



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

**CALL TO ORDER**

Board President Bateman called the Work Session to order at approximately 5:00 p.m. on Thursday, March 12, 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; 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; Liane Sargent, Transportation Development Services; Amy Haddock, Water and Environment Services Manager; Scott Baumgartner, Deputy City Clerk; and John Young, City Attorney, was also present. Lisa Schroeder, City Clerk, 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: None.

**MAYOR/CITY ADMINISTRATOR ITEMS**

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS:

Alderman Kuppler moved, and Alderman Bateman seconded the motion to remove the Discussion/Change Dates of November 2026, 2027, and 2028 BOA Regular Meeting from the agenda. All in favor, the motion was approved.

DISCUSSION/CHANGE DATES OF NOVEMBER 2026, 2027, AND 2028 BOA REGULAR MEETING – MAYOR

Mayor Pagano discussed the scheduling conflict for the 2026, 2027 and 2028 November Board of Aldermen meeting dates due to the National League of Cities conference. Mayor Pagano presented calendars displaying the proposed new November dates. The proposed date for 2026 is November 12, 2026, the 2nd Thursday of the month. The proposed date for 2027 is November 15, 2027, the second Monday of the month. Mayor Pagano explained this was to allow time after November 3, 2027, Planning and Zoning Commission meeting in addition to planning around the NLC conference. In 2028 the proposed date is November 9, 2028, the second Thursday of the month. City Administrator Malach stated staff is fine with the recommendation. **Alderman Barclay and Alderman Reimer seconded the motion to draft an ordinance for the next meeting. All in favor, the motion was approved. Alderman Townsend moved, and Alderman Green seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda for approval. All in favor, the motion was approved.**

Alderman Kuppler moved, and Alderman Reimer seconded the motion to remove the McClay Road Resurfacing and Improvements Engineering Services Recommendation from the agenda. All in favor, the motion was approved.

MCCLAY ROAD RESURFACING & IMPROVEMENTS ENGINEERING SERVICES RECOMMENDATION – SARGENT

Ms. Sargent gave a summary of the McClay Road Resurfacing project. The scope of the project includes the following: replace damaged concrete slabs and diamond grind surface, replace sidewalk along the south side of McClay Road, install multi-use path along the north side of McClay Road, and improve the Harvester Road Intersection. The overall project has been awarded 80% Federal reimbursement funding, and the city would be responsible for 20%. City staff will apply for county road board funding at the end of March which, if approved, will reduce the city's overall costs. On February 12, 2026, the city received two proposals. Staff recommends executing an Engineering Services Agreement with CDG Engineers, Inc. of St. Louis, Missouri with an agreement value of \$360,000.00. The FY'26 budget is approximately \$364,000.00. CDG Engineers' submitted proposal held the best combination of skilled staff, project approach, and related project experience. **This is Item I-04 on tonight's agenda.**

Alderman Kuppler noted that adding a right-turn lane is essential for traffic and would improve overall traffic flow.

Alderman Reimer moved, and Alderman Green seconded the motion to remove the Suemandy Drive Resurfacing and Intersection Improvements Engineering Services Recommendation from the agenda. All in favor, the motion was approved.

#### SUEMANDY DRIVE RESURFACING & INTERSECTION IMPROVEMENTS ENGINEERING SERVICES RECOMMENDATION – SARGENT

Ms. Sargent gave a presentation and discussed the scope of the Suemany Drive Resurfacing and Intersection Improvement project. This project includes resurfacing and intersection improvements on Suemandy Drive, replacing damaged curb and gutter, mill and overlay asphalt pavement, replace sidewalk and fill gaps, replace guardrail, replace signal at Grand Teton Drive, and improve the Executive Centre Parkway Intersection. This project is detailed in the five-year Capital Improvement Project. The proposed schedule includes design in 2026, acquisitions in 2027, and construction in 2029. The \$3.6 million project is eligible for 80% federal reimbursement funding. City staff will apply for County Road Board funding at the end of March which, if approved, will reduce the city's overall costs. The city received four proposals. The recommendation is to execute an Engineering Services Agreement with Horner & Shifrin, Inc., with an agreement value of \$356,517.24. Alderman Kuppler asked for details on the scoring method used. Ms. Sargent explained the City's scoring plan. Mr. Malach gave further information on state laws regarding receiving bids. **This is Item I-05 on tonight's agenda.**

Alderman Bateman moved, and Alderman Reitmeyer seconded the motion to remove Asphaltic Concrete Materials Purchase Order Renewals Recommendation from the agenda. All in favor, the motion was approved.

#### ASPHALTIC CONCRETE MATERIALS PURCHASE ORDER RENEWALS RECOMMENDATION – SARGENT

Ms. Sargent gave a presentation on the asphaltic concrete materials purchase order renewals. She explained this request is to authorize blanket purchase orders to Bridgefield LLC and Missouri Asphalt Products, LLC, each in the amount of \$1,531,600.00 effective March 28, 2026. Funds will be allocated from the respective project budgets where the materials are utilized. Upon approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Green moved, and Alderman Reitmeyer seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Bateman seconded the motion to remove 2026 Concrete Slab Replacement Program Bid Recommendation from the agenda. All in favor, the motion was approved.

#### PAVEMENT MARKING PROGRAM CONTRACT RENEWAL RECOMMENDATION – SARGENT

Ms. Sargent gave a presentation on the 2026 pavement marking program which consists of the placement of painted long line and intersection long line painting in the city. One bid

was received. The 2025 contract was awarded to the sole bidder, America's Parking Remarketing, Inc. The recommendation is to award the 2026 pavement marking program to America's Parking Remarketing, Inc. The company has agreed to hold 2025-unit cost pricing. The award amount is \$294,047.25. The FY'26 Transportation Trust Fund for this project is \$385,990.00. With approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. Mayor Pagano mentioned he hears from residents having issues seeing the white lines at night, especially when it is raining. Ms. Sargent stated she will work with Amanda Rich on this issue. **Alderman Green moved, and Alderman Townsend seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Kuppler seconded the motion to remove FY26 Sanitary Sewer Evaluation Survey Professional Services Recommendation from the agenda. All in favor, the motion was approved.

#### FY26 SANITARY SEWER EVALUATION SURVEY PROFESSIONAL SERVICES RECOMMENDATION – HADDOCK

Ms. Haddock gave a presentation on the FY'26 Sanitary Sewer Evaluation Survey Professional Services Recommendation. She explained the Sanitary Sewer Evaluation Survey (SSES) Program begins 2018 and recommends contracting with an engineering company to perform annual inspections to identify deficiencies and sources of inflow and infiltration (I/I) and to prioritize repair methods to the city's sanitary sewer system. Ms. Haddock recommends award to the RJN Group for the FY'26 SSES contract. They are qualified consultants performing work since 2018. They have provided quality work within budget. The scope of the FY'26 SSES involves evaluation of 65,523 lineal feet of sanitary sewer mains. The work would include footage review, smoke testing, dye water testing, inspection data summary, GIS mapping, recommended repairs and cost estimates. This year, the city will complete the Meter Basin 14 (North portions of Ward 1 and Ward 3). It will take four months of field work, with a final report available by year-end. The initial amount for the contract is \$138,444.33. The FY'26 Budget is \$145,800.00. With approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Kuppler moved, and Alderman Reimer seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Barclay seconded the motion to remove Consumable Industrial Hemp Regulations Ordinance from the agenda. All in favor, the motion was approved.

#### CONSUMABLE INDUSTRIAL HEMP REGULATIONS ORDINANCE – RAMIREZ

Chief stated City Attorney Young drafted an ordinance regarding consumable industrial hemp. This ordinance establishes regulations and prevents sales to individuals under the age of 21. With approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda.

Alderman Barclay requested slides to be presented at the next meeting so parents can see the products. Alderman Townsend stated she received a handout that she has been showing at HOA meetings. She mentioned everyone who sees this information is surprised to learn this information. Alderman Reimer was also shocked by what the products looked like and stated kids might not realize what they are eating. **Alderman Townsend moved, and Alderman Reimer seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Barclay moved, and Alderman Reimer seconded the motion to remove Resolution Supporting State Elected Officials in Regulating Intoxicating Hemp Related Products from the agenda. All in favor, the motion was approved.

#### RESOLUTION SUPPORTING STATE ELECTED OFFICIALS IN REGULATING INTOXICATING HEMP RELATED PRODUCTS - RAMIREZ

Chief Ramirez gave a presentation about the resolution in support HB2641 and SB904 which propose regulations on intoxicating hemp related products. The resolution cites concerns for packaging that may appeal to children. With approval, an authorizing resolution will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Townsend moved, and Alderman Trupiano seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Townsend asked if there was no provision for an emergency agenda change. Attorney Young responded that there is not a provision in the context of a resolution to the general assembly. There is nothing that would prohibit having board directing staff to communicate, but the resolution could not be approved. City Administrator Malach would be glad to send a letter next week including a copy of the draft resolution and then follow up with the signed version once it is finalized. **Alderman Townsend moved, and Alderman Trupiano seconded the motion to approve the City Administrator to send a letter next week including a copy of the draft resolution and then follow up with signed version once it is finalized. All in favor, the motion was approved.**

**Alderman Kuppler moved, and Alderman Trupiano seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

#### MISCELLANEOUS UPDATES – MALACH

City Administrator Malach stated there were five miscellaneous updates.

#### GENERAL HAULING SERVICES – SARGENT

Ms. Sargent gave an update on General Hauling Services. Cathy McDaniel Trucking LLC has provided general hauling services to the city for nearly 19 years. The Streets Department primarily uses services for asphalt, milling, and pavement operations. In late February, the city was notified that Cathy McDaniel retired and closed her business. Her

company held the 2025 general hauling contract that was set to expire on May 31, 2026. The contract has since rebid and set to reopen on March 16, 2026. With approval, a bid recommendation and authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Green moved, and Alderman Barclay seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

#### QUEENSBROOKE/WOODSTONE UNWARRANTED STOP SIGN UPDATE – SARGENT

Section 335 in city code, December 18<sup>th</sup> the BOA approved the installation of temporary stop signs at the intersection of Queensbrooke Blvd and Woodstone Drive. The signs were installed on January 12<sup>th</sup> and the public comment period ended on February 26<sup>th</sup>. City staff will present a summary of comments at the March 26<sup>th</sup> work session meeting and an authorizing ordinance for permanent stop sign installation for board consideration.

#### AMERICA 250 BANNERS – EMRICK

Mr. Emrick gave a presentation on the roadway banners. The city has a total of 104 banners across the city, on roads such as Mexico Road and City Hall, Mexico Road and Spencer Road, Mexico Road and Grand Teton Drive, Mexico Road and Mid Rivers Mall, and Suemandy and Grand Teton Drive near the Justice Center. The current banners exceed the pole rating and are causing damage to the poles. The banners need to be 2 feet shorter to prevent damage to the poles. The materials will cost \$9,000 which would include adding banners to Main Street. Mr. Emrick presented the idea to convert the banner to the 250<sup>th</sup> USA anniversary banners for the remainder of the year, then use the city of St. Peters stock banners afterwards.

Alderman Townsend shared she is thrilled and thinks this is a great idea. Alderman Barclay asked what the plan for the America250 banners is when the city is finished with them at the end of the year. He suggested raising money for Meals on Wheels, donating, etc. Mr. Emrick will speak with staff and determine what they will do.

#### REC-PLEX SOUTH ICE RINK LIGHTING – EMRICK

Mr. Emrick gave a presentation on the project to replace the lighting on both Rink A & B at Rec-Plex South. The current budget is \$150,000. The city received three bids as of yesterday. The installation window is June-July 2026 as this would have the lowest impact. Mr. Emrick requested a double reading at the next Board of Aldermen meeting on March 26, 2026. **Alderman Bateman moved, and Alderman Reimer seconded the motion to place this item on the March 26, 2026, Board of Aldermen work session and regular Board of Aldermen meeting agenda. All in favor, the motion was approved.**

#### REVIEW WHISTLE STOP 301 URBAN MARKETS AGREEMENT & 2025 TWILIGHT MARKET EVENTS – POWERS

Ms. Powers gave a presentation on the Whistle Stop 301 agreement. As part of the FY21 budget the city authorized study of a multi-vendor market in the Old Town area. The study

was completed in the summer of 2022 by Market Ventures, Inc. of Portland, Maine. The study included meetings with key business owners and community leaders to determine the goals and feasibility of a market. The goals of the market were to create a destination draw to the Old Town area, support existing commercial businesses, and enhance economic development in the Old Town area. Based on direction from the consultant, the city determined at that time, the most direct approach is the partner with Whistle Stop 301 to support monthly markets that were already planned. Whistle Stop uses the open space next to their building as market space. They have partnered with 311 Wine House and Beer Garden for Twilight Markets. The agreement includes city support for promotion of the Urban Market – now called Twilight Markets, installation of directional signage, closing of Depot St., for market area, restrooms and food trucks (as needed), and financial support for music and restrooms. The agreement approved in 2023 by the Board of Aldermen and renews each year unless either party terminates the agreement. Ms. Powers stated the operator indicated the markets were a success and plans to continue them in 2026. 78 vendor participants during the 2023 season. Ms. Powers shared an overview of 311 Wine House and how most of their high sales figures were on Twilight Market dates. Customer traffic on market nights typically ranges from 140 to 190 guests, compared to approximately 20 to 60 guests on non-market nights.

Ms. Powers introduced Ms. Katie Luther, who was present to answer questions. Ms. Luther explained that businesses in Old Town are still experiencing the effects of the 2022 floods and believes there is untapped potential in the area. She noted that some businesses continue to struggle and require additional support. To help promote events, she has been utilizing Facebook events. However, she stated that the events are currently operating at a loss and are not sustainable in their current form. She added that greater collaboration with the city could help improve the event's success.

Alderman Bateman asked Ms. Luther whether the markets had previously been held on Fridays. Ms. Luther clarified that they have always taken place on Saturdays. She explained that the events were originally scheduled from noon to 4 p.m., but due to conflicts with other markets, the hours were adjusted to 3–7 p.m. Alderman Bateman asked what a partnership with the city would look like. Ms. Luther explained that she is seeking increased advertising support, such as promotion on billboards, in the city magazine, and on the website, along with a stronger effort to encourage residents to visit Main Street. Alderman Bateman then inquired about vendor fees, and Ms. Luther stated that vendors pay \$50 per tent, while youth entrepreneurial tents are free. She also asked whether she had considered partnering with other organizations. Ms. Luther expressed interest in hosting an event on Main Street but noted it would require closing the street for a few hours each Saturday. Alderman Bateman asked whether the city could sponsor the event on billboards. City Administrator Malach responded that the agreement would need to be amended, as billboard advertising is not currently included. Mr. Malach also outlined the existing methods the city uses to promote the market, including the city website, magazines, and other communication channels.

Alderman Barclay stated that if the city cannot provide a benefit to all, it should not extend it to a single business or group. He added that he does not support the city paying \$4,000

for music during the markets. Ms. Luther explained that she submits invoices monthly and noted it would be helpful if the city could commit to paying musicians directly.

Alderman Kuppler remarked that, without additional support, it seems this initiative is not expanding. He agreed with Ms. Luther that if this current agreement is ineffective, the city should either withdraw or identify a more effective path forward. He acknowledged the value of Old Town and expressed openness for a new strategy. Ms. Luther reported that the April 11 event generated 627 responses from interested participants, even without any advertising. She also noted that 27 vendors have signed up and paid, including 14 youth entrepreneurial vendors.

Alderman Reitmeyer asked whether she had drawn any ideas from markets in surrounding cities. Alderman Townsend urged the board to do more and consider whether staff can take on additional items from the list, noting that the city may not be fully meeting its obligations under the agreement. She emphasized that this effort involves Old Town as a whole, not just a single business, and expressed that the city should take a more active role in providing support. She encouraged the board to step up and move forward with additional discussions soon.

Bill Malach clarified that there is nothing to approve at this time unless a motion is made to terminate the agreement, which will otherwise remain in effect. He added that any amendments would need to be considered as part of a future update, potentially going into 2027.

Alderman Reimer suggested organizing Main Street businesses into a group and distributing flyers to increase awareness of upcoming events. Alderman Townsend responded that she was not comfortable with waiting until 2027 for changes, stating that Ms. Luther has current expectations of support from the city that should be addressed sooner.

City Administrator Malach indicated that staff can meet with Ms. Luther to review the agreement, but any amendments would require board approval at a formal meeting. Mayor Pagano asked whether an RBA would be necessary, and Mr. Malach confirmed that any amendments would need to be brought forward through an RBA at a future work session.

#### **BOARD MEETING AGENDA ITEM REVISIONS – MALACH**

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 Bateman moved, and Alderman Kuppler seconded the motion to adjourn the Work Session meeting. The motion carried, and the Work Session was adjourned at approximately 6:46 p.m.

Submitted by,



Scott Baumgartner  
Deputy City Clerk

