



**CITY OF ST. PETERS
BOARD OF ALDERMEN WORK SESSION MINUTES
February 12, 2026**

CALL TO ORDER

Board President Bateman called the Work Session to order at approximately 5:00 p.m. on Thursday, February 12, 2026, at the St. Peters Justice Center located at 1020 Grand Teton Drive.

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; 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; 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 and Dan Emrick were 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 Barclay moved, and Alderman Kuppler seconded the motion to remove the discussion reviewing and modification of city codes to protect residents' interests prior to any potential data center from the agenda. All in favor, the motion was approved.

**DISCUSS REVIEWING AND MODIFICATION OF CITY CODES TO PROTECT
RESIDENTS' INTERESTS PRIOR TO ANY POTENTIAL DATA CENTER -
ALDERMEN BARCLAY & KUPPLER**

Alderman Kuppler opened a discussion about data centers, noting that there have been many recent questions about whether a data center would add value to the city. The board recently attended a training session that included a panel discussion with representatives from four U.S. cities about their experiences with data centers. Three of the four cities reported negative experiences. The panel recommended that cities prepare in advance by reviewing and updating their city codes. Alderman Kuppler stated that the board should discuss whether to make any recommendations to prepare for the possibility of a data center, including directing staff to review the city code proactively. One potential update would be to require closed-loop cooling systems, which use less water. Situations like this should be clearly addressed in the city code. He also stated that the city would not offer tax incentives to attract a data center. Alderman Kuppler asked whether the board would like to direct staff to review the city code and consider implementing a moratorium until the review is complete. He added that additional public input should also be considered.

Alderman Barclay stated that St. Peters is not currently reviewing any applications for data centers. He noted that many cities in the metro area are evaluating whether data centers should be allowed in their communities. He recommended continuing the discussion to review the city's code and zoning regulations to establish clear guidelines, identify appropriate locations, and determine any necessary restrictions before St. Peters is approached with a proposal. He emphasized the importance of public transparency and following the normal review process, including holding public meetings to gather resident input. Alderman Barclay also suggested obtaining copies of other cities' plans and research and consulting with city staff for their recommendations. He noted that St. Charles currently has a one-year moratorium in place. In some cities, all data center regulations are consolidated into a single section of the city code, clearly outlining the specific information and detailed requirements that applicants must submit before being considered. Alderman Barclay reiterated that St. Peters should be proactive and have a comprehensive framework in place, so the city is fully prepared to respond if an application for a data center is submitted.

Alderman Bateman stated she spoke to city planning and zoning staff recently and they informed her they think that in the future data centers will be smaller than due to advances in technology. Alderman Bateman also asked for clarification on the moratorium and timeline. Alderman Kuppler stated that staff would need additional time to conduct a thorough review, potentially up to six months, to allow sufficient opportunity to catch up. Alderman Green asked for confirmation that the board is directing staff to draft a proposed moratorium and to review the city code accordingly. Alderman Bateman agreed as far as staff conducting research. Alderman Green asked for clarification on what motion the Board should make. Attorney Young suggested input is needed from Planning and Zoning and other city groups. The process for a moratorium starts with Planning and Zoning with the zoning process and would then return to the board for review. Alderman Green asked if the board need to give direction so staff can get started. Attorney Young confirmed it would be for the preparation of legislation and moratorium addressing the issue. Alderman Trupiano complimented both Alderman Kuppler and Alderman Barclay to initiate this discussion. Alderman Reimer agrees to be prepared as possible if something is approved to make sure

a data center would not impact the residents. Alderman Townsend also agrees on being proactive regarding data centers and asked Attorney Young if the motion should include a timeframe, keep it open ended, or allow amendments. Attorney Young said the timeframe would be calculated from staff based on the timeframe staff needs. Alderman Barclay urged the final vote must be before the board. Alderman Reitmeyer gave appreciation and mentioned how technology changes so fast. Data centers can be in compact areas with cooling water. Alderman Barclay mentioned every few years a review process could occur to see what technological advances have been made.

Alderman Kuppler asked whether the matter would return to the board in the form of an ordinance or as a recommendation from Planning and Zoning. He also inquired whether it could be addressed at the next meeting or at the March 12th meeting. Attorney Young responded that Planning and Zoning would need to bring forward a recommendation, including a proposed timeframe for the moratorium, after which the board would decide whether to accept it. He added that it would likely be April before the item could be considered, as a public hearing would need to be properly noticed. Alderman Barclay then asked for clarification on whether two separate votes would be required.

Alderman Kuppler moved, and Alderman Barclay seconded the motion to refer the matter to the Planning and Zoning Commission for review of a potential moratorium on data center development. This would allow time to evaluate the potential impacts of data centers on the city and to review and update the city code as necessary. All in favor, and the motion was approved.

MAYOR/CITY ADMINISTRATOR ITEMS

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS:

Alderman Barclay moved, and Alderman Reimer seconded the motion to remove the Resolution opposing House Bills 2155 and 2429 requiring municipalities to pay for the relocation of broadband and cable equipment in right-of-ways from the agenda. All in favor, the motion was approved.

RESOLUTION OPPOSING HOUSE BILLS 2155 AND 2429 REQUIRING MUNICIPALITIES TO PAY FOR THE RELOCATION OF BROADBAND AND CABLE EQUIPMENT IN RIGHT-OF-WAYS - MAYOR PAGANO

Mayor Pagano asked for board input on this issue and asked staff to furnish the numbers on what this would cost the taxpayers if this passes. Alderman Townsend requested that staff obtain detailed cost information, including the price per mile to repair a trail. City Administrator Malach explained the House Bills state if a street is being widened or any other road improvement and if there is need to relocate one of the broadband's facilities, cities will have to pay for the relocation of the utility. He noted that rights-of-way were originally obtained either through donations from property owners or using public tax

dollars to purchase easements. Utilities such as Ameren, Spire Gas, and Spectrum pay franchise fees to use these rights-of-way for their utilities. However, when broadband companies entered the market, they lobbied in advance and state legislation was passed exempting them from paying franchise fees. As a result, cities while spending millions of dollars annually to repair sidewalks and maintaining rights-of-way, often using franchise fee revenue for those purposes, and do not receive similar contributions from broadband providers.

Alderman Townsend asked what the city's specific reasons are for opposing the bill. City Administrator Malach responded that staff can provide information on how much money is spent annually on right-of-way maintenance. He also stated that staff can draft a letter outlining the city's position, noting that the key talking points are already included in the resolution. He emphasized that the companies involved are for-profit entities. Alderman Barclay described past issues encountered during the Jungermann Road project, noting the challenges posed by the numerous underground cables in the area, particularly when installing sidewalks in subdivisions or widening roadways.

Alderman Bateman asked what contributions internet providers are making to legislators and noted that these companies often have powerful lobbyists. She questioned whether the city could publicly identify legislators receiving donations from these companies and stressed the importance of educating taxpayers about this. She also pointed out that many legislators previously served at the municipal level and asked why companies like Spire are not currently objecting to paying franchise fees, and whether they might attempt to eliminate these payments in the future. Attorney Young explained that the city previously had franchise agreements in place. However, in 2002, the state legislature passed a law eliminating the requirement for these agreements, allowing utilities to access right-of-way without needing a franchise agreement. As a result, all utilities, including fiber companies, are now permitted to use the right-of-way.

Alderman Reimer asked whether the Great Rivers Greenway Project could be affected by this bill. City Administrator Malach responded that most fiber lines are installed along major roadways rather than trails, except where trails run parallel to or cross roadways. He noted that the potential impact on the project is currently unknown.

Alderman Trupiano called both bill representatives to request a meeting to better understand their perspectives. Alderman Barclay mentioned the resolutions be sent to the Missouri Municipal League (MML). City Clerk Schraeder stated she will send a copy to the MML. **This is Business Item I-04 on tonight's Regular Board of Aldermen agenda.**

Alderman Bateman moved, and Alderman Green seconded the motion to remove the discussion item of Senate Bill 3 requiring certain counties to place on April 2026 ballot a property tax credit for eligible homeowners from the agenda. All in favor, the motion was approved.

DISCUSS SENATE BILL 3 REQUIRING CERTAIN COUNTIES TO PLACE ON APRIL 2026 BALLOT A PROPERTY TAX CREDIT FOR ELIGIBLE HOMEOWNERS - MAYOR PAGANO

Mayor Pagano explained the confusion surrounding the term “credit” and emphasized the importance of fully understanding it before speaking with legislators. He recounted a recent meeting with First Responders, who indicated that the bill could face court challenges on constitutional grounds. The fire department and ambulance district are placing tax-related issues on the ballot to offset their revenue losses. Alderman Green noted that while individuals may see taxes being reduced, this could negatively affect the city’s budget. He emphasized that the city cannot operate on reduced funding and stressed the importance of educating the public. Mayor Pagano suggested utilizing the City’s *Hometown* magazine for outreach.

Alderman Barclay asked Attorney Young whether the city should avoid passing a resolution opposing the ballot issue to prevent legal issues. Attorney Young explained that this situation differs from St. Louis and advised that the city should not spend funds to support or oppose the proposition, but it is allowed to provide factual commentary on the ballot measure as permitted by statute. Alderman Kuppler added that voters are ultimately the decision-makers and stressed the need to educate the public on the potential impact of the ballot issue. Attorney Young confirmed that, in general, providing educational information is legally permissible. Alderman Kuppler noted that responsibility now lies with the voters. Alderman Townsend suggested that staff could provide educational materials about Senate Bill 3 without advocating for a “yes” or “no” vote. Mayor Pagano then asked if the board supports having the communications department prepare an educational piece on the issue, and the board expressed their approval.

Alderman Townsend made the motion, and Alderman Reitmeyer seconded the motion directing the City’s Communications Department to compile educational materials outlining the impact of Senate Bill 3, which will appear on the April 26th St. Charles County ballot regarding property tax credits. All in favor, and the motion was approved.

Alderman Barclay moved, and Alderman Green seconded the motion to remove the Mid Rivers Mall Drive Right Turn Lane at Home Depot Recommendation from the agenda. All in favor, the motion was approved.

MID RIVERS MALL DRIVE RIGHT TURN LANE AT HOME DEPOT RECOMMENDATION
- RICH

Ms. Rich stated the project relates to adding a right turn lane on Mid Rivers Mall Drive at the Home Depot at the Chick-fil-A entrance. The city received nine total bids for this project. Byrne & Jones Enterprises, Inc. of St. Louis, MO was the low responsible bidder. Their bid was 14.2% lower than the second lowest bid received. They are a MoDOT approved Prime Contractor with extensive roadway and paving experience. Alderman Green asked about construction in this area. Ms. Rich stated there has not been any city

construction there, although there was pavement replacement in front of the church nearby. Chick-fil-A recently did a remodel or had construction there. With approval, an Authorizing Ordinance will be placed on the February 26, 2026 BOA Meeting Agenda. **Alderman Townsend moved, and Alderman Green seconded the motion to place this item on the February 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Kuppler seconded the motion to Compact Self-Propelled Cold Planer Recommendation from the agenda. All in favor, the motion was approved.

COMPACT SELF-PROPELLED COLD PLANER RECOMMENDATION - RICH

Ms. Rich stated this recommendation is to purchase a compact self-propelled cold planer (also known as a small pavement mill). Staff received three bids for this machine. Roland Machinery Bridgeton MO was the lowest bidder in the amount of \$188,135.00, which includes a 3-year warranty, trade-in of the old machine, and delivery costs. With approval, an Authorizing Ordinance will be placed on the February 26, 2026 BOA Meeting Agenda. **Alderman Townsend moved, and Alderman Green seconded the motion to place this item on the February 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Bateman moved, and Alderman Kuppler seconded the motion to remove the Purchase to replace 335 and new 339 bucket trucks recommendation from the agenda. All in favor, the motion was approved.

PURCHASE RECOMMENDATION TO REPLACE 335 AND NEW 339 BUCKET TRUCKS – SCHNEIDER

Mr. Schneider discussed the fleet enhancement projects which include replacing the Truck 335 with a new Altec Aerial Truck, adding an additional bucket truck (339) with Jib Boom Attachment, and enhancing traffic signal and streetlamp replacements with additional staff and equipment. Mr. Schneider summarized the Altec AT40G – Ford F-550 Chassis. The lead time is long on these bucket trucks. If ordered now, the truck could be delivered by the third quarter in 2027. The additional truck is similar but includes an extra Jib Boom attachment. The benefits with Altec allow for local support in Wentzville, expedited repairs, and SourceWell pricing. If ordered now, the truck could be delivered by the first quarter of 2027. The recommendation is to purchase two Altec Aerial Trucks, one AT40G and one AT41-M from Altec Industries, Inc. With approval, an Authorizing Ordinance will be placed on February 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Bateman moved, and Alderman Townsend seconded the motion to place this item on the February 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

MISCELLANEOUS UPDATES – MALACH

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

Ms. Rich summarized the emergency repair needed at Mid Rivers Mall Drive and St. Peters Square Signal. Years ago, the upright was damaged by an undocumented vehicle crash and staff have been monitoring and determining if the damage is compromising the integrity of the structure. In late January, an inspection was performed of the equipment at this intersection, and an 18-in-long rupture was found due to the previous damage. Staff met with the engineer to temporarily fix the structure. Ultimately, the structure must be replaced, and lead times are upwards of six months. Ms. Rich stated the recommendation is to suspend the normal bidding process and utilize the on-call signal and streetlighting contractor. With approval, a Bid Recommendation and Authorizing Ordinance will be presented at the February 26, 2026 Work Session & BOA Meeting. **Alderman Bateman moved, and Alderman Townsend seconded the motion to place Mid Rivers Mall Drive at St. Peters Square Signal Repair on the February 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

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 Townsend moved, and Alderman Green seconded the motion to adjourn the Work Session meeting. The motion carried, and the Work Session was adjourned at approximately 6:31 p.m.

Submitted by,


Lisa Schroeder
City Clerk

