JUNGERMANN ROAD, SOUTH 00 DEGREES 55 MINUTES 47 SECONDS WEST, 18.94 FEET TO A POINT; THENCE LEAVING SAID WESTERN LINE OF JUNGERMANN ROAD, NORTH 89 DEGREES 04 MINUTES 13 SECONDS WEST, 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 55 MINUTES 47 SECONDS EAST, 19.07 FEET TO A POINT ON THE SOUTHERN LINE OF MCCLAY ROAD (WIDTH VARIES); THENCE ALONG THE SOUTHERN LINE OF MCCLAY ROAD, SOUTH 88 DEGREES 20 MINUTES 43 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 190 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

ORDINANCE NO.

AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (UPRIGHT DESIGN SUBDIVISION)

WHEREAS, the property owner has submitted to the City for review and approval the following record plat:

Upright Design Subdivision

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. The record plat, Upright Design Subdivision, is hereby approved.

SECTION 2. The City Clerk will maintain a copy of said Record Plat on file with City Records.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

DRAFT

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 12th day of March, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest:_____
Scott Baumgartner, Deputy City Clerk

DRAFT