

**MINUTES
REGULAR COUNCIL MEETING
BRIDGETON CITY HALL
12355 NATURAL BRIDGE ROAD
SEPTEMBER 2, 2020
7:00 P.M.**

The regular Council meeting was called to order by Mayor Terry W. Briggs on Wednesday, September 2, 2020 at 7:00 p.m. in the Council Chambers at City Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: None

The Mayor noted a quorum present.

AGENDA APPROVAL

Mr. Hein moved, second by Mrs. Luke, for approval of the agenda.

Mr. Grimmer moved, second by Mr. Saettele, to amend page two by adding under Bill No. 6249, at the end of second line, "R-3". Motion carried by voice vote.

Mr. Purcell moved, second by Mr. Hein, to add N. Discussion, Item 9, "Lagers". Motion carried by voice vote.

Motion to approve the agenda as amended carried by voice vote.

PUBLIC PORTION

The following individuals spoke in opposition to Bill 6249, a bill for rezoning 2.252 acres of land at 3145 Smiley Road (Rear) "R-1" Single Family Dwelling District to "R-3" Single Family Dwelling District:

Ms. Sharry Johns, 3037 Smiley Road; Ms. Geri Grisham, 11820 Old St. Charles Road; Ms. Latisha Hull, 3081 Smiley Road; Mr. and Mrs. Gary Schmidle, 3074 Smiley Road.

Mr. John Gross, 3120 Smiley Road, spoke in favor of it. He said if there were any water problems, MSD would take care of that and presented a petition signed by 29 people on Smiley Road who were in favor of it. (Copy of petition attached to Minutes)

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

APPROVAL OF MINUTES – AUGUST 19, 2020

Mrs. Abram moved, second by Mrs. Norris, for approval of the Minutes of August 19, 2020.

Mr. Zimmer moved, second by Mr. Grimmer, that on page four at the beginning of the first sentence, it should read “Mr. Grimmer”, not “Mr. Zimmer”. Motion on the amendment carried by voice vote.

Motion to approve the Minutes as amended carried by voice vote.

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

Mayor Briggs announced that all members of Council are present this evening and any new item introduced tonight may be acted on at the discretion of the Council. He had no appointments to make at this time.

RECESS FOR PUBLIC HEARING (Item 8 on the Agenda)

At this time the regular Council meeting recessed for the Public Hearing scheduled and reconvened at 7:43 p.m.

PERMITS, WAIVERS AND APPEAL REQUESTS

Item 3

**SIGN VARIANCE-PLAZA AT DEPAUL, 3533 MCKELVEY ROAD – MONUMENT
SIGN**

Mr. Zimmer stated that at their meeting the Design and Review Board approved three monument signs for the Plaza at DePaul shopping center that would replace the existing signs. It would improve the look. The Design and Review Board also asked that a landscaping plan be submitted.

Mr. Zimmer moved, second by Mr. Saettele, that the request for a monument sign at Plaza at DePaul, 3533 McKelvey be approved.

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Roll Call Vote:

AYES: Hein, Luke, Norris, Purcell, Saettele, Zimmer, Abram, Grimmer

NAYS: None

Item 4

**SIGN VARIANCE-PLAZA AT DEPAUL, 12220 ST. CHARLES ROCK ROAD –
MONUMENT SIGN**

Mr. Zimmer moved, second by Mr. Saettele, to approve a monument sign at Plaza at DePaul, 12220 St. Charles Rock Road.

Roll Call Vote:

AYES: Luke, Norris, Purcell, Saettele, Zimmer, Abram, Grimmer, Hein

NAYS: None

Item 5

**SIGN VARIANCE-PLAZA AT DEPAUL 12296 ST. CHARLES ROCK ROAD
MONUMENT SIGN**

Mr. Zimmer moved, second by Mr. Saettele, to approve a monument sign requested at Plaza at DePaul, 12296 St. Charles Rock Road be approved.

Roll Call Vote:

AYES: Norris, Purcell, Saettele, Zimmer, Abram, Grimmer, Hein, Luke

NAYS: None

PERFECTION OF BILLS

Item 6

BILL 6249 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #20-PZ-07) TO REZONE APPROXIMATELY 2.252 ACRES OF LAND AT 3145 SMILEY ROAD (REAR) FROM “R-1” SINGLE-FAMILY DWELLING DISTRICT TO “R-3” SINGLE-FAMILY

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Mr. Grimmer moved, second by Mr. Purcell, for second reading of Bill 6249. Motion carried by voice vote.

Mr. Grimmer moved, second by Mr. Saettele, that Bill 6249 become Ordinance No. 20-17.

This is a very unique piece of property. It is in the rear of Smiley Road and mostly in Maryland Heights.

Mr. Grimmer stated he is all about keeping the character of a neighborhood, but this would really have no effect on the residents on Smiley. In addition, there is a petition with signatures from 29 residents who have no problem with the rezoning.

Mrs. Abram stated she would not vote for an R-3 rezoning on Smiley normally, but the petitioner would have to come back for anything he would want to change on this property; also this is mostly in Maryland Heights and will not affect the residents who actually live on Smiley.

Mrs. Luke reported she went to the property and could not see anything that was going on Smiley so she does not think it would impact the residents on Smiley.

Mrs. Norris stated if water problems do occur officials in Bridgeton or Maryland Heights will contact MSD to take care of it.

Mr. Purcell stated this is a unique situation, but residents on Smiley have come before us saying they do not want it and expressed their concerns I am opposed to the rezoning.

Mr. Hein asked if a cul-de-sac was a must. He also expressed concern about the character of the neighborhood; however there is a petition with 29 residents who signed it and are okay with it.

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

Roll Call Vote on the rezoning of 2.252 acres at 3145 Smiley Road (Rear):

AYES: Saettele, Zimmer, Abram, Grimmer, Luke, Norris

NAYS: Purcell, Hein

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Item 7

BILL 6250 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #20-PZ-06) AMENDING CHAPTER 410 OF THE BRIDGETON CODE OF ORDINANCES BY AMENDING SECTION 410.030 “RULES AND DEFINITIONS”, SECTION 410.050 “GENERAL PROVISIONS”, AND SECTION 410.120 “RESIDENTIAL DISTRICTS” TO ALLOW SHORT-TERM RENTALS (CITY OF BRIDGETON)

Mr. Grimmer moved, second by Mr. Saettele, for second reading of Bill 6250. Motion carried by voice vote.

Mr. Grimmer moved, second by Mr. Saettele, that Bill 6250 become Ordinance No. 20-18.

Mr. Grimmer reported this was sent to Planning & Zoning and they came back with several alternatives.

Mr. Grimmer offered a motion to approve a substitute ordinance to prohibit short-term rentals in the City of Bridgeton. Mr. Saettele seconded the motion.

Mr. Linenbroker explained that this ordinance amends Chapter 410 of the Municipal Code by amending Section 410.030 “Rules and Regulations,” Section 410.050 “General Provisions,” and Section 410.120 “Residential Districts” to prohibit short-term rentals.

Mr. Purcell objected to this saying it is not an amendment, it is a completely new ordinance and should have to be read twice before acted upon. An amendment is adding or deleting a few words; this is a complete substitution. They are hoodwinking everyone.

Mr. Saettele stated he disagreed and he would support the amendment. Other members of Council agreed with Mr. Saettele.

Mr. Linenbroker stated he was not trying to hoodwink anyone. There is language in our code that says there is no limit to the number of amendments that can be made.

Mrs. Abram moved, second by Mr. Zimmer, to call for the question. Motion carried by voice vote.

Roll Call Vote on amendment to Bill 6250 to ban short term rentals in the City of Bridgeton:

AYES: Saettele, Zimmer, Abram, Grimmer, Hein, Luke, Norris

NAYS: Purcell

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Council then voted on the original, amended Bill No. 6250 to become Ordinance 20-18.

Roll Call Vote:

AYES: Saettele, Zimmer, Abram, Grimmer, Hein, Luke, Norris

NAYS: Purcell

Bill 6520 was approved to become Ordinance 20-18.

CONSIDERATION OF NEW BILLS

Item 8

BILL 6251 PETITION FOR REZONING APPROXIMATELY 5.99 ACRES OF LAND AT 3170 FEE FEE ROAD FROM “PUD” PLANNED SINGLE FAMILY RESIDENTIAL UNIT DEVELOPMENT TO “PUD” PLANNED SINGLE FAMILY RESIDENTIAL UNIT DEVELOPMENT (AMENDED). PETITIONER: FORT MACKAY, LLC C/O STEVE GOWER

Mr. Grimmer moved, second by Mr. Purcell, for first reading of Bill 6251. Motion carried by voice vote.

Mr. Grimmer moved, second by Mr. Saettele, to table Bill 6251. Motion carried by voice vote.

N. DISCUSSION

Item 9

Purcell

LAGERS

Mr. Purcell stated several times we have said that the employees are the backbone of the City. He spoke with several employees who this would be affected by the change to Lagers. They do understand what is going on. However, some action is needed.

Mr. Purcell moved, second by Mr. Hein, to direct staff to develop a bill enacting Lagers effective January 1, 2021. He wants to show our employees that we care.

Several members of Council stated it was decided by all of them that this would be discussed at budget times. We cannot propose something when we still haven't determined where the money will come from.

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Mr. Purcell moved, second by Mr. Hein, to direct staff to develop a bill enacting Lagers effective January 1, 2021. He wants to show our employees that we care.

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Mr. Grimmer stated this program is very appropriate and is something that would be good for the City. However, because of the pandemic, we are unsure of where we will be January 1st and cannot change something ahead of time if we don't know where we will get the money.

Mr. Saettele said we all agreed we would look at this at budget time and hopefully we will have numbers we need in front of us at that time.

Mr. Zimmer stated this program is good for the employees, but we have to wait to see the cost and look at the numbers to see where the money can come from. A proposed bill is not appropriate right now.

Mrs. Luke said she against this right now and Mrs. Norris stated this is a discussion no one was prepared for. We need to get some numbers and all be patient until we know where we stand. Mr. Purcell embarrassed all of us in front of our employees, making us look like bad people. She said she refused to be put on the spot.

Mr. Purcell said Council would regret not doing something at this time.

Roll Call Vote on Preparing a Bill for LAGERS:

AYES: Hein, Purcell

NAYS: Zimmer, Abram, Grimmer, Luke, Norris, Saettele

ATTORNEY'S REPORT

Mr. Linenbroker had nothing to report at this time.

COUNCIL COMMUNICATIONS

Mrs. Norris said she hopes the rezoning on Smiley Road turns out well for the City. The Kiwanis Club had their Golf Tournament and it was a good event.

Mrs. Luke thanked everyone who came out to speak on the issues tonight.

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Mrs. Luke said in the beginning she was in favor of short term rentals, but is aware that this is not the right time. Perhaps somewhere down the road there can be alternatives to consider. She thanked Mr. Hein for being very helpful and supportive of her.

Mr. Purcell thanked the Council and Mayor for indulging him tonight. He realizes he was not in the majority of some things. He has visited the BioLife Center and it is going well. The staff is very friendly and everything is kept very clean and organized.

Mr. Saettele said Pattonville hosted the Mayor and Council recently and talked about how they are progressing in the new school year. He would like the City to consider converting the employees on the old pension to Lagers in the future. Prior to the October 7 they will hold their next Council Sub-Committee meeting on Council Rules.

Mr. Zimmer asked when they would be closing O'Connor Park.

MAYOR'S REPORT

Chief Hood gave a report on a very busy week, including a stolen car; they also had three officers injured by an individual on a domestic disturbance call.

Mr. Kane reported they are in the process of closing O'Connor Park, dismantling the playground equipment and turning off utilities. We will try to salvage whatever we can from the Park but it may not be much. The outdoor pool will be closed after Labor Day

Mayor Briggs said in order to eliminate the problems like we have had tonight, he is proposing getting together at another facility outside of Bridgeton to hold a pre-budget meeting. It will be from 10:00 a.m. to 3:00 p.m. It will take everyone into another environment and make it easier to discuss things. Please let us know if you can come.

He advised Council member Purcell that he needs to check with a few members of Council before bringing something up. He obviously only contacted Mr. Hein because he seconded the motion. Doing your work ahead of time will eliminate surprises.

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ADJOURNMENT

Mr. Grimmer moved, seconded by Mrs. Luke for adjournment. Motion carried by voice vote.
Meeting adjourned 9:10 p.m.

Terry W. Briggs, Mayor

ATTEST:

Carole A. Stahlhut, City Clerk