# CITY OF ST. PETERS
# BOARD OF ALDERMEN WORK SESSION MINUTES
# August 13, 2026

## CALL TO ORDER

Board President Kuppler called the Work Session to order at approximately 4:30 p.m. on Thursday, June 25, 2026, at the St. Peters Justice Center Board Conference Room located at 1020 Grand Teton Drive, St. Peters.

## 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 Judy Bateman and Alderman Randy Green; Ward 3: Alderman Dave Kuppler; Ward 4: Alderman Patrick Barclay and Alderman Nick Trupiano. Alderman Melissa Reimer was absent. A quorum was established.

The following staff were present: Bill Malach, City Administrator; Andrew Ramirez, Police Chief; and Lisa Schroeder, City Clerk. John Young, City Attorney, was also present.

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)

Alderman Bateman moved, and Alderman Reitmeyer seconded the motion to enter the Executive Session regarding litigation and security Pursuant to Section 610.021 (1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6). With the motion approved, roll call was taken as follows: Alderman Barclay, yes; Alderman Bateman, yes; Alderman Green, yes; Board President Kuppler, yes; Alderman Reimer, absent; Alderman Reitmeyer, yes; Alderman Townsend, yes; Alderman Trupiano, yes.

Immediately following the Executive Session, the Work Session meeting resumed in the Aldermanic Chambers at approximately 5:15 p.m.

The following staff joined the meeting: 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; Rusty Kinion, Director of Plant Operations. Amy Hadock, Water and Environment Services Manager, 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 Green seconded the motion to remove the Participation in St. Charles Municipal League from the agenda. All in favor, the motion was approved.

PARTICIPATION IN ST. CHARLES COUNTY MUNICIPAL LEAGUE – ALDERMEN KUPPLER & REIMER

Alderman Kuppler explained that all municipalities in St. Charles County are members of the St. Charles Municipal League, except for St. Peters and Josephville. The League's purpose is to provide a forum for municipalities to discuss issues affecting communities throughout the county. Meetings are held quarterly and typically feature panel discussions. Alderman Kuppler gave an example, stating at a recent meeting state legislators participated in a panel that gave city representatives the opportunity to discuss topics such as taxation, the grocery tax, elections, homelessness, and other important issues in an open forum. He noted that the League also provides valuable networking opportunities for elected officials. One of the city's strategic operational priorities is training, and he emphasized the importance of elected officials receiving ongoing education. Participation in the League allows officials to learn from neighboring communities, exchange ideas, provide feedback, and gain insight into best practices. He added that while St. Peters has been a member in the past, the city did not renew its membership last year. The current budget includes $3,000 for annual membership dues, allowing the city to rejoin. He also noted that four Board members currently participate as associate members but do not have voting privileges.

Alderman Green asked how effectively the St. Charles County Municipal League communicates and collaborates with other counties to strengthen its collective voice and advance shared priorities.

Alderman Bateman explained that the League does not collaborate with other counties. Having been a member for many years and serving as president on multiple occasions, she shared that the League's purpose is to unite members so they can speak with one voice. She believes there is greater strength in presenting a unified message to legislators. As an example, she noted that St. Charles County was recently singled out regarding the November elections. She also recounted the League's January meeting, which featured legislative panel discussions. She expressed disappointment that there was very little time allotted for questions and answers, as the legislators primarily focused on discussing their accomplishments rather than engaging in dialogue. She noted that many representatives from St. Charles County attended, and that one member of a youth group asked a question about homelessness, but there was little opportunity for meaningful discussion. In contrast, she described another recent meeting featuring the St. Louis County Prosecuting Attorney and the St. Charles County Prosecuting Attorney, who spoke about crime-related issues.

She felt that meeting was well moderated, included meaningful discussion, and provided attendees with an opportunity to ask questions. Alderman Bateman stated she does not recall the last time the League held a vote on an issue other than officer elections. While she would like to see the city participate in the League again in the future, she is uncertain whether now is the right time to rejoin since only one meeting remains this year.

Alderman Green added that he was aware of Ameren's likely rate increases and questioned whether the League, by presenting a unified voice, could work collectively to communicate the counties' concerns to legislators in Jefferson City. Alderman Bateman asked if the other companies such as Cuivre River are anticipating rate increases as well and Aldermen Green replied he does not have that information. He stated he has a lot of information but needs to organize it to be able to present it. He added that Ameren's last rate increase was directly after their record profit year.

Alderman Trupiano expressed support for St. Peters' initial decision to opt out, stating that he felt the St. Charles County Municipal League had not done enough lobbying. He explained that he joined the organization on his own because he believed positive changes were underway. Since joining in April, he has attended two meetings covering topics such as development, growth, and presentations from local prosecuting attorneys. He noted that the October meeting will feature a panel discussion with school district leaders. While he supports the city's decision to withdraw, he believes the League is making efforts to improve by providing educational opportunities for Aldermen and strengthening its lobbying efforts. It would be beneficial to inform our residents. He said the League could be beneficial with the necessary changes. He emphasized the importance of gaining valuable knowledge and education to better inform residents.

Alderman Barclay noted that the St. Charles County Municipal League's fiscal year begins on July 1st. He also clarified Ameren's proposal to build another power plant in West Alton, explaining that instead of constructing the facility and later seeking cost recovery through the Public Service Commission, Ameren is pursuing a new approach that would allow it to recover construction costs while the plant is being built. He stated that issues such as this demonstrate the need for municipalities to work together with St. Louis County to present a stronger, unified voice. He shared that he has been involved with the St. Charles County Municipal League for many years and believes it has improved over time, although he acknowledged that some members felt it fell short this past year. He suggested giving the League another opportunity to implement changes, including hiring an executive director, meeting more frequently, and increasing coordination with St. Louis County. Overall, he expressed support for rejoining the League to help strengthen the region's collective voice.

Alderman Kuppler clarified the city budget runs until October 1st when a new budget begins. We are currently in our FY'26 budget. The St. Charles County Municipal League dues were due in July 2026. If the city joined in August 2026, the city would only be one month behind and would not pay dues again until July 2027.

Alderman Reitmeyer agreed with the comments made by the other aldermen. He added that, over the years, Mayor Pagano has served as a strong voice for St. Charles County. He

believes the League needs a strong executive director and supports giving the organization another opportunity to demonstrate improvements.

Alderman Townsend agreed with the decision when the city withdrew from the St. Charles County Municipal League. However, she is supportive of rejoining and is willing to remain involved unless it is ultimately proven that the League is not valuable to the city.

Alderman Barclay thanked Pat Kelly from the St. Louis Municipal League for his invitations and trainings offered through their League. Alderman Bateman mentioned that 10 to 12 years ago, Pat Kelly and the St. Louis County Municipal League approached the St. Charles County Municipal League about merging, but the decision at the time was not to move forward with the merger. She complimented the strength of their League and discussed what it would entail for the St. Charles County Municipal League to have an executive director, including the cost of hiring one and the requirement that the position could not be held by an elected official. She noted that there are many variables to consider. She noted she only stayed involved because of the youth group.

Mayor Pagano expressed frustration that he had attempted to discuss important legislation at the St. Charles County Municipal League, but his concerns were largely ignored. He takes pride in representing the City of St. Peters and said he has brought forward legislative issues that require action. However, after reviewing the minutes, he noticed that his concerns were not reflected, which he does not agree with. He previously informed the League that if they do not make changes, he would withdraw the city's membership. He said changes were promised and emphasized the need for the League to become more active and effective. He gave an example of the state conference held in St. Charles, noting that the League should have been prepared to collectively showcase the city and county. He expressed the sentiment that if the League is not going to act, cities should question why they are paying membership dues. He noted that 17 cities are represented by the Municipal League, but only about nine typically attend meetings. He reiterated that if concerns and discussions are not accurately reflected in the minutes, he questioned the purpose of attending and speaking at the meetings. He emphasized that the League is a public meeting and needs to make meaningful changes. Mayor also cited recent election items, including the transition of school board elections to November and Amendment No. 7, as examples of legislative issues where he felt the Municipal League should have been more involved and informed. He recounted that numerous St. Peters Aldermen and staff has represented the City in Jefferson City on issues affecting the City and taxpayers over the years. He believes the cities should stand collectively to defend their communities and protect taxpayer dollars. He pointed out that the St. Louis County Municipal League has testified on legislative issues numerous times over the years, while the St. Charles County Municipal League has not testified in the past five years. He encouraged the League to become more involved and active. Mayor Pagano noted that he did not intend to criticize, but to encourage improvements for the betterment of the cities. Alderman Kuppler thanked the mayor and board for their discussion.

Alderman Kuppler moved, and Alderman Barclay seconded the motion to join the St. Charles County Municipal League with the existing budgeted funds for this year and to put

$3000 in the FY27 budget to decide at our budget meetings next year whether to spend the money to remain with the league.

City Clerk Schroeder called roll as follows: Alderman Barclay: Yes; Alderman Reimer: Absent; Alderman Green: No; Alderman Reitmeyer: Yes; Alderman Trupiano: Yes; Board President Kuppler: Yes; Alderman Bateman: No; Alderman Townsend: No. The motion passed with a vote of: AYES: 4 ; NAYS: 3; and ABSENT: 1.

**MAYOR/CITY ADMINISTRATOR ITEMS FOR DISCUSSION**

UNFINISHED BUSINESS ITEMS: None

NEW BUSINESS ITEMS:

Alderman Green moved, and Alderman Barclay seconded the motion to remove the MSHSAA State Swimming & Diving Agreement Recommendation from the agenda. All in favor, the motion was approved.

MSHSAA STATE SWIMMING & DIVING AGREEMENT RECOMMENDATION – EMRICK

Mr. Emrick provided an overview of the history of agreements between the city and the Missouri State High School Athletic Association (MSHSAA). MSHSAA hosts the state swimming and diving championships at the Rec-Plex every year since 2002. They are currently in their 6th contract. The city currently charges them $5,590 per day to rent out the natatorium at their 3-day events in both November and February. The city makes about $10-15,000 per event in concession revenue. The new proposal is to enter into a new 4-year agreement with MSHSAA to conduct the Boys and Girls State Swimming and Diving Championships from November 2027 to February 2031 with a total contract value of $151,740, about a 5% increase, and a net revenue of $110,325. With approval, an authorizing ordinance will be placed on the August 27, 2026, Board of Aldermen Meeting Agenda. **Alderman Reitmeyer moved, and Alderman Green seconded the motion to place this item on the August 27, 2026, Board of Aldermen meeting agenda.** All in favor, the motion was approved.

Alderman Green moved, and Alderman Bateman seconded the motion to remove the Oak Creek Park Playground Replacement Recommendation from the agenda. All in favor, the motion was approved.

OAK CREEK PARK PLAYGROUND REPLACEMENT RECOMMENDATION – EMRICK

Mr. Emrick presented the Oak Creek Park Playground Replacement Recommendation. He provided a history of the playground equipment and explained it is 27 years old with minimal variety, worn out play features, drainage issues, and poor safety surfacing. The city received eight proposals from seven vendors with bids ranging from $294,000 to $350,414.72. Two vendors were eliminated based on budget or specifications and the remaining proposals were reviewed based on accessibility and inclusive design, quantity

and age range of play features, quality of the equipment and material, overall play value and theme. The total budget is $375,000. $300,000 is for playground equipment and safety surfacing and $70,000 is for drainage and community garden improvements. The recommendation is to enter into an agreement with Hutchinson Recreation & Design for the replacement of the playground equipment and surface at Oak Creek Park with the initial amount of $300,000. With approval, an authorizing ordinance will be placed on the August 27, 2026, Board of Aldermen Meeting Agenda. **Alderman Barclay moved, and Alderman Kuppler seconded the motion to place this item on the August 27, 2026, Board of Aldermen meeting agenda.** All in favor, the motion was approved.

Alderman Kuppler moved, and Alderman Green seconded the motion to remove the Florence Drive Parking Restrictions Recommendation from the agenda. All in favor, the motion was approved.

FLORENCE DRIVE PARKING RESTRICTIONS RECOMMENDATION – SARGENT

Ms. Sargent presented the recommendation to prohibit parking on both sides of Florence Drive through the installation of "No Parking" signs. Florence Drive is in between MO-94 and Montecito Terrace. A new development called Willow Haven, a wedding and banquet center, is currently under construction and is expected to open later this year with a maximum capacity of 375 people. Over the past year, the Montecito Terrace HOA has expressed concerns about the potential for vehicles to overflow the available parking at the venue and park alongside Florence Drive. City staff have communicated with the HOA that the site provides more parking spaces than the minimum number required to support the facility. In consideration of their concerns, city staff referred the matter to the Police Department for review and input. The PD Traffic Unit, in coordination with the Cottleville Fire District, conducted mock scenarios to evaluate emergency access to Montecito subdivision if vehicles were parked alongside Florence Drive. The exercise determined that parking on Florence Drive would restrict access for emergency vehicles, delivery trucks, and larger vehicles. Based on these findings, staff are recommending that street parking be prohibited on both the east and west sides of Florence Drive to prevent traffic congestion and ensure that emergency vehicles and residents always have unobstructed access to the Montecito subdivision.

Alderman Barclay provided clarification regarding the exact location. He also clarified that the HOA's conversation with city staff centered on ensuring that any street parking would not impede their ability to travel from the subdivision to Highway 94.

Ms. Sargent stated with approval, an authorizing ordinance will be placed on the August 27, 2026, Board of Aldermen Meeting Agenda. **Alderman Trupiano moved, and Alderman Green seconded the motion to place this item on the August 27, 2026, Board of Aldermen meeting agenda.** All in favor, the motion was approved.

Alderman Green moved, and Alderman Townsend seconded the motion to remove the Joint & Crack Seal Program Recommendation from the agenda. All in favor, the motion was approved.

JOINT & CRACK SEAL PROGRAM RECOMMENDATION – SARGENT

Ms. Sargent explained this item is a bid recommendation for the 2026 Joint and Crack Seal Program. This preventative maintenance program consists of sealing pavement control joints and cracks along approximately 38,000 lineal feet of asphalt streets, 60,000 lineal feet of residential concrete streets, and roughly 28,000 lineal feet of arterial collector streets. Joint and crack sealing is a preventative maintenance process that fills gaps in concrete or asphalt to block water ice and debris from causing structural damage. The street selected for joint and crack sealing were selected based on pavement rating and age and to complete pavement rehabilitation associated with concrete slab replacement and asphalt overlay from the previous year. On August 3rd, the city received one bid for the 2026 joint and crack seal program from Sweetens Concrete Services LLC of Wright City in the amount of $143,509. Sweetens has successfully completed the City of St Peters joint and Crack Seal Program from 2022 to 2025. The company has the necessary experience, staff, and equipment to perform the 2026 joint and crack seal program successfully. Approval of this recommendation will authorize award of a contract with the initial amount of $143,509 to Sweetens Concrete Services LLC. Funds for the program will come from the FY'26 Transportation Trust Budget and from savings within the FY'26 pavement management program. With approval, an authorizing ordinance will be placed on the August 27, 2026, Board of Aldermen Meeting Agenda. **Alderman Kuppler moved, and Alderman Green seconded the motion to place this item on the August 27, 2026, Board of Aldermen meeting agenda.** All in favor, the motion was approved.

Alderman Barclay moved, and Alderman Green seconded the motion to remove the Temporary Accounting Services Agreement Recommendation from the agenda. All in favor, the motion was approved.

TEMPORARY ACCOUNTING SERVICES AGREEMENT RECOMMENDATION – BENESEK

Mr. Benesek presented the Temporary Accounting Services Agreement recommendation. For the 2025-2026 period, the Finance Department has utilized two temporary accountants to assist with general ledger reconciliations and grant reconciliations. For the 2026-2027 period, staff requests approval to retain one temporary accountant to continue general assistance while also completing the following financial projects: bond accounting and reporting, other post-employment benefits (OPEB) reporting, natatorium foundation accounting and reporting, development note recognition and reconciliations. Additional temporary staff will allow development and implementation of process improvements. The recommendation is to execute an agreement in the initial amount of $195,500 through competitive negotiations to Robert Half, LLC. Robert Half LLC is a nationally recognized professional staffing firm that provides a quality source of accounting and finance professionals. They have demonstrated the ability to provide experienced staff and require minimal onboarding.

With approval, an authorizing ordinance will be placed on the August 27, 2026, Board of Aldermen Meeting Agenda. **Alderman Reitmeyer moved, and Alderman Trupiano seconded the motion to place this item on the August 27, 2026, Board of Aldermen meeting agenda.** All in favor, the motion was approved.

Alderman Barclay moved, and Alderman Reitmeyer seconded the motion to remove the JV Pipeline River Crossing Cathodic Protection Anode Ground Bed Replacement Recommendation from the agenda. All in favor, the motion was approved.

JV PIPELINE RIVER CROSSING CATHODIC PROTECTION ANODE GROUND BED REPLACEMENT PROJECT RECOMMENDATION – KINION

Mr. Kinion presented on the JV Pipeline River Crossing Cathodic Protection Anode Ground Bed Replacement Project Recommendation. He explained the scope of the project is to replace the deep anode ground bed portion of the cathodic protection system used to protect the steel river crossing portion of the JV pipeline. The existing round bed was installed in 1986 as part of the original pipeline installation. It protects approximately 2,000 feet of 30-inch steel pipeline underneath the Missouri River, which is part of the 5.5-mile-long JV water pipeline. That pipeline serves both St. Peters and St. Charles communities distributing water from the St. Louis Howard Bend water plant. St. Peters and St. Charles the facilities and St. Peters are responsible to operate and maintain the pipeline.

Mr. Kinion stated the replacement of the ground bed was scheduled for FY'28. The replacement was based on annual condition assessments and equipment age. Unfortunately, the equipment has failed, requiring replacement now to provide proper corrosion protection to the pipeline. Staff is recommending a contract to be competitively negotiated with Corrpro Companies Incorporated to perform this work for the following reasons. Corrpro is familiar with city equipment due to performing all annual inspections since 2020. Corrpro has recently completed the design of the replacement ground bed system. It will save time allowing the city to quickly get the system operational restoring essential corrosion protection to the pipeline and the specialized nature of the work. The city has worked with Corrpro to design the new system. The proposed cost to install the system is $114,643 and Corrpro is available to start the work on this project in early September if a contract is in place by mid-August. The project will be funded directly from the joint venture fund. Mr. Kinion explained tonight's request is to competitively negotiate a contract with corporal companies incorporated and the initial contract amount of $114,643 for the installation of a deep anode ground bed for the JV River Crossing Cathodic Protection System. **This is business item I-10 on tonight's Board of Aldermen agenda for consideration.**

Alderman Kuppler moved, and Alderman Green seconded the motion to remove the Colby Drive Stormwater Improvement Project Change Order Recommendation from the agenda. All in favor, the motion was approved.

COLBY DRIVE STORMWATER IMPROVEMENT PROJECT CHANGE ORDER RECOMMENDATION – KINION

Mr. Kinion presented the Colby Drive Stormwater Improvement Project Change Order Recommendation. He displayed photos that showed locations of the stormwater improvement project which depicted some of the areas during construction. Mr. Kinion recommended Change Order #5 to this project to incorporate design changes that are necessary due to utility conflicts in the area. Change Order #5 accounts for structural changes and relocation of concrete junction box, additional 3' and 5' stormwater pipes, and manufactured pipe bends per design plans. This area is located across from the library on Spencer Road between Spencer Place and Shadow Lane. When completed, the project will stabilize 3100 linear feet of channel reaching 94 property owners. Approval of Change Order #5 will authorize a net increase of $97,477.86 to the current contract value, paid out of LPSW Fund. All change orders to date increase the total contract by 5.5% over initial value.

Alderman Kuppler asked for clarification on the anticipated work and the current understanding of the project. Mr. Kinion clarified that the city is not relocating the existing facilities but rather redesigning the project to work around them. The project involves relocating a large concrete junction box that receives a 60-inch stormwater pipe and 36-inch stormwater pipes before discharging into the channel. The redesign has delayed the project due to utility conflicts discovered during construction. The junction box must be moved farther from the road and upsized, requiring modifications to the existing stormwater pipes and their connections to the project. He noted that this accounts for the additional $97,000 in cost, as the existing utility configuration was not known until construction began. City Administrator Malach further explained that existing buried utilities and poor soil conditions were discovered during excavation. When crews began over-excavating to install the new large concrete structure designed to accommodate the 3-foot and 5-foot diameter pipes, they determined that installing the structure in that location could result in future failure. Rather than relocating the existing utilities, it was determined to be more cost-effective to move the junction box downstream and extend the existing storm sewer pipes and fittings to connect to it. This approach also avoids the poor soil conditions near the roadway. **This is Item I-15 on tonight's BOA Agenda.**

**MISCELLANEOUS UPDATES – MALACH**

City Administrator Malach stated there were two miscellaneous updates.

INDUSTRIAL REVENUE BOND UPDATE – BENESEK

Mr. Benesek explained Item H-1 on tonight's Board of Aldermen agenda concerns industrial revenue bonds for the NorthPoint Building 5 project. Staff are requesting that this item be tabled to the August 27th Board meeting. The St. Charles County Ambulance District is reviewing the matter tonight and is expected to vote on it. Tabling the item will allow time for the documents to be amended, if necessary, based on the outcome of that vote.

GREAT RIVERS GREENWAY – COOPERATION AND REIMBURSEMENT AGREEMENT SPENCER CREEK/CENTENNIAL TRAIL @ MILLWOOD - EMRICK

Mr. Emrick reminded the Board about the Great Rivers Greenway (GRG) and the Millwood Crossing project. At the last meeting, he presented an agreement with GRG, which contributes $150,000 to the project. The project was put out for bid, and a bid was received this afternoon at 2:00 pm. The bid appears favorable and was submitted by a reputable vendor the city has worked with previously. The vendor has also met purchasing requirements at the front end. He noted that the project is on a tight timeline, as the city is working to complete it by October 1. His request is that, assuming Purchasing completes its review and everything checks out, the item be placed on both the August 27 work session and Board of Aldermen Agendas. This would save approximately two weeks in the process and allow the project to get underway on schedule. **Alderman Barclay moved, and Alderman Townsend seconded the motion to place this item on the August 27, 2026, Work Session and Board of Aldermen meeting agendas.** All in favor, the motion was approved.

BOARD MEETING AGENDA ITEM REVISIONS – MALACH

None.

**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)**

Mayor Pagano announced that an Executive Session will take place after the Regular Meeting.

**ADJOURNMENT OF THE WORK SESSION**

Alderman Kuppler moved, and Alderman Reitmeyer seconded the motion to adjourn the Work Session meeting. The motion carried, and the Work Session was adjourned at approximately 6:38 p.m.

Submitted by,

Lisa Schroeder
City Clerk