Tentative Agenda

Board of Aldermen Regular Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
February 26, 2026, at 6:30 PM

A. Call to Order, Mayor Len Pagano

B. Roll Call

C. Opening Ceremonies

1. Invocation:

2. Pledge of Allegiance

D. Approval of Minutes

1. Board of Aldermen Work Session meeting of February 12, 2026; and Regular Board of Aldermen meeting of February 12, 2026

E. Reports of Officers, Boards, and Commissions

1. Mayoral Report of Appointments to Boards and Commissions

2. City Administrator's Report

3. Report of Director, Planning, Community and Economic Development

   a. Petition RZ 25-07 - The Prime Co. (460 Brown Road Apartments)

4. St. Peters Business Spotlight

F. Open Forum

1. Citizens Petitions and Comments

2. Communications from the Elected Officials

3. Announcements

G. Public Hearings

H. Unfinished Business Items

I. New Business Items

1. Bill No. 26-19: 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)

2. Bill No. 26-20: 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

3. Bill No. 26-21: 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

4. Bill No. 26-22: 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

5. Bill No. 26-23: 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

6. Bill No. 26-24: 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

7. Bill No. 26-25: 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

8. Bill No. 26-26: 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

9. Bill No. 26-27: Bill Accepting for Maintenance the Dedication of a Certain Sanitary Sewer Line in and connected with the Crunch Fitness Development

J. Executive Session re: Litigation, Real Estate, Personnel, and Security pursuant to Section 610.021(1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6)

K. Adjournment

Agenda Posted at City Hall: February 20, 2026
By: L. Schroeder, City Clerk

Next Regular Board of Aldermen Meeting: March 12, 2026

The meeting is available for viewing at www.sptvnow.net

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

DRAFT

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, expeditated 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 Towsend 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

CITY OF ST. PETERS
BOARD OF ALDERMEN REGULAR MEETING MINUTES
February 12, 2026

CALL TO ORDER

Mayor Len Pagano called the Board of Aldermen meeting to order at 6:30 p.m. on 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:
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; 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.

OPENING CEREMONIES

INVOCATION: Father James Benz, Saints Joachim and Ann Catholic Church

Father James Benz, of Saints Joachim and Ann delivered the invocation.

PLEDGE OF ALLEGIANCE**:**

Mayor Len Pagano led the Pledge of Allegiance.

PRESENTATION: USO PENNIES FOR PATRIOTS, YVETTE SUMMY

Alderman Reitmeyer presented Phil Schroeder with a donation check in the amount of $3,938.35, collected from aluminum can recycling efforts benefitting USO Pennies for Patriots. Mr. Schroeder shared information about the services provided to military personnel by the James S. McDonnell USO Center at St. Louis Lambert Airport.

DRAFT

OATH OF OFFICE: JORDAN LUKE, POLICE OFFICER

Chief Ramirez completed the ceremonial oath of office for Police Officer Jordan Luke. Officer Luke then introduced his family members who were in attendance.

RANDOM ACTS OF KINDNESS AWARD: Sheliah Thompson, Ward 2

Alderman Bateman and Alderman Green presented the Random Acts of Kindness award to Sheliah Thompson in recognition of her ongoing support and care for her neighbor, including helping with tasks, running errands, and providing transportation to appointments. Ms. Thompson was nominated by her neighbor, Janet, who was also in attendance.

APPROVAL OF MINUTES

BOARD OF ALDERMEN WORK SESSION MEETING OF JANUARY 22, 2026 AND REGULAR BOARD OF ALDERMEN MEETING OF JANUARY 22, 2026

Alderman Kuppler moved, and Alderman Trupiano seconded the motion to approve the Board of Aldermen Work Session meeting minutes of January 22, 2026, and the Regular Board of Aldermen meeting minutes of January 22, 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:

APPOINTMENT OF DIRECTOR OF EMERGENCY MANAGEMENT

Alderman Bateman read the appointment of Melissa Doss to Director of Emergency Management. Alderman Reimer moved, and Alderman Green seconded the motion to approve the appointment. All in favor, the motion carried, and the appointment was approved.

CITY ADMINISTRATOR'S REPORT: None

REPORT OF DIRECTOR OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT: None

ST. PETERS BUSINESS SPOTLIGHT: None

OPEN FORUM

COMMUNICATIONS FROM THE ELECTED OFFICIALS:

Elected Officials made comments during this time.

DRAFT

PUBLIC HEARINGS: None

UNFINISHED BUSINESS ITEMS

There were no unfinished business items on the agenda.

NEW BUSINESS ITEMS

MOTION/APPROVED: BILL NO. 26-16 ORDINANCE NO. 8263 AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE A CONTRACT FOR THE CITY HALL EXTERIOR TUCKPOINTING PROJECT (BID NO. 26-110)

Alderman Trupiano moved, and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Trupiano moved, and Alderman Reitmeyer seconded the motion to read Bill No. 26-16 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 Bateman moved, and Alderman Kuppler seconded the motion to put the Bill to a final vote. The motion was approved, and Bill 26-16 passed, becoming Ordinance Number 8263.

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. 26-17 ORDINANCE NO. 8264 AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AGREEMENTS PROVIDING FOR ACQUISITION OF RIGHT-OF-WAY, BY SPECIAL WARRANTY DEED, ALONG WITH A TEMPORARY CONSTRUCTION EASEMENT FOR THE JUNGS STATION ROAD RESURFACING PROJECT, FEDERAL PROJECT NO. STP-7305(623) (CENTRAL COUNTY FIRE AND RESCUE DISTRICT)

Alderman Trupiano moved, and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Trupiano moved, and Alderman Reitmeyer seconded the motion to read Bill No. 26-17 for the first time. The motion carried, and Alderman Townsend read the Bill. Alderman Bateman moved, and Alderman Kuppler 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 Reimer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-17 passed, becoming Ordinance Number 8264.

Barclay: Yes Reimer: Yes Green: No Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

DRAFT

MOTION/APPROVED: BILL NO. 26-18 ORDINANCE NO. 8265 AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AN AGREEMENT PROVIDING FOR A TEMPORARY CONSTRUCTION EASEMENT FOR THE JUNGERMANN ROAD RESURFACING PHASE 2 PROJECT, FEDERAL PROJECT NO. STBG-7302(711) (OLYMPIC AUTOMOTIVE LLC)

Alderman Bateman moved, and Alderman Green seconded the motion to introduce the Bill. The motion carried. Alderman Bateman moved, and Alderman Green seconded the motion to read Bill No. 26-18 for the first time. The motion carried, and Alderman Barclay read the Bill. Alderman Green moved, and Alderman Reitmeyer 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. 26-18 passed, becoming Ordinance Number 8265.

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/ADOPTED: RESOLUTION NO. 1684 OPPOSING HOUSE BILL 2155 AND HOUSE BILL 2429 REQUIRING MUNICIPALITIES TO PAY FOR THE RELOCATION OF BROADBAND AND CABLE FACILITIES LOCATED IN THE PUBLIC RIGHT-OF-WAY [SPONSOR: MAYOR PAGANO]

Alderman Green moved, and Alderman Reitmeyer seconded the motion to introduce the resolution. The motion carried. Alderman Green moved, and Alderman Reitmeyer seconded the motion to read resolution for the first time. The motion carried, and Alderman Green read the resolution. Alderman Reitmeyer moved, and Alderman Green seconded the motion to put the resolution to a final vote. The motion was approved, and Resolution Number 1684 was adopted.

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/ADOPTED: RESOLUTION NO. 1685 A RESOLUTION SUPPORTING THE CITY OF ST. PETERS 2026 STRATEGIC OPERATIONS PLAN

Alderman Reitmeyer moved, and Alderman Green seconded the motion to introduce the resolution. The motion carried. Alderman Reitmeyer moved, and Alderman Green seconded the motion to read resolution for the first time. The motion carried, and Alderman Reitmeyer read the resolution. Alderman Trupiano moved, and Alderman Green seconded the motion to put the resolution to a final vote. The motion was approved, and Resolution Number 1685 was adopted.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: No Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

DRAFT

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 Barclay seconded the motion to enter the 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) and then adjourn the Board of Aldermen meeting from the Executive Session. With the motion approved, roll call was taken as follows: Alderman Barclay, yes; Board President Alderman Bateman, yes; Alderman Kuppler, yes; Alderman Reimer, yes; Alderman Reitmeyer, yes; Alderman Green, yes; Alderman Townsend, yes; Alderman Trupiano, yes.

ADJOURNMENT OF THE REGULAR BOARD OF ALDERMEN MEETING

The Board of Aldermen meeting was adjourned to Executive Session at approximately 7:43 p.m.

Submitted by,

Lisa Schroeder
City Clerk

DRAFT

BILL NO. 26-19 I-01

ORDINANCE NO.

AN ORDINANCE 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)

WHEREAS, by Petition Number RZ 25-07 to the Board of Aldermen, a certain change was requested in the Zoning Law of the City; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, did refer this Petition to the City's Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission did hold a Public Hearing on this proposed change; and

WHEREAS, at this Public Hearing persons in interest and citizens were given an opportunity to be heard on this proposed change; and

WHEREAS, said Planning and Zoning Commission did consider this Petition and recommended denial of this item to the Board of Aldermen.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That certain sections of the Municipal Code of the City of St. Peters, Missouri, Title IV: Land Use be amended by making the following changes in the Zoning District Map, which map is on file in the Office of the City Clerk, to rezone to R-3 Planned Urban Development (PUD) for a 6.4 +/- acre parcel from I-1 Light Industrial District, more particularly described as follows:

DRAFT

LAND DESCRIPTION

Parcel 1:

A tract of land being part of U.S. Survey 1808, Township 47 North, Range 3 East, more particularly described as follows beginning at a point marking the Northwest corner of U.S. Survey No. 1808 thence along the Northern Right of Way of a County Road (Brown Road) South 89 degrees 30 minutes East 703.63 feet to a point, which point, marks the beginning point of tract hereby described, thence South 89 degrees 30 minutes East 348.44 feet to a point; thence South 1 degree 10 minutes West 330.59 feet to an iron pipe thence Westwardly in a straight line a distance of 348 feet, more or less to an iron pipe located in the Southwest corner of the tract herein described which iron pipe is located South I degree 10 minutes West 315.35 feet from the beginning point of tract hereby described thence North I degree 10 minutes East 315.35 feet to the point of beginning.

EXCEPTING THEREFROM that part dedicated to The City of St. Peters for Public Road use forever in Book 1168 Page 1868 of the St. Charles County Records.

Parcel 2:

A tract of land being part of U.S. Survey 1808, Township 47 North Range 3 East, St. Charles County, Missouri, being more particularly, described as follows: Commencing at the North west corner of U.S. Survey 1808; thence along the North line of U.S.Survey 1808 and also being the North line of Brown Road, South 89 degrees 18' 00" East, 575.57 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along the North line of U.S. Survey 1808 South 89 degrees 18' 00" East, 128.06 feet to a point; thence leaving the North line of U.S. Survey 1808 South 1 degree 13 ' 05" West, 315.34 feet to a Point; thence North 86 degrees 57' 13" West, 130.17 feet to a point; thence North 1 degree 35' 43" East, 310.04 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that part dedicated to The City of St. Peters for Public Road use forever in Book 1168 Page 1876 of the St. Charles County Records.

SECTION 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 3. Savings Clause

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of February, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest:_____
Lisa L. Schroeder, City Clerk

DRAFT

BILL NO. 26-20 I-02

ORDINANCE NO.

AN ORDINANCE 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

WHEREAS, Gary B. Bentley and Cortney S. Bentley, Owner, and Elsey Holdings, LLC, d/b/a The Prime Co., owner under contract of a tract of land containing 6.4+/- acres known as 460 Brown Road Apartments – St. Peters; and

WHEREAS, the applicant is desirous of developing property for multiple-family dwellings; and

WHEREAS, all parties believe it to be in their mutual best interests to agree to terms and conditions as set forth in the Planned Urban Development Agreement, in substantially the form attached hereto.

WHERAS, the City of St. Peters' Planning and Zoning Commission recommended denial of said PUD Agreement to the Board of Aldermen.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and is hereby authorized to execute on behalf of the City of St. Peters, Missouri, a PUD Agreement with Gary B. Bentley and Cortney S. Bentley and Elsey Holdings, LLC, d/b/a The Prime Co.,

DRAFT

for development of a tract of land known as 460 Brown Road Apartments - St. Peters, in substantially the form attached hereto and marked as Exhibit A.

SECTION 2. Savings Clause

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 3. Severability Clause

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 4. This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of St. Peters, Missouri.

Read two times, passed, and approved this 26th day of February, 2026.

DRAFT

_____

Len Pagano, As Presiding Officer and as Mayor

Attest:_____

Lisa L. Schroeder, City Clerk

PLANNED URBAN DEVELOPMENT AGREEMENT
460 Brown Road Apartments - St. Peters

THIS PUD DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the 4th day of September 2025, by and among the CITY OF ST. PETERS, MISSOURI, a municipal corporation located in St. Charles County, Missouri (the "City"), and ELSEY HOLDINGS, LLC , D/B/A THE PRIME CO., a Delaware limited liability company (the "Owner under Contract"), and GARY B. BENTLEY AND CORTNEY S. BENTLEY (the "Owner").

WITNESSETH:

WHEREAS, The Owners are the fee simple owner of an approximately 6.4 +/- acre tract of land legally described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"); and

WHEREAS, The Owner Under Contact is desirous of developing the Property for multiple-family dwellings; and

WHEREAS, the City, Property Owner and Owner Under Contract desire to enter into an agreement setting forth Owner Under Contract's intended development of the Property, as contemplated by the City's Zoning and Subdivision Regulations established by Title IV. Land Use, Chapter 405 of the St. Peters City Code, along with any amendments thereto (the "Zoning Ordinance"); and

WHEREAS, the Property is zoned I-1 Light Industrial District in St. Peters; and

WHEREAS, Property Owner and Owner Under Contact are requesting approval of an R-3 PUD Planned Urban Development to include multiple-family dwellings; and

WHEREAS, City, Property Owner, and Owner Under Contact desire that a Planned Urban Development, as defined and provided for by the appropriate sections of the Zoning Ordinance, be established upon the Property, and that the Property be developed in a manner consistent with the Development Plan attached hereto as Exhibit B and incorporated herein by this reference (the "Development Plan"); and

WHEREAS, City, in approving the Planned Urban Development (PUD) designation for the Property, and the Development Plan, requires that a contract be entered into for the purpose of providing for completion of the Development Plan so approved and restricting the land uses to those indicated in the Development Plan; and

WHEREAS, Owner Under Contract has not closed upon the purchase of the Property from Owner and, in the event Owner Under Contract does not close on the purchase of the Property in accordance with the terms of the Purchase Agreement by and between Owner and Owner Under Contract, Owner may desire to develop the Property in a different manner than that set out herein and therefore a separate PUD Agreement would be required if Owner Under Contract does not close upon the purchase of the Property from Owner in accordance with the terms of the Purchase Agreement by and between Owner and Owner Under Contract.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Owner Under Contract will proceed with construction of the Planned Urban Development in accordance with the aforementioned Development Plan (or in accordance with a revised Development Plan, if any such be proposed by the Owner Under Contract, or its successors or assigns, and subsequently be approved by the City, all in conformance with the then controlling sections of the Zoning Ordinance).

2. Owner Under Contract will cause to be prepared and submitted to the City for its approval, all necessary plans for the installation of public streets, streetlights, storm and sanitary sewers, waterlines, sidewalks, street signs and other appurtenant public structures required, if any.

3. Owner Under Contract will cause to be prepared and submitted to the City for its approval, a final plat, suitable for recording with the County Recorder of Deeds, upon which will be shown all land, if any, to be dedicated for public street purposes, and all easements necessary for the installation or maintenance of public utilities, if any.

4. Owner Under Contract agrees that construction of the public improvements will be commenced on the Property within a period of two (2) years from the date of this Agreement. In the event that such construction is not commenced on the Property within said two (2) year period, then the Development Plan approved by the Board of Aldermen, hereinafter referred to as the "Board", shall terminate and be deemed null and void unless such time period is extended by the Planning and Zoning Commission- (hereinafter referred to as the "Commission") - for due cause shown, and approved by the Board of Aldermen. Upon termination of the Development Plan, the Commission shall review any changes in the Zoning District Map approved herein. If the Commission finds said changes to no longer be appropriate, the Commission shall recommend to the

Board that the map be revised in accordance with the procedures for changes and amendments.

The Owner Under Contract further agrees that the construction of all public improvements shall be completed within three (3) years from the start of such construction, or five (5) years from the date hereof, whichever is less, unless such periods are extended by the Commission, for due cause shown, and approved by the Board.

5. The City agrees that Owner Under Contract (or its successors in interest) are entitled to develop the land described in Exhibit A in conformance with the Development Plan, except that as concerns those matters not addressed therein, Owner Under Contract will comply with the Ordinances of the City.

6. Owner Under Contract agrees that it will develop the Property for multiple-family dwelling units only as shown on the Development Plan, to be submitted to the City consistent with the requirements of the Zoning Ordinance, and Owner Under Contract and City further agree that if construction of the public improvements for the Property is not completed in accordance with the terms of Section 4 hereof and the aforesaid Development Plan, or such extension thereof as may be granted by the City, then the remaining undeveloped portion of the Property may not be developed nor will any building permits be issued unless and until a new Agreement is approved by the City and Owner Under Contract, or unless the undeveloped portion of the Property is first rezoned.

7. City will issue building permits with respect to the Property in as timely a manner as practicable, or will enumerate in writing the reasons, if any, why such permits cannot be issued, so that Owner Under Contract may efficiently pursue completion of the Development Plan within the time frames set forth herein.

8. Property Owner, having to the best of its knowledge provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a Planned Urban Development, agrees that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.

9. The uses permitted on the Property shall include a maximum of one hundred and sixty-eight (168) multiple family units and recreation facilities including, but not limited to, a playground, amenity building and pool.

    a. A maximum of twenty-five percent (25%) of the units may be less than eight hundred fifty (850) square feet. Of this group, no more than 5% may be a minimum of six hundred (600) square feet in area.

10. Building setbacks shall comply with the setback requirements in the R-3 Multiple Family Residential District.

11. Building height shall not exceed forty-five (45) feet or three (3) stories in height.

12. Access and Roadways:
    a. Access to the development shall be as generally indicated on the Development Plan and may include access from Brown Road and I-70 Service Road North.

    b. All drive aisles within the Property shall be private.

13. Landscaping:
    a. Landscaping shall be in compliance with all requirements of the City Code and as generally shown on the Development Plan.

    b. A sight proof fence shall be installed along all abutting residentially developed properties and shall be indicated on the Development Plan. The fence design shall be as approved by the Planning Department. The fence may be removed if the abutting properties are redeveloped with a non-residential use.

14. Recreation facilities shall be as generally shown on Exhibit B and shall include a playground, amenity building, and pool. Modifications to those shown on the approved Development Plan may be approved by the Planning Department.

15. The design of the multiple-family residential buildings and clubhouse shall be as substantially shown on Exhibit C. Any minor modifications to the building shall be approved by the Planning Department. Any substantive changes to the approved building shall first be approved by the Planning and Zoning Commission.

16. The Owner shall be permitted to install entrance monuments in compliance with Section 405.745 of the City Code.

17. The City will require detention for the site in accordance with City of St. Peters regulations.

18. City of St. Peters water and sanitary sewer service will be used to serve the subject development, unless otherwise authorized by the City Administrator.

19. City trash service shall serve the Property, including recycling services, until such time as not required by the City of St. Peters.

20. All electric service serving the Property shall be run underground, except as permitted by the St. Peters City Code.

21. The configuration of the site shall be as substantially shown on the Development Plan (Exhibit B). Any minor modifications to the site design shall be as approved by the Planning Department. Any substantive changes to the approved site configuration shall first be approved by the Planning and Zoning Commission.

22. The City shall accept for dedication in accordance with City ordinances any public streets, streetlights, water, storm and sanitary sewer main lines serving the Property. Following the installation of all such public improvements on the Property by Property Owner, the City shall inspect the same and provided they conform to the plans and specifications approved by the City for the same, the City shall accept the same for dedication. The City and Property Owner shall enter into a standard escrow agreement for these public improvements whereby Property Owner shall deposit with the City a construction deposit, a sum for grading and restoration, and a maintenance deposit, all in compliance with and pursuant to Section 405.460.F of the St. Peters City Code.

23. Owner Under Contract may, with the prior written approval of the City, and until Owner Under Contract closes upon the purchase of the Property in accordance with the terms of the Purchase Agreement by and between Owner and Owner Under Contract, and with the approval of Owner, assign its rights and obligations under this Agreement in connection with any conveyance of its interest in all or part of the Property to any third party who is not a signatory to this Agreement, provided that (i) any such assignee agrees to assume the Owner Under Contract's obligations under this Agreement with respect to the Property, (ii) upon such assignment and assumption, the Owner Under Contract shall, as relates to the Property, be released from the terms hereof, and (iii) any assignment of the rights or obligations hereunder shall be in writing and shall be recorded in the records of the Office of the Recorder of Deeds of St. Charles County, Missouri. Anything to the contrary contained herein notwithstanding, this Agreement shall run with the land and shall be binding on and inure to the benefit of the parties hereto, and their successors and assigns.

24. In the event the parties hereto desire to make a non-material change to this Agreement, the City Administrator of the City shall have the power to enter into a written agreement incorporating such change into the Agreement and to bind the City thereby. No amendment or change to this Agreement shall be valid unless the same is in writing, signed by both parties.

25. If any provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. The City hereby approves the Development Plan attached to this Agreement as Exhibit B, subject to the qualifications contained herein. Property Owner agrees that all public improvements shall be constructed to meet all applicable state and local codes, and shall comply with all of the City's applicable Ordinances and street construction standards.

27. In the event that either party hereto brings an action or proceeding for a declaration of the rights of the parties under this Agreement or for any alleged breach or default thereof, the prevailing party to such action shall be entitled to an award of all of its costs, including reasonable attorney's fees, and any court costs incurred in said action or proceeding in addition to other damages or relief awarded, regardless of whether final judgment is entered in such action or proceeding.

28. Time is of the essence with respect to this Agreement.

29. This Agreement constitutes the entire undertaking between the parties hereto and supersedes any and all prior agreements, arrangements and understandings, if any, between the parties hereto or the predecessors in interest of either of them with respect to the subject matter hereof.

30. City, Owner and Owner under Contract each represent to the other that they have the full right, power and authority to enter into this Agreement and to fully perform their obligations hereunder. Each person executing this Agreement warrants and represents that each has the authority to execute this Agreement in the capacity stated and to bind the City and Owner and Owner Under Contract, respectively, except as otherwise specifically set forth herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the day and year first above written.

CITY OF ST. PETERS, MISSOURI

By: _____
William J. Malach, City Administrator

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

On this ____ day of _____, 2026, before me personally appeared WILLIAM J. MALACH to me personally known, who, being by me duly sworn did say that he is the City Administrator of the CITY OF ST. PETERS, MISSOURI, a municipal corporation and city of the fourth class of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Aldermen; and said WILLIAM J. MALACH acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:

OWNER UNDER CONTRACT

ELSEY HOLDINGS, LLC D/B/A THE PRIME CO.

By: _____
Bryan Elsey, Manager

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026 before me personally appeared BRYAN ELSEY, to me personally known, who, being by me duly sworn, did say that he is the Manager of ELSEY HOLDINGS, LLC d/b/a THE PRIME CO. and that said instrument was signed on behalf of said limited liability company; and said BRYAN ELSEY acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

_____
Notary Public

My Commission Expires:

OWNER

GARY B. BENTLEY

By: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026 before me personally appeared Gary B. Bentley, a single individual, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

_____
Notary Public

My Commission Expires:

OWNER

CORTNEY S. BENTLEY

By: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026 before me personally appeared Cortney S. Bentley, a single individual, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

_____
Notary Public

My Commission Expires:

Exhibit A

Legal Description

Parcel 1:

A tract of land being part of U.S. Survey 1808, Township 47 North, Range 3 East, more particularly described as follows beginning at a point marking the Northwest corner of U.S. Survey No. 1808 thence along the Northern Right of Way of a County Road (Brown Road) South 89 degrees 30 minutes East 703.63 feet to a point, which point, marks the beginning point of tract hereby described, thence South 89 degrees 30 minutes East 348.44 feet to a point; thence South 1 degree 10 minutes West 330.59 feet to an iron pipe thence Westwardly in a straight line a distance of 348 feet, more or less to an iron pipe located in the Southwest corner of the tract herein described which iron pipe is located South I degree 10 minutes West 315.35 feet from the beginning point of tract hereby described thence North I degree 10 minutes East 315.35 feet to the point of beginning.

EXCEPTING THEREFROM that part dedicated to The City of St. Peters for Public Road use forever in Book 1168 Page 1868 of the St. Charles County Records.

Parcel 2:

A tract of land being part of U.S. Survey 1808, Township 47 North Range 3 East, St. Charles County, Missouri, being more particularly, described as follows: Commencing at the North west corner of U.S. Survey 1808; thence along the North line of U.S.Survey 1808 and also being the North line of Brown Road, South 89 degrees 18' 00" East, 575.57 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along the North line of U.S. Survey 1808 South 89 degrees 18' 00" East, 128.06 feet to a point; thence leaving the North line of U.S. Survey 1808 South 1 degree 13 ' 05" West, 315.34 feet to a Point; thence North 86 degrees 57' 13" West, 130.17 feet to a point; thence North 1 degree 35' 43" East, 310.04 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that part dedicated to The City of St. Peters for Public Road use forever in Book 1168 Page 1876 of the St. Charles County Records.

Exhibit B
Development Plan

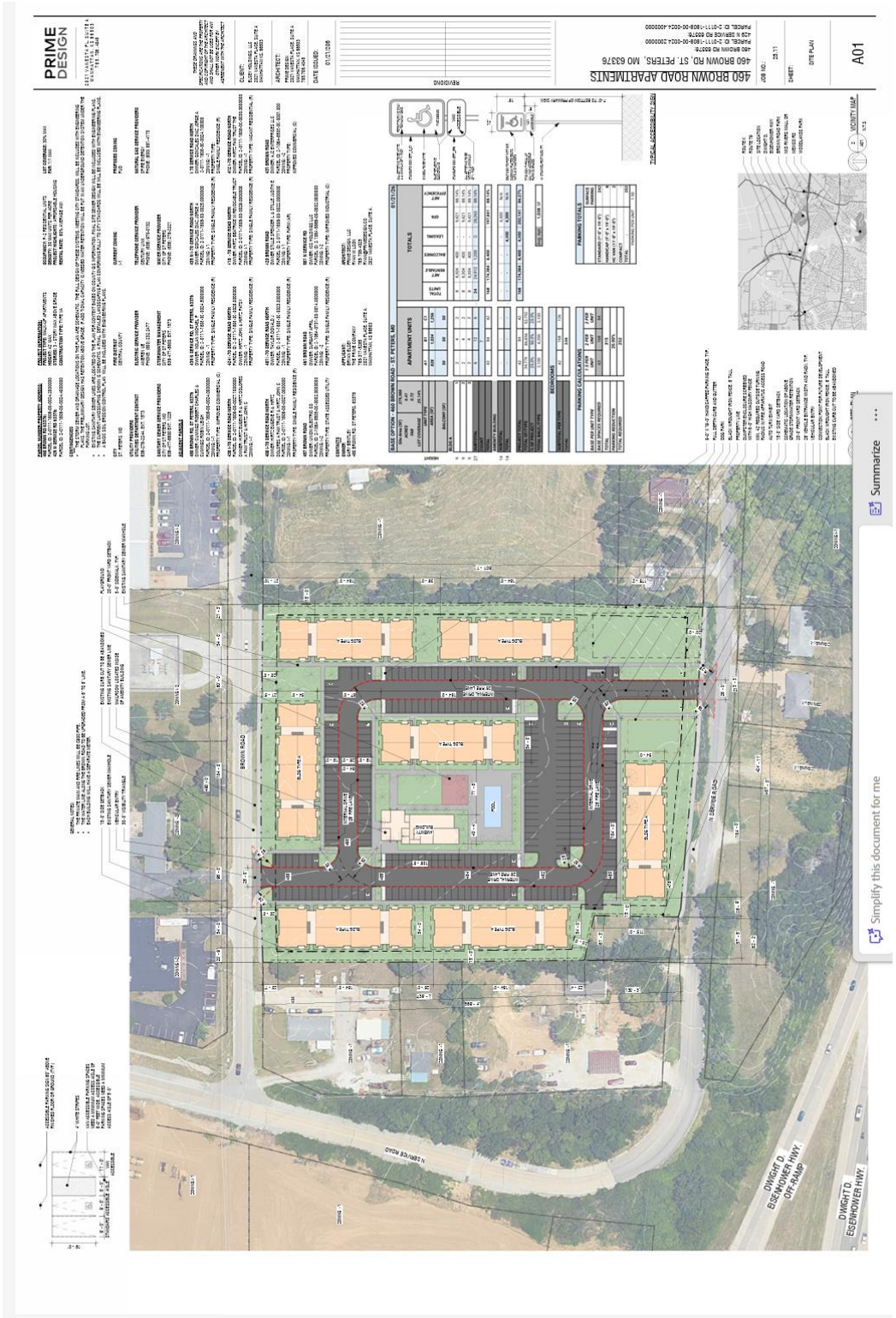
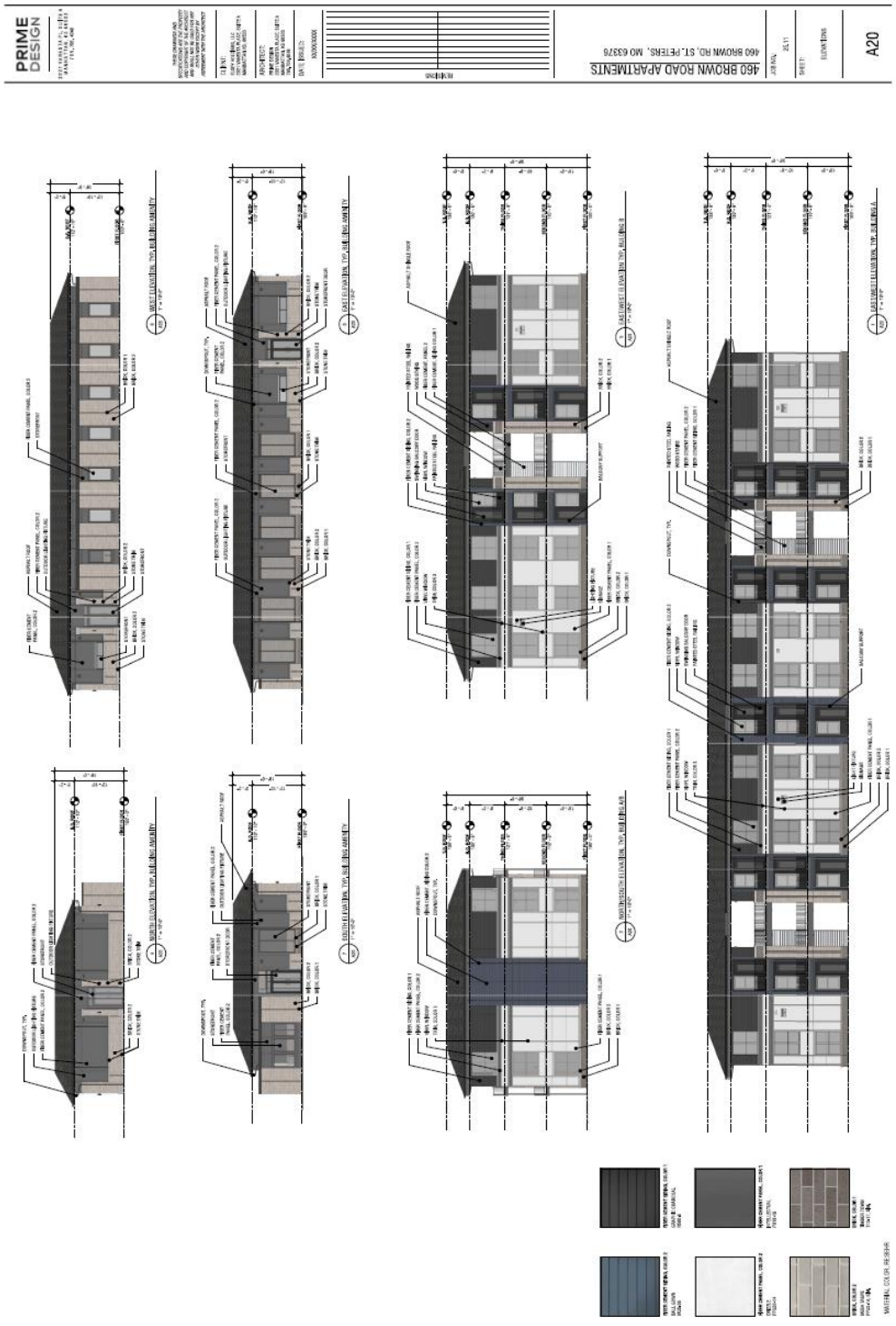


Exhibit C
Building Elevations



ORDINANCE NO.

AN ORDINANCE 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

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety and welfare of the community; and

WHEREAS, the City solicited bids for the Mid Rivers Mall Drive Right Turn Lane at Home Depot project (BID 26-116); and

WHEREAS, bid proposals were received from nine (9) bidders on December 31, 2025; and

WHEREAS, it is recommended that an agreement for the Mid Rivers Mall Drive Right Turn Lane at Home Depot project be awarded to the lowest, responsible, and responsive bidder Byrne & Jones Enterprises, Inc. of St. Louis, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and he is hereby authorized to execute a contract with Byrne & Jones Enterprises, Inc. in the initial amount of $286,537.20 for the construction of the Mid Rivers Mall Drive Right Turn Lane at Home Deport project. Upon approval of the City Administrator, the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

No.

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SECTION 4. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 26th day of February, 2026.

_____

Len Pagano, As Presiding Officer and as Mayor

Attest: _____

Lisa L. Schroeder, City Clerk

DRAFT

ORDINANCE NO.

AN ORDINANCE 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

WHEREAS, the City of St. Peters desires to procure adequate equipment for the operation of its Transportation Development Services Group, Streets Department, in order to provide continued, quality service to its residents; and

WHEREAS, funds have been appropriated by the FY 2026 Transportation Trust Fund budget for the purchase of a new Compact Self-Propelled Cold Planer; and

WHEREAS, the City solicited bids for the purchase of a new Compact Self-Propelled Cold Planer (Bid No. 26-126); and

WHEREAS, bid proposals were received from three (3) bidders on January 27, 2026; and

WHEREAS, it is recommended that the bid be awarded to Roland Machinery of Bridgeton, Missouri.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with Roland Machinery in the amount of $188,135.00 for the purchase of a new Compact Cold Planer, Wirtgen W35XRi, with specified options including a 3 year/3,000 hour extended warranty, for supply, delivery, and trade in of current machine for $10,000.00.

SECTION NO. 2. That the City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

No.

DRAFT

SECTION NO. 4. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 26th day of February, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Lisa L. Schroeder, City Clerk

DRAFT

ORDINANCE NO.

AN ORDINANCE 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

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety, and welfare of the community; and

WHEREAS, on January 28, 2026, the Traffic Department was notified by the Structural Engineer completing the Traffic Signal Structural Inspection project that a vertical weld on the traffic signal upright on Mid Rivers Mall Drive at St. Peters Square had ruptured; and

WHEREAS, the City has competitively negotiated with Reinhold Electric for the required work; and

WHEREAS, it is recommended to suspend the normal bidding process and authorize Reinhold Electric to make emergency repairs; replacing the signal mast arm on the southwest corner of Mid Rivers Mall Drive and St. Peters Square.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and he is hereby authorized to enter into a contract with Reinhold Electric in the initial amount of $75,094.00 for the replacement of the mast arm and upright. Due to the long lead time for orders of new signal steel, the bid includes an additive line item for a temporary traffic signal which will only be utilized if the existing upright must be taken down prior to receiving the permanent signal.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall

be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect form and after the date of its final passage and approval.

Read two times, passed and approved this 26th day of February, 2026.

_____

Len Pagano, As Presiding Officer
and as Mayor

Attest: _____
Lisa L. Schroeder, City Clerk

DRAFT

No.

ORDINANCE NO.

AN ORDINANCE 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

WHEREAS, the City of St. Peters desires to procure adequate equipment for the operation of its Traffic Department, in order to provide continued, quality service to its residents; and

WHEREAS, City Staff recommend accelerating the replacement of Truck 335 to FY26 due to increased lead times to ensure an earlier delivery; and

WHEREAS, funds have been appropriated by the Transportation Trust Fund and accounted for with a future budget adjustment; and

WHEREAS, it is recommended that the bid be awarded to Altec Industries, Inc. of Wentzville, Missouri as the dealer holding the current Sourcewell contract(# 110421-ALT) as the low bidder for a negotiated purchase.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with Altec Industries, Inc. in the amount of $182,956.00 for the purchase of a replacement bucket truck identified as Altec AT40G bucket truck (Truck 335).

SECTION NO. 2. That the City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

DRAFT

No.

SECTION NO. 4. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 26th day of February, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Lisa L. Schroeder, City Clerk

DRAFT

ORDINANCE NO.

AN ORDINANCE 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

WHEREAS, the City of St. Peters desires to procure adequate equipment for the operation of its Traffic Department, in order to provide continued, quality service to its residents; and

WHEREAS, funds have been appropriated by the Transportation Trust Fund and accounted for with a future budget adjustment; and

WHEREAS, the Traffic Department currently operates two bucket trucks, one assigned to each Traffic Technician; and

WHEREAS, an additional third Traffic Technician has been approved for FY26 therefore a third bucket truck is needed; and

WHEREAS, it is recommended that the bid be awarded to Altec Industries, Inc. of Wentzville, Missouri as the dealer holding the current Sourcewell contract(# 110421-ALT) as the low bidder for a negotiated purchase.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with Altec Industries, Inc. in the amount of $204,689.00 for the purchase of a new AT41M bucket truck (New Truck 339) equipped with a lifting jib attachment to assist staff with maneuvering and holding large items.

SECTION NO. 2. That the City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

No.

DRAFT

SECTION NO. 4. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 26th day of February, 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Lisa L. Schroeder, City Clerk

DRAFT

BILL NO. 26-26 I-08

ORDINANCE NO._____

AN ORDINANCE 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.

WHEREAS, a general utility easement has been recorded in book 42 pages 189-190 at the St. Charles County Recorder's Office; and

WHEREAS, the utility companies have not utilized the portion of said easements as shown cross-hatched on Exhibit A, which is attached hereto; and

WHEREAS, said easement is no longer required by the City of St. Peters.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That said easement, as shown cross-hatched on Exhibit "A", in substantially the form attached hereto and incorporated by reference herein.

SECTION 2. That the Mayor of the City of St. Peters is hereby authorized to sign and execute a Release of Easement Rights, in substantially the form attached hereto, marked as Exhibit "B", and incorporated by reference herein.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

DRAFT

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. The City Clerk is hereby directed to provide a copy of this Ordinance to the St. Charles County Recorder's Office.

SECTION 6. This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of St. Peters, Missouri.

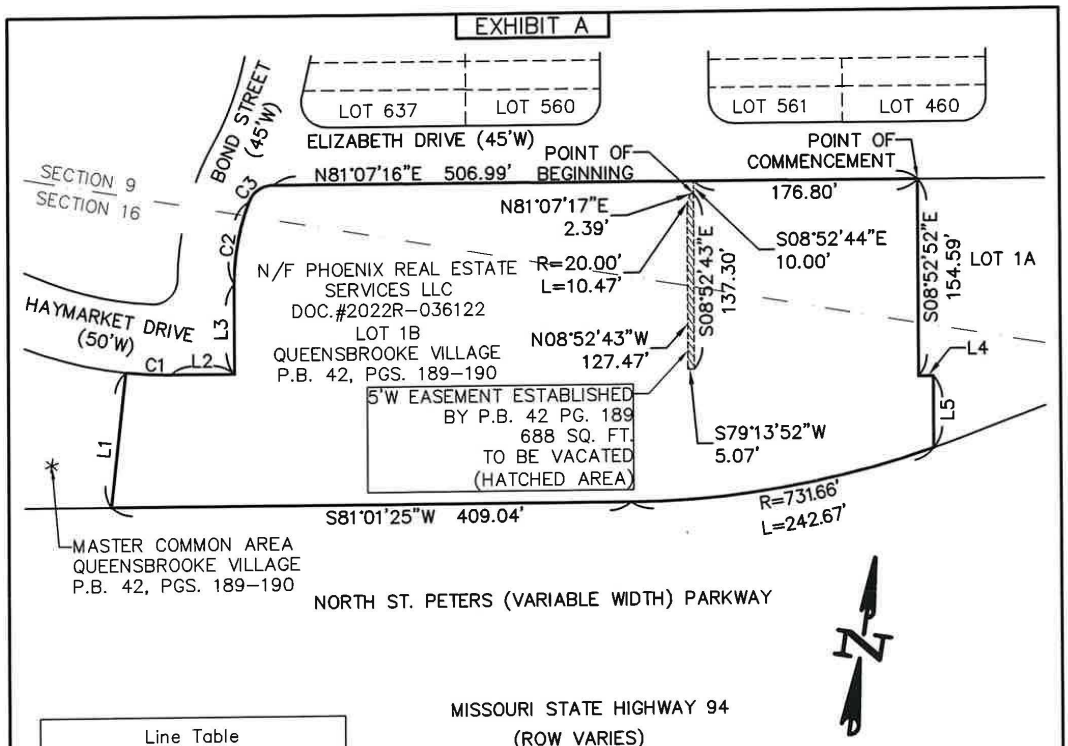
Read two times, passed, and approved this _____ day of _____, 2026.

_____
As Presiding Officer and as Mayor
Len Pagano, Mayor

Attest:_____
Lisa L. Schroeder, City Clerk

DRAFT

EXHIBIT A



Line Table		
Line #	Length	Direction
L1	106.42'	N02°35'15"W
L2	50.77'	N81°07'16"E
L3	70.93'	N08°52'44"W
L4	11.65'	N81°04'30"E
L5	56.27'	S08°52'52"E

Curve Table		
Curve #	Length	Radius
C1	35.69'	325.00'
C2	65.65'	180.00'
C3	24.12'	20.00'

GRAPHIC SCALE

120 0 60 120

(IN FEET)
1 inch = 120 ft.

BAX ENGINEERING CO.
221 POINT WEST BLVD.
ST. CHARLES, MO 63301
636-928-5552

GENERAL NOTES:
1. BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE (GRID NORTH).
2. THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY PURSUANT TO MISSOURI STANDARDS.

DATE:	10/27/2025
DRAWN:	KLW
SCALE:	1"=120'
PROJECT:	14-16295A
FILE:	19295A_VAC 1.DWG
SHEET:	1 OF 1

MISSOURI STATE CERTIFICATE OF AUTHORITY SURVEYING: #000144

EASEMENT VACATION

A TRACT OF LAND BEING PART OF LOT 1B OF "QUEENSBROOKE VILLAGE" PLAT BOOK 42 PAGES 189-190 SECTION 9 AND SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI
ANDY D. BECK
NUMBER PLS-2015017835
10-27-25
PROFESSIONAL LAND SURVEYOR

ANDY D. BECK
PROFESSIONAL LAND SURVEYOR
PLS NO 2015017835

EXHIBIT “B”
RELEASE OF EASEMENT RIGHTS

THIS INSTRUMENT, made this _____ day of _____, 2026.

WITNESSETH THAT:

WHEREAS, a general utility easement has been granted to the City of St. Peters, Missouri, pursuant to the document on file in book 42 pages 189-190 at the St. Charles County Missouri Recorder's Office; and

WHEREAS, it is the purpose and intent of the City of St. Peters, Missouri, to release any and all underground utility easement rights on a portion of the aforementioned easement, as shown cross-hatched on Exhibit "A", which is attached hereto and made a part hereof;

NOW, THEREFORE, the City of St. Peters, Missouri, does hereby remise and release the herein above described premises from all underground easement rights and interests acquired by said company pursuant to the aforementioned plats;

IN WITNESS WHEREOF, the said City of St. Peters, Missouri, has caused these presents to be executed the day and year first above written.

CITY OF ST. PETERS, MISSOURI

_____
Len Pagano, Mayor

Attest:_____
Lisa L. Schroeder, City Clerk

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

On this _____ day of _____ in the year 2026 before me, Lisa L. Schroeder, A Notary Public in and for said state, personally appeared Len Pagano, Mayor, known to me to be the person who executed the within Release of Easement Rights, in behalf of the City of St. Peters and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

DRAFT

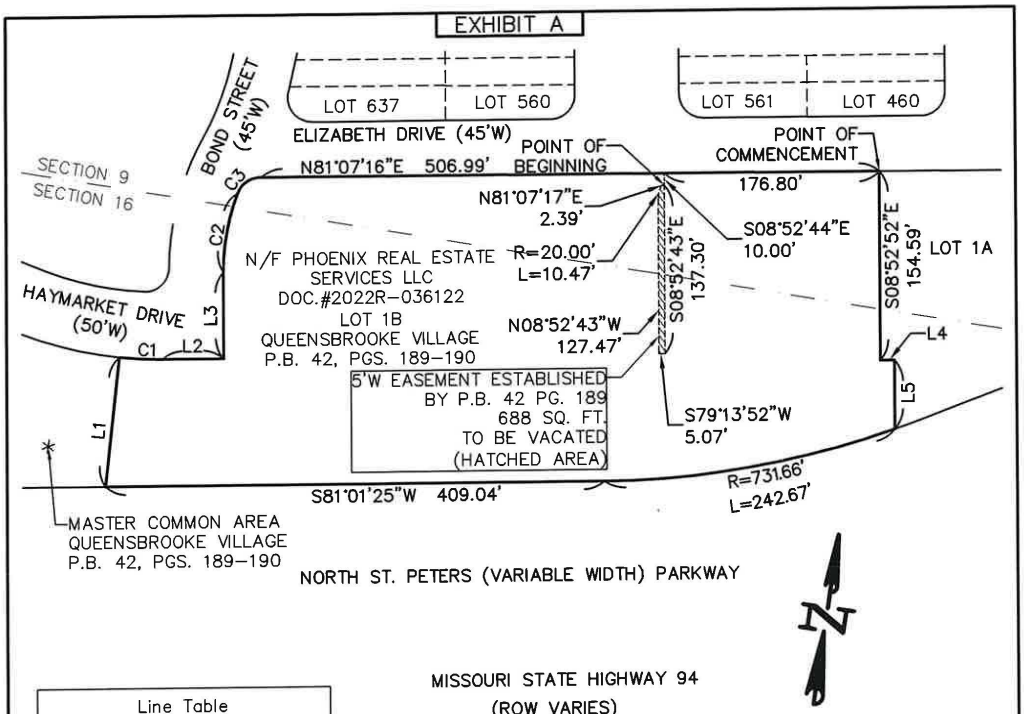
Notary_____

My Commission Expires:

Exhibit A

DRAFT

EXHIBIT A



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GRAPHIC SCALE

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BAX ENGINEERING CO.
221 POINT WEST BLVD.
ST. CHARLES, MO 63301
636-928-5552

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DATE:	10/27/2025
DRAWN:	KLW
SCALE:	1"=120'
PROJECT:	14-16295A
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SHEET:	1 OF 1

MISSOURI STATE CERTIFICATE OF AUTHORITY SURVEYING: #000144

EASEMENT VACATION

A TRACT OF LAND BEING PART OF LOT 1B OF "QUEENSBROOKE VILLAGE" PLAT BOOK 42 PAGES 189-190 SECTION 9 AND SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI
ANDY D. BECK
NUMBER
PLS-2015017835
10-27-25
PROFESSIONAL LAND SURVEYOR

ANDY D. BECK
PROFESSIONAL LAND SURVEYOR
PLS NO 2015017835

ORDINANCE NO.

AN ORDINANCE ACCEPTING FOR MAINTENANCE THE DEDICATION OF A CERTAIN SANITARY SEWER LINE IN AND CONNECTED WITH THE CRUNCH FITNESS DEVELOPMENT

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI AS FOLLOWS:

SECTION 1. The City of St. Peters, Missouri does hereby accept for maintenance, as part of the sanitary sewer system of the City of St. Peters, Missouri, a certain sanitary sewer line in and connected with the Crunch Fitness Development, so constructed within either the street right-of-way or utility easement located within certain plats being the plat of St. Peters Village Plat Seventeen and the plat of Starwood in St. Charles County, as identified in the Instrument of Dedication of Improvements in substantially the form attached hereto, marked as Exhibit "A", and made a part hereof, to wit:

Sanitary sewer line described as follows:

98.29 Lineal Feet of Eight inch (8") PVC beginning at sanitary sewer manhole #7070MH621 to, and including, sanitary sewer manhole #7070MH622

SECTION 2. The said sanitary sewer lines identified in Section 1 of this Ordinance shall, from and after the recording of said Instrument of Dedication of Improvements, become part of the sanitary sewer system of said city in perpetuity. Undefeated Tribe Operating Company, LLC shall thereafter be relieved from further obligation with respect to the maintenance of said sanitary sewers, except as may be contained within the executed Escrow Agreement Guaranteeing Improvements on file with the City.

SECTION 3. The Mayor of the City of St. Peters, Missouri, be and is hereby authorized to execute said Instrument of Dedication of Improvements which is by and between Undefeated Tribe Operating Company, LLC and the City of St. Peters, Missouri, and the Clerk of the City of St. Peters, Missouri is hereby authorized to affix the seal of the City to said Instrument of Dedication of Improvements and directed to cause said document to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 4. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements

thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of February 2026.

_____
Len Pagano, As Presiding Officer and as Mayor

Attest:_____
Lisa L. Schroeder, City Clerk

DRAFT

INSTRUMENT OF DEDICATION OF IMPROVEMENTS

THIS INSTRUMENT is made this _____ day of _____, 2025, by and between Undefeated Tribe Operating Company, LLC, a Delaware limited liability company, GRANTOR, whose mailing address is 512 W MLK Jr. Blvd #190, Austin, Texas, 78701, and the City of St. Peters, Missouri, a Municipal Corporation, GRANTEE, whose address is #1 St. Peters Centre Boulevard, St. Peters, Missouri 63376.

WHEREAS, The Kroger Co, Inc. did on September 26, 1985, file a record in the office of the Recorder of Deeds for St. Charles County, Missouri, a certain plat, the same being the plat of St. Peters Village Plat Seventeen, which plat was recorded in Plat Book 24 Page 197; and

WHEREAS, Country-Wide Investors, a joint venture partnership, did on July 28, 1978, file a record in the office of the Recorder of Deeds for St. Charles County, Missouri, a certain plat, the same being the plat of Starwood, which plat was recorded in Plat Book 20 Page 145; and

WHEREAS, Undefeated Tribe Operating Company, LLC has constructed a sanitary sewer system in and connected with the Crunch Fitness development located at 411 Mid Rivers Mall Drive and said system has been constructed according to the City of St. Peters standards for same, and said system has been located in either the street right-of-way or utility easement contained in said plats; and

WHEREAS, GRANTOR intends that the sanitary sewer system so constructed become a part of the sanitary sewer system of the City of St. Peters, Missouri.

GRANTOR, being the owner of the sanitary sewer line connected with the Crunch Fitness development, does hereby dedicate the following sanitary sewer line to the City of St. Peters, Missouri, and the same shall become a part of the sanitary sewer system of said City in perpetuity, to wit:

98.29 Lineal Feet of Eight inch (8") PVC beginning at sanitary sewer manhole #7070MH621 to, and including, sanitary sewer manhole #7070MH622.

The City of St. Peters, Missouri does hereby accept the aforesaid sanitary sewer lines of said City in perpetuity.

GRANTOR:

UNDEFEATED TRIBE
OPERATING COMPANY, LLC
a Delaware Limited Liability Company

By:_____
Arthur Martinez

Title: Controller

STATE OF Texas)
) SS.
COUNTY OF Travis)

On this 2 day of December, 2025, before me, personally appeared Arthur Martinez of UNDEFEATED TRIBE OPERATING COMPANY, LLC, known to me to be the person who executed the within INSTRUMENT OF DEDICATION OF IMPROVEMENTS in behalf of said limited liability company and acknowledge to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary_____

My Term Expires:

JENNIFER MARIE TORRES
Notary Public, State of Texas
Comm. Expires 08-15-2026
Notary ID 129921717

GRANTEE:

CITY OF ST. PETERS, MISSOURI
a Missouri Municipal Corporation

By:_____
Len Pagano, Mayor

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

On this _____ day of _____, 2025, before me appeared, Len Pagano, who being by me duly sworn, did say that he is the Mayor of the City of St. Peters, Missouri, a Municipal Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed in behalf of said City, by authority of its Board of Aldermen; and that said Mayor acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary_____

My Term Expires: