

**MINUTES  
REGULAR CITY COUNCIL MEETING  
BRIDGETON CITY HALL  
12355 NATURAL BRIDGE ROAD  
FEBRUARY 5, 2020  
7:00 P.M.**

The regular City Council meeting was called to order by Mayor Terry W. Briggs on Wednesday, February 5, 2019, at 7:00 p.m. in the Council Chambers at City Hall.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Abram, Fetsch, Grimmer, Hein, Norris, Purcell, Saettele, Zimmer

Absent: None

The Mayor noted a quorum present.

**AGENDA APPROVAL**

Mrs. Norris moved, second by Mr. Fetsch, for approval of the agenda. Motion carried by voice vote.

**PUBLIC PORTION**

Mr. Mike Pinson, 11420 Old St. Charles Road, showed a trash bag of small empty plastic liquor bottles which he had recently picked up in Bridgeton. He is going to other communities showing them the same thing and asking what can we do about this. This is a real problem.

Ms. Nancy Lupia, 3607 Bridgeton Valley Circle, has been a resident for 32 years and spoke about parking regulations and snow routes. Bridgeton's Street Department is very pro-active and does a wonderful job taking care of Bridgeton streets. The Police Department also deserves kudos as they go out in the public doing things none of us would want to do in order to keep our City safe. The people who park on snow routes should be warned again about the fact that it is against the law and then it needs to be enforced if they do not comply.

Mr. Mike Sondermen, 11328 Bridgeton Valley Court, spoke about Airbnb's. In his neighborhood alone there have been several crimes committed in the last year. Having an absent owner and unsupervised activity on a rental property will certainly add to the problems.

There being no one else who wished to address Council at this time, the Public Portion was closed.

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**APPROVAL OF MINUTES – REGULAR COUNCIL MEETING – JANUARY 15, 2020**

Mrs. Abram moved, second by Mrs. Norris, for approval of the Minutes of the Council meeting on January 15, 2020. Motion carried by voice vote.

**APPOINTMENTS/PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/SET PUBLIC HEARINGS**

Items 1 and 2

**ANNOUNCEMENT IN EVENT OF ABSENCE AND APPOINTMENTS**

Mayor Briggs announced that all members of Council are present this evening so any bill introduced tonight may be acted on at the discretion of the Council.

The Mayor had no appointments to make this evening.

**RECESS FOR PUBLIC HEARING SCHEDULED (Item 4 on the Agenda)**

At this time the regular Council meeting recessed for the Public Hearing scheduled and reconvened at 7:21 p.m. The public hearing was a petition for a Special Use Permit for “Automobile repair, major and minor, to be conducted within an enclosed building” to allow a discount tire store at 935 Northwest Plaza Drive and submitted by Discount Tire.

**PERMITS, WAIVERS AND APPEAL REQUESTS**

Item 3

**SIGN VARIANCE-DISCOUNT TIRE; 935 NORTHWEST PLAZA DRIVE**

Mr. Zimmer moved, second by Mr. Saettele, for approval of a request for a sign variance to allow five individual signs for a proposed Discount Tire store at 935 Northwest Plaza Drive. The Sign Variance states that only two signs are allowed at this location.

The Design and Review Board forwarded this application to the City Council with a favorable recommendation contingent upon changing the proposed pole sign to a monument sign instead with a maximum height of 10 feet.

Following a brief discussion, Mr. Purcell moved, second by Mr. Saettele, to suspend Council Rules in order to address the petitioner.

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Mr. Todd Mosher, with Discount Tire, stated they are requesting five signs (two being monument signs-one replacing the pole sign in the same location), because they are technically fronting on three streets, but two are privately owned. The City only counts it as one. The Zoning Ordinance interprets all three streets as frontage, but the Building Code does not.

Following further discussion, Mr. Fetsch moved, second by Mr. Saettele, to call for the question. Motion carried by voice vote.

Roll Call Vote on Sign Variance for Discount Tire (two monument signs and three wall signs):

AYES: Grimmer, Purcell, Saettele, Zimmer, Abram, Fetsch

NAYS: Hein, Norris

Motion was approved.

**CONSIDERATION OF NEW BILLS**

Item 4

**BILL 6234 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #19-PZ-21) ESTABLISHING A SPECIAL USE PERMIT FOR “AUTOMOBILE REPAIR, MAJOR AND MINOR, PROVIDED THAT THE ACTIVITY IS CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING” TO ALLOW A DISCOUNT TIRE STORE LOCATED AT 935 NORTHWEST PLAZA DRIVE (DISCOUNT TIRE)**

Mrs. Abram moved, second by Mrs. Norris, for first reading of Bill 6234. Motion carried by voice vote.

Mrs. Abram moved, second by Mrs. Norris, to table Bill 6234. Motion carried by voice vote.

Item 5

**BILL 6235 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #19-PZ-22) GRANTING THE MAJOR RESIDENTIAL SUBDIVISION, KNOWN AS “SMILEY ROAD HILL” TO SUBDIVIDE 4.82 ACRES INTO THREE (3) LOTS, ZONED “R-1” SINGLE FAMILY DWELLING DISTRICT, AT 3207 SMILEY ROAD (A FINAL PLAT) (MICHAEL SATER, WITH SABUR, INC.)**

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Mrs. Abram moved, second by Mr. Norris, for first reading of Bill 6235. Motion carried by voice vote.

Mrs. Abram moved, second by Mr. Hein, to table Bill 6235. Motion carried by voice vote.

Item 6

**BILL 6236 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, GRANTING A PERMANENT 10 FOOT WIDE EASEMENT TO SPIRE MISSOURI, INC. IN ASSOCIATION WITH THE EXTENSION OF A NATURAL GAS MAIN AT 12312 FERGUSON LANE**

Mr. Grimmer moved, second by Mr. Purcell, for first reading of Bill 6236. Motion carried by voice vote.

Mr. Grimmer moved, second by Mr. Purcell, to table Bill 6236. Motion carried by voice vote.

**DISCUSSION**

Item 8

Zimmer

**SHORT TERM RENTALS**

Mr. Zimmer asked that the following statement be made part of the record.

**“As discussed at the last Council meeting, we currently have Airbnb's (short term residential rentals) operating in Bridgeton. At this time, to my knowledge, we have no rules, regulations or guidelines on this type of business' operating in Bridgeton.**

**Per the Council's request , our city administration provided a memorandum to the Council members on January 17 describing various municipality code requirements. (Thank you, Administration for the research).**

**The easiest solution would be to prohibit the establishments altogether; however, I think we could possibly develop safeguards to satisfy the adjoining neighbors.**

**I recommend controls to protect the home owners.**

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**I did a survey of approximately 250 Bridgeton residents (or nearby residents) and of course found a range of comments of what they wanted. From that data I have compiled a few ideas on a possible plan.**

**For approval to have them in Bridgeton I suggest using regulations from various cities such as:**

- 1. Written approval from a majority of the neighbors that have adjoining property or property within 185 feet of the rental property. (Similar to how we allow privacy fences)**
- 2. Collect and remit a 15% tax (or an appropriate amount. I observed that others were being taxed 14% by their city on the amount charged)**
- 3. Require that the owner be available to be on site within 30 minutes.**
- 4. Require that the property owner maintain a record of the name, address, and telephone number of all renters for three (3) years, to be produced to the city upon request**
- 5. Must apply for a short-term rental permit from the city prior to advertising or renting (valid for one year). Appropriate fees to be imposed for the city inspection (\$250.00?)**
- 6. Onsite parking allowed only on approved driveway, garage, and/or carport areas only**
- 7. Etc.....**

**Finally, if we have a consensus to move on with restrictions and not prohibit the businesses all together, I would like to recommend a committee be formed to work-out the restrictions. I volunteer to Chair the committee.”**

At this point, Mr. Zimmer moved, second by Mr. Grimmer, that Council takes a consensus vote as to if they want to prohibit short-term rentals or have a Council Sub-Committee look into the matter and come back to Council with a recommendation.

Following discussion, Mr. Saettele moved, second by Mr. Fetsch, to call for the question. Motion carried by voice vote.

A Roll Call Vote was requested for the original motion to form a committee to look into this matter:

AYES: Purcell, Saettele, Zimmer, Fetsch, Grimmer

NAYS: Hein, Norris, Abram

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Motion passed to form a Council Sub-Committee. Mayor Briggs asked members of Council to contact Mr. Zimmer if they are interested om being part of this committee.

**ATTORNEY’S REPORT**

Mr. Linenbroker reported that the deadline had expired for Pattonville School District to appeal the court’s judgement in favor of the cities in a recent lawsuit. No appeal was filed.

Mrs. Norris commented on the West Haven center relative to snow removal. There really is no place to move their cars for snow removal.

Mr. Zimmer stated that while walking around recently, he has noticed there are several houses and properties that really need some work. He suggests that the City start getting tough on some of these. Some areas are really bad.

Mr. Zimmer agreed with Mr. Pinson about the small plastic alcohol bottles.

Mr. Saettele talked about residents parking on snow routes. He also wanted Council to know he will be having shoulder surgery on Monday, and will not be going to Jefferson City next week.

Mr. Hein asked if the City could send a notice to everyone reminding our residents of Bridgeton’s laws about parking on snow routes.

As far as short-term rentals, there is one in his neighborhood and it has been nothing but problems. We have enough to handle and don’t need to allow such rentals in our City.

Mr. Purcell wanted to thank all the department heads who give up time with their families to be here at these meetings with us. He also complimented Mr. Linenbroker on his legal work. And of course, once again a thank you to the Street Department for keeping our streets clear and the Police Department for their help especially in this type of weather.

Mr. Purcell also stated the business recently approved “Once Upon A Child” is having an opening for members of the community to let them know what type of store it is i.e. selling slightly used children’s clothes, toys, etc.

Mr. Purcell also stated that the situation at the apartments we have been having problems with is getting even worse.

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Channel 4 was out again because the residents now have no water. The residents pay for water in their rent, but the company has not been paying the water company. We need to find a solution for this.

Mr. Purcell said he would take this time to thank Mr. Fetsch for all his work for the City over the years. He is resigning from Council the end of March and he will be missed. He takes this job very seriously and I am thankful and honored to having served with him.

Mr. Fetsch thanked Mr. Purcell for his kind words and stated he has enjoyed working with the members of this Council as well as all the others he has worked with over the years.

### **MAYOR'S REPORT**

Mr. Kane reported they have a new hire in Parks Operations who has worked previously with the City of Chesterfield. They also recently received a \$25,000 grant from St. Louis-Jefferson Solid Waste Management District.

Chief Hood handed out copies of a flyer that will be distributed to all residents on snow routes. It states that during a snowfall and for 12 hours thereafter, parking is prohibited on both sides of the street. Any vehicle parked on these streets may be towed by the Police Department at the Owner's expense. Parking on all other City streets is prohibited on the odd numbered side (north or west side), and parking is prohibited on all courts and cul-de-sacs.

Snow routes are also posted in the Banner and on the website.

Chief Hood will be participating in the Polar Plunge on February 29<sup>th</sup> at Creve Coeur Park.

Mayor Briggs reported they have had discussions with TEH Realty but they failed to show up to Court in January. We sent a message to U.S. Senators to see about public housing. We have contacted the water company about turning off the water. There are rules about times when utilities may not be turned off and winter is one of those times. There are still about 30 units that do not have heat and we are working to resolve that issue.

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**ADJOURNMENT**

Mr. Hein moved, second by Mr. Saettele, for adjournment. Motion carried by voice vote.  
Meeting adjourned at 8:35 p.m.

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Terry W. Briggs, Mayor

ATTEST:

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Carole A. Stahlhut, City Clerk