



**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

