

PUBLIC NOTICE

**CITY OF FENTON
625 NEW SMIZER MILL ROAD**

The Mayor and Board of Aldermen welcome you and are pleased that your interest in the City of Fenton and its government brings you to this meeting.

AGENDA

**BOARD OF ALDERMEN MEETING
THURSDAY, JANUARY 26, 2023
7:00 P.M.**

Notice is hereby given that the City of Fenton will hold a Board of Aldermen Meeting on Thursday, January 26, 2023, 7:00 p.m. at Fenton City Hall, 625 New Smizer Mill Road, Fenton, Missouri.

If you are unable to join the meeting in person:

To join the meeting via video/teleconference:

- (1) Go to Zoom at <https://zoom.us>
- (2) Select Join a Meeting
- (3) Enter Meeting ID: 895 1206 7796
- (4) Enter Password: 149689

To join the meeting by phone call (audio):

- (1) Call 1-312-626-6799
- (2) When prompted, enter the **Meeting ID** and **Password** provided above.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. MAYOR'S COMMENTS

II. APPROVAL OF MINUTES: Reading of the minutes is waived since copies were given to Board members in advance of the meeting and made available to the general public.

[12 19 22 Board of Aldermen Meeting.](#)

Motion required to approve.

[01 12 23 Board of Aldermen Committee Meeting.](#)

Motion required to approve.

III. APPROVAL OF [WARRANTS](#): The term warrant is used in State Statutes and, by definition, means invoices or bills submitted for payment of goods or services from external sources.

Motion required to approve.

IV. PUBLIC COMMENTS

V. PLANNING AND ZONING COMMISSION REPORT AND PUBLIC HEARINGS – *Ald. Harrell, Liaison*

❖ **Announcement from the Planning and Zoning Commission Meeting:**

- **The Planning and Zoning Commission will hold a workshop in advance of the February 7, 2023 meeting at 6:00 p.m. to continue discussion of amendments to the Comprehensive Plan.**

❖ **PUBLIC HEARINGS:**

- **CASE 2023-SUP-01: A Petition by Best Box MO Gravois, LLC for a Special Use Permit to operate a Self-Storage Facility at 747 Gravois Road. The property is zoned “C-1” Commercial District.**

This Case received a positive recommendation from the Planning and Zoning Commission and will be considered under “New Bills”.

- **CASE 2023-SUP-02: A Petition by Tonja Matthias of First Stop Chiropractic, LLC for a Special Use Permit to operate a Medical Office at 558 Gravois Road, Suite 201. The property is zoned “OT-2” Olde Towne District.**

This Case received a positive recommendation from the Planning and Zoning Commission and will be considered under “New Bills”.

- **CASE 2023-TXT-01: Consideration of amendments to the City’s Zoning Code to comply with recent amendments to the Missouri Constitution regarding medical and recreational marijuana use regulations.**

This Case received a positive recommendation from the Planning and Zoning Commission and will be considered under “New Bills”.

- **CASE 2023-SUP-03: A Petition by Kind Goods Fenton, LLC, for a Special Use Permit to operate a Comprehensive Marijuana Dispensary Facility at 180 Gravois Bluffs Circle, Suite B. The property is zoned “C-1” Commercial District.**

This Case received a positive recommendation from the Planning and Zoning Commission and will be considered under “New Bills”.

❖ **Other recommendations from the Planning and Zoning Commission:**

None.

❖ **Other items from the Community Development Department:**

- **Ord. approving a Boundary Adjustment Plat for two lots described as E-2 and E-3 of Fenton Logistics Park Plat Seven.**

This will be considered under “New Bills”.

VI. PARKS & RECREATION COMMITTEE REPORT – *Ald. Huels, Liaison*

❖ **Announcements from the Parks and Recreation Committee Meeting:**

- **The January 4th Parks and Recreation Committee Meeting was cancelled. All items on the agenda will be forwarded to the February 6th Meeting.**

❖ **Other item from Parks and Recreation:**

- **Approval to limit refunds for existing RiverChase credits to no more than twelve (12) months from the current date, as discussed during the January 12th Committee Meeting.**

Motion required to approve.

VII. MAYOR'S REPORT:

- ❖ **Approval of a request to renew the agreement with Cardinal Vending, Inc. for Vending Machine Services for another one-year term, as discussed at the January 12th Committee Meeting.**

Motion required to approve.

- ❖ **Mayor's reappointment of Mary Heinemann, Ward 2, to the Parks and Recreation Committee, term expiring January 2025.**

Motion required to approve.

- ❖ **Mayor's reappointment of Mike Abbott, Ward 4, to the Parks and Recreation Committee, term expiring January 2025.**

Motion required to approve.

- ❖ **Mayor's appointment to the Parks and Recreation Committee, Ward 1, term ending January 2025.**

Motion required to approve.

- ❖ **Mayor's appointment to the Parks and Recreation Committee, Ward 3, term ending January 2025.**

Motion required to approve.

VIII. CITY CLERK'S REPORT:

- ❖ **Nothing to report.**

IX. REPORTS FROM STANDING COMMITTEES:

- ❖ **POLICE/MUNICIPAL COURTS – Ald. Clauss, Chairman (Cruts, Harrell, Jokerst)**

- **Monthly Report – Captain Kevin Lawson.**
- **Municipal Court Statistics for December 2022.**

- ❖ **PERSONNEL – Ald. Wisbrock, Chairman (Cruts, Huels, Jokerst)**

- **Monthly Update.**
- **Ord. authorizing the Mayor to execute an agreement with KForce Inc. for employee recruiting.**

This will be considered under "New Bills".

- ❖ **COMMUNITY DEVELOPMENT AND AFFAIRS – Ald. Bereitschaft, Chairman (Harrell, Clauss, Maserang)**

- **Monthly Update.**
- **Ord. amending the Municipal Code by enacting a new Chapter 603, Business and Occupation Licenses and Regulations.**

This will be considered under "New Bills".

- **Approval of a request to disseminate information and hold a Public Meeting regarding Proposition U – Local Use Tax, as discussed at the January 12th Committee Meeting.**

Motion required to approve.

- ❖ **CAPITAL IMPROVEMENTS – Ald. Maserang, Chairman (Bereitschaft, Harrell, Huels)**

- **Monthly Update.**

❖ **PUBLIC WORKS/FORESTRY** – Ald. Wisbrock, Chairman (Bereitschaft, Clauss, Maserang)

- **Monthly Update.**
- **Approval of a request to renew the agreement with SC Engineering, LLC d/b/a Cochran for on-call, as needed engineering services for another one-year term, as discussed at the January 12th Committee Meeting.**
Motion required to approve.
- **Approval of a request to renew the agreement with Fire Tech, LLC for annual maintenance and on-call maintenance and repair services for the City’s sprinkler systems for another one-year term, as discussed at the January 12th Committee Meeting.**
Motion required to approve.

❖ **INFORMATION SERVICES** – Ald. Harrell, Chairman (Bereitschaft, Huels, Maserang)

- **Monthly Update.**
- **Ord. authorizing the Mayor to execute a first amendment to the agreement with GovBuilt LLC for a License Module.**
This will be considered under “New Bills”.

❖ **FINANCE** – Ald. Cruts, Chairman (Wisbrock, Huels, Jokerst)

- **[Monthly Financial Update for November 2022.](#)**

❖ **HEALTH AND SAFETY** – Ald. Jokerst, Chairman (Cruts, Wisbrock, Clauss)

- **Monthly Update.**
- **Approval of a request to apply for the 2023 Managed Deer Hunt through the Missouri Department of Conservation (MDC), as discussed at the January 12th Committee Meeting.**
Motion required to approve.

X. **CONSIDERATION OF PENDING BILLS:** Copies of these Bills have been made available to the public in advance of this meeting.

None.

XI. **CONSIDERATION OF NEW BILLS:** Copies of these Bills have been made available to the public in advance of this meeting.

[Bill 23-01](#) Ord. approving a Special Use Permit for Best Box Fenton MO Gravois, LLC to operate a Self-Storage Facility at 747 Gravois Road.
Sponsor: Harrell

[Bill 23-02](#) Ord. approving a Special Use Permit for First Stop Chiropractic, LLC to operate a Medical Office at 558 Gravois Road.
Sponsor: Harrell

[Bill 23-03](#) Ord. amending multiple Sections of the Zoning Code relating to regulations for Medical and Recreational Marijuana Land Uses in compliance with Amendment 3 to the Missouri Constitution.
Sponsor: Harrell

Bill 23-04 Ord. approving a Special Use Permit for Kind Goods Fenton, LLC to operate a Comprehensive Marijuana Dispensary Facility at 180 Gravois Bluffs Circle.
Sponsor: Harrell

Bill 23-05 Ord. approving a Boundary Adjustment Plat for two lots described as E-2 and E-3 of Fenton Logistics Park Plat Seven.
Sponsor: Harrell.

Bill 23-06 Ord. authorizing the Mayor to execute an agreement with KForce Inc. for employee recruiting.
Sponsor: Wisbrock.

Bill 23-07 Ord. amending the Municipal Code by enacting a new Chapter 603, Business and Occupation Licenses and Regulations.
Sponsor: Bereitschaft.

Bill 23-08 Ord. authorizing the Mayor to execute a first amendment to the agreement with GovBuilt LLC for a License Module.
Sponsor: Harrell.

XII. EXECUTIVE SESSION: ROLL CALL VOTE TO CLOSE THE MEETING PURSUANT TO SECTION 610.021(1), LEGAL ACTIONS, CAUSES OF ACTION OR LITIGATION... SECTION 610.021(2) LEASE, PURCHASE OR SALE OF REAL ESTATE... SECTION 610.021(3) HIRING, FIRING, DISCIPLINING OR PROMOTING EMPLOYEES... AND SECTION 610.021(13) INDIVIDUALLY IDENTIFIABLE PERSONNEL RECORDS, PERFORMANCE RATINGS OR RECORDS PERTAINING TO EMPLOYEES AND OR APPLICANTS FOR EMPLOYMENT.

XIII. ADJOURNMENT

PERSONS REQUIRING AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 636-343-2080 OR TDD 1-800-735-2966 AT LEAST TWO WORKING DAYS PRIOR TO THE MEETING.

THIS AGENDA WITH PUBLIC NOTICE OF THE BOARD OF ALDERMEN MEETING WAS POSTED FRIDAY, JANUARY 20, 2023, IN FENTON CITY HALL AND ON THE CITY'S WEBPAGE AT FENTONMO.ORG. FOR A COPY, CONTACT THE CITY CLERK'S OFFICE.

Board of Aldermen	
Ralph Cruts	Chris Clauss
Terry Bereitschaft	Robin Huels
Brian Wisbrock	Scott Maserang
Ron Harrell	Susan Jokerst
Joe Maurath, Mayor	
Erin P. Seele, Esq., City Attorney	
Jane Hungler, City Clerk	
Nikki Finkbiner, City Administrator	