



**CITY OF ST. PETERS
BOARD OF ALDERMEN WORK SESSION MINUTES
January 22, 2026**

CALL TO ORDER

Board President Bateman called the Work Session Meeting to order at approximately 5:00 p.m. on Thursday, January 22, 2026, at the St. Peters Justice Center located at 1020 Grand Teton Dr.

ROLL CALL

City Clerk Lisa Schroeder 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; Burt Benesek, Staff Support Services Manager; Amy Haddock, Water Environment Services Manager; Amy Heckart, Operations Support Services Manager; Liane Sargent, Transportation and Development Services Manager; Elliot Schneider, Environmental and Fleet Services Manager; Dan Emrick; Parks and Recreation Services Manager; Andrew Ramirez, Police Chief; Lisa Schroeder, City Clerk, Scott Baumgartner, Deputy City Clerk, and John Young, City Attorney was also present.

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: None.

MAYOR/CITY ADMINISTRATOR ITEMS

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS:

Alderman Kuppler moved, and Alderman Reimer seconded the motion to remove the the St. Peters Strategic Operations Plan 2026 from the agenda. All in favor, the motion was approved.

ST. PETERS STRATEGIC OPERATIONS PLAN 2026 – HECKART

Ms. Heckart discussed that the city entered into an agreement with the University of Kansas Public Management Center to develop a strategic operations plan for 2026. She introduced speaker Alex Terwilliger from the University of Kansas Public Management Center, who presented the 2026 strategic operations plan. Mr. Terwilliger discussed the alignment of the city's mission, vision, values, and pillars (strategic priorities) of the strategic operations plan. The final adoption is scheduled for the next board meeting in February 2026. Alderman Bateman asked about Goal 2 and whether "Experience St. Peters" would be a new tag line, rather than "My Hometown." Lisa Bedian, Director of Communications, stated "Experience St. Peters" would be a separate tag line or branding for all city events. Ms. Heckart asked for approval for a resolution for the next meeting. With approval, a Resolution will be placed on the February 12, 2026, Board of Aldermen agenda. **Alderman Bateman moved, and Alderman Trupiano seconded the motion to place this Resolution on the February 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Townsend moved, and Alderman Bateman seconded the motion to remove the Resolution Opposing Legislation to Move April Municipal Elections to November General Election Date and Opposing Requirement to Declare Party Affiliation from the agenda. All in favor, the motion was approved.

RESOLUTION OPPOSING LEGISLATION TO MOVE APRIL MUNICIPAL ELECTIONS TO NOVEMBER GENERAL ELECTION DATE AND OPPOSING REQUIREMENT TO DECLARE PARTY AFFILIATION – MAYOR

Mayor Pagano stated that each Alderman must review the legislative bills as they are moving to committee very quickly. Mayor Pagano stated he is strongly opposed to partisan government at the municipal level, and he has directed this to the State Municipal League, hoping they are vocal about the opposition. Mayor Pagano asked for input from the Board on their thoughts regarding the bills moving the April election and requiring candidates to declare a political party. Alderman Barclay described what would happen if the elections were moved to November. There is a worry that local initiatives may be ignored by ballots that are too large. Alderman Barclay agreed the city should remain non-partisan. He also described that there seems to be a record number of bills this year. Alderman Bateman explained that each city has different term limits, stating the City of St. Peters has four-year terms from April to April. She further explained that changing election dates could create confusion regarding the transition period from April to November. Alderman Bateman also stated she does not understand the purpose of declaring party affiliation, questioning how such a requirement would benefit taxpayers. Alderman Barclay questions whether legislators realize that cities have different terms. Mayor Pagano asked the Aldermen to review all relevant legislative bills and emphasized the importance of

understanding their potential impacts. He also listed the state representatives and senators who represent St. Charles County. **This is Item I-10 on tonight's agenda.**

Alderman Bateman moved, and Alderman Green seconded the motion to remove the Resolution Opposing Legislation that Requires All Homeowners' Associations to Hold an Election Every Ten Years for the Renewal of the Association from the agenda. All in favor, the motion was approved.

RESOLUTION OPPOSING LEGISLATION THAT REQUIRES ALL HOMEOWNERS' ASSOCIATIONS TO HOLD AN ELECTION EVERY TEN YEARS FOR THE RENEWAL OF THE ASSOCIATION – MAYOR

Mayor Pagano started the discussion with questions from the Aldermen. Alderman Townsend stated she volunteered to help an HOA that dissolved and started over in addition to being the president of her own HOA. She explained most HOAs already have time limits in their covenants. Alderman Townsend asked why the State should make HOAs hold an election every ten years. Alderman Kuppler agrees that the bill seems to make it more challenging for HOAs that are functioning well and will be a detriment rather than helping the HOAs that are already in existence. Alderman Green agreed with Alderman Kuppler and further explained the challenging nature of getting individuals to appear for an HOA election. Alderman Barclay raised the concern that if an HOA were to dissolve due to this legislation, it is unclear what would happen to the existing legal agreements for basin maintenance, currently numbering at least 72. Alderman Barclay provided an example to show how difficult it is to get individuals to appear at a meeting. **This is item I-11 on tonight's agenda.**

Alderman Bateman moved, and Alderman Barclay seconded the motion to remove the City Hall Tuckpointing Bid Recommendation from the agenda. All in favor, the motion was approved.

CITY HALL TUCKPOINTING BID RECOMMENDATION (BID NO. 26-110) – BENESEK

Mr. Benesek gave a presentation on the 2026 City Hall Tuckpointing project, which involves masonry repairs to City Hall. He explained the city received three bids. Staat, Inc. of St. Louis was the low, responsive, and responsible bidder, with the bid amount of \$202,743.00. Mr. Benesek recommended an award of a contract to Staat Inc., of St. Louis, MO, in the initial amount of \$202,743.00. With approval of the first FY'26 budget adjustment, Item I-5 of tonight's agenda, the FY'27 General Fund Budget for this project will be \$260,000.00. This budget adjustment will move funds allocated for the project from FY'25 to FY'26. With approval, an Authorizing Ordinance will be placed on the February 12, 2026, Board of Aldermen Meeting agenda. **Alderman Bateman moved, and Alderman Trupiano seconded the motion to place this item on the February 12, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Townsend moved, and Alderman Reimer seconded the motion to remove the Old Town Inlet Capacity Evaluation and Detention Study Recommendation from the agenda. All in favor, the motion was approved.

OLD TOWN INLET CAPACITY EVALUATION AND DETENTION STUDY RECOMMENDATION – HADDOCK

Ms. Haddock gave the scope of the Old Town Inlet Capacity Evaluation project. The purpose is to evaluate the existing storm water collection system to determine if there are enough inlets to handle stormwater runoff and if there are feasible recommendations to improve stormwater handling capacity. Ms. Haddock explained they received four engineering consulting firms' submittals, which were reviewed and ranked based on project understanding, project approach, quality of past projects, and experience. Based on this review, Ms. Haddock recommends awarding the project to HR Green, Inc. HR Green, Inc. provided the best combination of skilled staff, project approach, and related project experience. They recently designed the Fairfax project, which was constructed with ARPA funding. The negotiated project cost is \$139,993.00. The project would start in February with the final submittal in June. Ms. Haddock recommends entering into an Engineering Services Agreement with HR Green, Inc. in the initial amount of \$139,993.00 for the Old Town Inlet Capacity Study. Alderman Townsend asked whether the company would have computer models or reliable data from previous flooding events. Ms. Haddock confirmed the city will have data from previous storm events to provide to HR Green, Inc. Alderman Kuppler asked what events have led to the conclusion that the city needs this capacity study. Ms. Haddock explained that several events have occurred, ranging from small events to 12 inches of rain. She further explained that this is based on field experience with residents and business owner concerns. With approval, an Authorizing Ordinance will be placed on the February 12, 2026, Board of Aldermen agenda. **This is Item I-03 on tonight's agenda.**

Alderman Bateman moved, and Alderman Kuppler seconded the motion to remove the Discussion on SJR 98 Which Replaces the Property Tax on Real Property with a Sales Tax. All in favor, the motion was approved.

DISCUSSION ON SJR 98 WHICH REPLACES THE PROPERTY TAX ON REAL PROPERTY WITH A SALES TAX – MAYOR

Mayor Pagano explained the solutions presented in this Bill would replace property taxes with increased sales taxes. Mayor Pagano states he believes this is a significant windfall for the state, but not for the cities. Mayor Pagano stated he is unsure if this bill will move forward. Alderman Barclay stated that more information is needed and expressed concern that lower-income individuals would be impacted more severely. Alderman Barclay stated that more information is needed before traveling to Jefferson City.

Alderman Bateman moved, and Alderman Green seconded the motion to remove the Discussion on Bill Related to Manufactured Housing that Amends Chapter 64, RSMO. All in favor, the motion was approved.

DISCUSSION ON BILL RELATED TO MANUFACTURED HOUSING THAT AMENDS CHAPTER 64, RSMO – MAYOR

Mayor Pagano explained how this bill was introduced to make housing more affordable. However, this would affect trades such as electricians, plumbers, and carpenters. There are a lot of questions regarding this bill and whether it is permitted. Alderman Barclay discussed a mobile workshop and expressed concerns about differing building codes if these manufactured homes are brought in from out of state. Alderman Barclay also expressed concern about the trades individuals who may be out of work due to these manufactured homes being brought into our city from out of state. Mayor Pagano brought up the subject of tiny homes. Alderman Bateman stated that tiny homes are considered manufactured housing. Mayor Pagano asked the Aldermen to continue tracking these bills.

MISCELLANEOUS UPDATES – MALACH

Mr. Malach stated that Resolution Item I-10 was updated to also reflect House Bill 1613, which was emailed to the Board yesterday. Mr. Benesek provided an update on Item I-05 on tonight's agenda, which is the first FY'26 procedural budget adjustment.

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)

None.

ADJOURNMENT OF EXECUTIVE SESSION AND WORK SESSION MEETINGS

Alderman Bateman moved, and Alderman Barclay seconded the motion to adjourn the Work Session meeting. The motion carried, and the Work Session was adjourned at approximately 6:25 p.m.

Submitted by,



Lisa Schroeder
City Clerk

