



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HERBY GIVEN THAT THE BOARD OF ALDERMEN OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A SPECIAL MEETING AT 5:30 P.M. ON SEPTEMBER 23, 2019 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINED TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Aldermen Closed Meeting

Special Note: This meeting will be recorded.

The meeting will take place on September 23, 2019 at 5:30 P.M.

Agenda

PLEDGE OF ALLEGIANCE
ROLL CALL
CLOSED SESSION

THE TENTATIVE AGENDA OF THIS MEETING ALSO INCLUDED A VOTE TO CLOSE PART OF THIS MEETING PURSUANT TO SECTION 610:021; PARAGRAPH (1) LEGAL ACTIONS, CAUSES OF ACTION OR LITIGATION AND PARAGRAPH (2) LEASING, PURCHASE OR SALE OF REAL ESTATE AND PARAGRAPH (3) HIRING, FIRING, DISCIPLINING OR PROMOTING OF PARTICULAR EMPLOYEES AND PARAGRAPH (13) INDIVIDUALLY IDENTIFIABLE PERSONNEL RECORDS, PERFORMANCE RATINGS OR RECORDS PERTAINING TO EMPLOYEES OR APPLICANTS FOR EMPLOYMENT.

OPEN SESSION
ADJOURN

All copies of all ordinances proposed to be introduced for consideration by the Board of Aldermen meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 9/20/2019 2:26:08 PM By: Ashton Lowery, Administrative Assistant



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOARD OF ALDERMEN OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:45 P.M. ON SEPTEMBER 23, 2019 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Aldermen Public Hearing

Special Note: This meeting will be recorded.

The meeting will take place on September 23, 2019 at 6:45 P.M.

Agenda

The City of Pevely Board of Alderman will hold a public hearing before their regularly scheduled meeting Monday, September 23, 2019 at 6:45 PM at Pevely City Hall, 401 Main Street, Pevely, MO 63070 to discuss the proposed 2019 tax rate.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Board of Aldermen meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 9/20/2019 2:25:47 PM By: Ashton Lowery, Administrative Assistant

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Pevely Board of Aldermen will hold a Public Hearing beginning at 6:45 pm on Monday, September 23, 2019 at City Hall, 401 Main Street, Pevely MO 63070 to discuss the 2019 tax rate. This Hearing is open to the public.

Assessed Valuation

	2018	2019
Real Estate	74,367,034	77,483,343
Personal Property	23,681,555	24,073,159
Total	98,048,589	101,556,502

2018 Tax Rate (per \$100 of assessed valuation): 0.8934

2019 Proposed Tax Rate (per \$100 of assessed valuation): 0.8869

Nathan Schauf, City Administrator



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOARD OF ALDERMEN OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED BOARD OF ALDERMEN MEETING AT 7:00 P.M. ON SEPTEMBER 23, 2019 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Aldermen Regular Meeting

Special Note: This meeting will be recorded.

The meeting will take place on September 23, 2019 at 7:00 P.M.

Agenda

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Citizen's Comments**

"Citizen's Comments shall be limited to three (3) minutes to address the Council. Please fill out a "Request to Speak" form and give it to the City Clerk prior to the meeting. Visitors are not allowed to speak during the business portion of the meeting and no responses from the Mayor or Board of Alderman during Citizen's Comments will be given."

4. **Audit Presentation**

5. **Consent Agenda**

- a. July Financial Report
- b. Approval of Agenda
- c. Stephanie Marino – Partial Street Closure on Quail Meadow

6. **Ordinances**

a. Bill #1495 – 2nd Reading

An ordinance amending chapter 500 of the City of Pevely municipal code pertaining to the section 500.060 Building Permit Fees

b. Bill #1496 – 1st and 2nd Reading

An ordinance fixing the tax rate for the year 2019 in the City of Pevely, Missouri, when payable, and to whom paid

c. Bill #1497 – 1st Reading

An ordinance to amend chapter 405, article I, section 405.050 to add the following definitions regarding medical marijuana as it relates to the zoning code



City of Pevely

401 Main Street Pevely, Missouri 63070

d. Bill #1498 – 1st Reading

An ordinance to amend section 405.170 “B-1” medium density business district regulations and section 405.170 “B-2” high density business district regulations to allow for medical marijuana facilities and entering an effective date therefore

e. Bill #1499 – 1st Reading

An ordinance amending several sections of Chapter 510 of the City of Pevely municipal code pertaining to the registration of vacant residential structures

f. Bill #1500 – 1st Reading

An ordinance to add chapter 645 medical marijuana relating to medical marijuana businesses, regulation, definitions, and licensing to the code of ordinances of the City of Pevely, Missouri and entering an effective date therefore

7. Resolutions

8. Appointments

9. Bids

10. Motions

- a. To Accept the Bid Submitted by Farm Equipment Sales, INC. for the Purchase of a Kubota F2690 Mower with 4wd and a 72” Deck for \$18,712.62
- b. To accept the Special Use Permit for Solar Panel installation at 9219 Pevely Crossing in Pevely, Missouri

11. Committee Reports

- a. Planning and Zoning
- b. Tourism Board
- c. Police Personnel Board
- d. Park Board

12. Administrative Reports

- a. Attorney Westhoff
- b. Chief Eickhoff
 - a. Chief’s Awards
- c. City Administrator

13. Council Member Reports

- a. Alderman Markus
- b. Alderman Coulson



City of Pevely

401 Main Street Pevely, Missouri 63070

- c. Alderman Hahn
- d. Alderman Tucker
- e. Alderman Menkhus
- f. Alderman Yount
- g. Alderman Watkins
- h. Alderman Brooks
 - a. Tuition Reimbursement Discussion
- i. Mayor Haas

14. Adjournment

All copies of all ordinance proposed to be introduced for consideration by the Board of Aldermen meeting are available for public inspection at the Office of the City Clerk.

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Posted On: 9/20/2019 2:25:38 PM By: Ashton Lowery, Administrative Assistant

636-475-4452

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636-475-4116 (fax)

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www.cityofpevely.net

CITY OF PEVELY, MISSOURI

FINANCIAL STATEMENTS

July 31, 2019



Thurman, Shinn & Company
Certified Public Accountants

315 North Washington Street
Farmington, MO 63640
Office: 573-760-9400
Fax: 573-760-0101

334 North State Street, Ste. A
Desloge, MO 63601
Office: 573-432-4240
Fax: 573-431-7708

To Management
City of Pevely, Missouri
Pevely, Missouri 63070

Management is responsible for the accompanying financial statement of the City of Pevely, Missouri for the seven months ended July 31, 2019, which comprise the departmental budget summary-budget basis, and for determining that the budget basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statement nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statement.

The financial statement is prepared in accordance with the budget basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the budget basis of accounting. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the City's assets, liabilities, fund balances, revenues, and expenditures. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to the City of Pevely, Missouri.


Thurman, Shinn & Company
Certified Public Accountants



Farmington, MO
September 13, 2019

**CITY OF PEVELY, MISSOURI
DEPARTMENTAL BUDGET SUMMARY-BUDGET BASIS
FOR THE SEVEN MONTHS ENDED JULY 31, 2019
(SEE ACCOUNTANTS' COMPILATION REPORT)**



	Year to Date	Budget	Variance	% of Budget
General Fund				
Revenue				
Court	\$ 129,362	\$ 240,350	\$ (110,988)	53.82%
Administration	1,520,820	2,740,840	(1,220,020)	55.49%
Police	24,017	72,900	(48,883)	32.95%
Dispatch	14,388	38,000	(23,612)	37.86%
Code Enforcement	20,967	45,300	(24,333)	46.28%
Animal Control	653	1,500	(847)	43.53%
Sanitation	213,727	367,000	(153,273)	58.24%
Park	9,823	33,860	(24,037)	29.01%
Total Revenue	1,933,757	3,539,750	(1,605,993)	54.63%
Expenditures				
Court	82,917	160,700	(77,783)	51.60%
Prosecutor	27,671	49,500	(21,829)	55.90%
Administration	388,878	747,390	(358,512)	52.03%
Police	855,406	1,449,550	(594,144)	59.01%
Dispatch	221,059	365,848	(144,789)	60.42%
Code Enforcement	89,987	183,650	(93,663)	49.00%
Animal Control	50,807	91,450	(40,643)	55.56%
Sanitation	203,205	367,000	(163,795)	55.37%
Park	41,036	76,100	(35,064)	53.92%
Total Expenditures	1,960,966	3,491,188	(1,530,222)	56.17%
Revenue Over (Under) Expenditures	<u>\$ (27,209)</u>	<u>\$ 48,562</u>	<u>\$ (75,771)</u>	
City Transportation Fund				
Revenue	\$ 577,085	\$ 725,140	\$ (148,055)	79.58%
Expenditures	608,829	826,950	(218,121)	73.62%
Revenue Over (Under) Expenditures	<u>\$ (31,744)</u>	<u>\$ (101,810)</u>	<u>\$ 70,066</u>	
County Road Improvement Fund				
Revenue	\$ 209,100	\$ 720,000	\$ (510,900)	29.04%
Expenditures	232,121	965,000	(732,879)	24.05%
Revenue Over (Under) Expenditures	<u>\$ (23,021)</u>	<u>\$ (245,000)</u>	<u>\$ 221,979</u>	

**CITY OF PEVELY, MISSOURI
DEPARTMENTAL BUDGET SUMMARY-BUDGET BASIS
FOR THE SEVEN MONTHS ENDED JULY 31, 2019
(SEE ACCOUNTANTS' COMPILATION REPORT)**



	Year to Date	Budget	Variance	% of Budget
NID Fund				
Revenue	\$ 187,266	\$ 326,806	\$ (139,540)	57.30%
Expenditures	<u>385,006</u>	<u>419,074</u>	<u>(34,068)</u>	91.87%
Revenue Over (Under) Expenditures	<u>\$ (197,740)</u>	<u>\$ (92,268)</u>	<u>\$ (105,472)</u>	
City Hall Fund				
Revenue	\$ 183,098	\$ 310,500	\$ (127,402)	58.97%
Expenditures	<u>210,093</u>	<u>446,663</u>	<u>(236,570)</u>	47.04%
Revenue Over (Under) Expenditures	<u>\$ (26,995)</u>	<u>\$ (136,163)</u>	<u>\$ 109,168</u>	
Water Fund				
Revenue	\$ 539,247	\$ 994,450	\$ (455,203)	54.23%
Expenditures	<u>394,711</u>	<u>1,377,664</u>	<u>(982,953)</u>	28.65%
Revenue Over (Under) Expenditures	<u>\$ 144,536</u>	<u>\$ (383,214)</u>	<u>\$ 527,750</u>	
Sewer Fund				
Revenue	\$ 869,527	\$ 1,389,600	\$ (520,073)	62.57%
Expenditures	<u>610,784</u>	<u>1,539,432</u>	<u>(928,648)</u>	39.68%
Revenue Over (Under) Expenditures	<u>\$ 258,743</u>	<u>\$ (149,832)</u>	<u>\$ 408,575</u>	

COPY

SUPPLEMENTAL INFORMATION

City of Pevely
Operating and Debt Service Account Balances

	7/31/19
Operating	
General Fund	
General Fund Checking	\$ 73,501
Protested Taxes	3,786
Police Training	50,771
Parks and Recreation	40,630
Tax Accumulative	22,724
Gross Receipts	1,402,461
911	24,109
Inmate Security	22,609
Tourism Tax	213,058
Credit Card Savings	7,975
	1,861,624
City Transportation Fund	1,034,066
County Road Improvement Fund	
Operating Checking	(67,655)
Due From Jefferson County	822,546
	754,891
NID Fund	(45,373)
City Hall Fund	435,587
Water Fund	
Operating Checking-Water	2,332,664
Reserve & Replacement Account	514,122
Water Deposit Account	145,431
	2,992,217
Sewer Fund	
Operating Checking-Sewer	4,425,250
Sewer Deposit Account	19,887
	4,445,137
Storm Water Fund	13,970
Total Operating Account Balances	\$ 11,492,119



GENERAL SALES TAX

Apply to:	19 FY	18 FY	17 FY	16 FY	15 FY
January	45,611	38,209	55,897	65,452	43,491
February	41,285	40,340	36,522	35,207	45,687
March	61,196	59,723	55,720	59,519	63,329
April	57,170	56,757	46,764	52,214	51,985
May	33,182	40,090	39,618	32,604	37,231
June	66,702	56,356	52,229	63,485	68,194
July	59,879	66,162	66,927	43,993	16,531
August					
September					
October					
November					
December					

Total	365,025	357,637	353,677	352,474	326,448
\$ Change	7,388	3,960	1,203	26,026	
% Change	2.07%	1.12%	0.34%	7.97%	



See Accountants' Compilation Report

City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
10 - Municipal Court
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Court Fines & Costs	129,362.49	240,000.00	(110,637.51)	(46.10)%
Inmate Security fee	0.00	350.00	(350.00)	(100.00)%
Total Revenue	<u>129,362.49</u>	<u>240,350.00</u>	<u>(110,987.51)</u>	<u>(46.18)%</u>
Expense				
Salaries & Wages	28,099.44	53,500.00	25,400.56	47.48%
Group Insurance	11,929.77	15,100.00	3,170.23	20.99%
Lagers	5,342.43	10,300.00	4,957.57	48.13%
Payroll Taxes	2,273.10	4,200.00	1,926.90	45.88%
Provisional Judge	10,500.00	18,000.00	7,500.00	41.67%
Supplies	437.91	500.00	62.09	12.42%
Miscellaneous	0.00	200.00	200.00	100.00%
O&M Materials	573.66	3,000.00	2,426.34	80.88%
Small Equipment	2,033.55	0.00	(2,033.55)	0.00%
Advertising	33.32	0.00	(33.32)	0.00%
Building Maintenance	2.98	0.00	(2.98)	0.00%
Computer Service	5,088.42	17,600.00	12,511.58	71.09%
Dues	134.32	200.00	65.68	32.84%
Training	2,982.16	3,000.00	17.84	0.59%
Equipment Repairs	0.00	200.00	200.00	100.00%
Insurance	9,658.93	12,000.00	2,341.07	19.51%
Other Service & Charges	197.74	14,000.00	13,802.26	98.59%
Postage	689.25	1,400.00	710.75	50.77%
Cleaning	990.00	0.00	(990.00)	0.00%
Utilities	1,949.86	7,500.00	5,550.14	74.00%
Total Expense	<u>82,916.84</u>	<u>160,700.00</u>	<u>77,783.16</u>	<u>48.40%</u>
Net Revenue over (under) Expenses	<u>46,445.65</u>	<u>79,650.00</u>	<u>(33,204.35)</u>	<u>(41.69)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
11 - Prosecutor
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Expense				
Prosecutor	16,750.00	27,000.00	10,250.00	37.96%
Assistant Prosecutor	10,590.00	20,000.00	9,410.00	47.05%
Supplies	311.42	2,000.00	1,688.58	84.43%
Postage	19.80	500.00	480.20	96.04%
Total Expense	<u>27,671.22</u>	<u>49,500.00</u>	<u>21,828.78</u>	<u>44.10%</u>
Net Revenue over (under) Expenses	<u>(27,671.22)</u>	<u>(49,500.00)</u>	<u>21,828.78</u>	<u>(44.10)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
15 - Administration
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Sales Tax	365,025.82	615,000.00	(249,974.18)	(40.65)%
Gen Revenue Tax	483,597.83	880,000.00	(396,402.17)	(45.05)%
Gross Receipts Fee	469,151.35	960,000.00	(490,848.65)	(51.13)%
Auto Stickers	169.00	100.00	69.00	69.00%
Liquor License Fee	6,525.00	4,500.00	2,025.00	45.00%
Merchant's License	48,532.44	50,000.00	(1,467.56)	(2.94)%
Vending License	50.00	1,000.00	(950.00)	(95.00)%
Interest Income	9,450.75	16,000.00	(6,549.25)	(40.93)%
Reimbursements	21,013.89	15,000.00	6,013.89	40.09%
Miscellaneous Revenue	10,593.03	15,000.00	(4,406.97)	(29.38)%
Utility PILOT	106,710.41	184,240.00	(77,529.59)	(42.08)%
Total Revenue	<u>1,520,819.52</u>	<u>2,740,840.00</u>	<u>(1,220,020.48)</u>	<u>(44.51)%</u>
Expense				
Salaries & Wages	95,142.98	175,000.00	79,857.02	45.63%
Group Insurance	22,964.40	31,000.00	8,035.60	25.92%
Lagers	15,040.85	31,000.00	15,959.15	51.48%
Payroll Taxes	7,483.35	13,500.00	6,016.65	44.57%
Uniforms	0.00	800.00	800.00	100.00%
Drug Test	85.00	100.00	15.00	15.00%
Auditing & Accounting	38,730.00	85,000.00	46,270.00	54.44%
Supplies	2,758.19	3,000.00	241.81	8.06%
Gas & Oil	67.46	500.00	432.54	86.51%
Miscellaneous	488.69	10,000.00	9,511.31	95.11%
O&M Materials	2,789.28	14,000.00	11,210.72	80.08%
Contracted Services	0.00	10,000.00	10,000.00	100.00%
Small Equipment	5,415.03	3,000.00	(2,415.03)	(80.50)%
Advertising	3,156.11	4,000.00	843.89	21.10%
Building Maintenance	2.98	6,000.00	5,997.02	99.95%
Computer Service	11,073.33	32,000.00	20,926.67	65.40%
Dues	629.69	6,000.00	5,370.31	89.51%
Election Expenses	1,753.00	4,000.00	2,247.00	56.17%
Training	2,172.05	8,000.00	5,827.95	72.85%
Equipment Repairs	196.14	3,000.00	2,803.86	93.46%
Insurance	16,243.93	30,000.00	13,756.07	45.85%
Legal	44,742.97	60,000.00	15,257.03	25.43%
Other Service & Charges	1,574.57	3,250.00	1,675.43	51.55%
Postage	852.21	5,000.00	4,147.79	82.96%
Street Repair & Maintenance	29.31	0.00	(29.31)	0.00%
Cleaning	2,745.00	12,000.00	9,255.00	77.13%
Utilities	3,939.45	13,000.00	9,060.55	69.70%
Vehicle Maintenance	2,091.49	0.00	(2,091.49)	0.00%
Transfer Out	106,710.41	184,240.00	77,529.59	42.08%
Total Expense	<u>388,877.87</u>	<u>747,390.00</u>	<u>358,512.13</u>	<u>47.97%</u>
Net Revenue over (under) Expenses	<u>1,131,941.65</u>	<u>1,993,450.00</u>	<u>(861,508.35)</u>	<u>(43.22)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
20 - Police
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Prisoner Revenue	13,500.00	54,000.00	(40,500.00)	(75.00)%
Grant Income	6,971.40	16,200.00	(9,228.60)	(56.97)%
Interest Income	64.83	100.00	(35.17)	(35.17)%
Donation Revenue	1,000.00	0.00	1,000.00	0.00%
Police Reports	<u>2,481.00</u>	<u>2,600.00</u>	<u>(119.00)</u>	<u>(4.58)%</u>
Total Revenue	<u>24,017.23</u>	<u>72,900.00</u>	<u>(48,882.77)</u>	<u>(67.05)%</u>
Expense				
Salaries & Wages	441,395.97	770,000.00	328,604.03	42.68%
Group Insurance	67,757.29	171,000.00	103,242.71	60.38%
Lagers	69,475.72	142,000.00	72,524.28	51.07%
Payroll Taxes	35,316.81	59,000.00	23,683.19	40.14%
Uniforms	8,411.99	13,000.00	4,588.01	35.29%
Drug Test	120.00	400.00	280.00	70.00%
Supplies	89.11	2,000.00	1,910.89	95.54%
Ammunition	1,748.02	6,000.00	4,251.98	70.87%
Gas & Oil	13,910.28	22,000.00	8,089.72	36.77%
Small Tools & Equipment	244.30	3,500.00	3,255.70	93.02%
Miscellaneous	0.00	750.00	750.00	100.00%
O&M Materials	4,871.18	18,000.00	13,128.82	72.94%
Small Equipment	4,430.65	5,000.00	569.35	11.39%
Advertising	438.32	500.00	61.68	12.34%
Public Relations Material	1,873.76	5,000.00	3,126.24	62.52%
Building Maintenance	297.89	4,000.00	3,702.11	92.55%
Computer Service	18,875.93	36,400.00	17,524.07	48.14%
Dues	643.33	600.00	(43.33)	(7.22)%
Drug Enforcement	0.00	12,000.00	12,000.00	100.00%
Training	8,856.08	10,000.00	1,143.92	11.44%
Equipment Repairs	1,476.26	5,000.00	3,523.74	70.47%
Prisoner Expense	5,876.21	2,200.00	(3,676.21)	(167.10)%
Insurance	73,309.42	65,000.00	(8,309.42)	(12.78)%
Legal	6,859.03	5,000.00	(1,859.03)	(37.18)%
Other Service & Charges	486.59	1,000.00	513.41	51.34%
Postage	429.61	1,200.00	770.39	64.20%
Cleaning	1,393.50	2,000.00	606.50	30.32%
Utilities	24,986.24	30,000.00	5,013.76	16.71%
Vehicle Maintenance	17,103.55	20,000.00	2,896.45	14.48%
Loan Payments	<u>44,728.70</u>	<u>37,000.00</u>	<u>(7,728.70)</u>	<u>(20.89)%</u>
Total Expense	<u>855,405.74</u>	<u>1,449,550.00</u>	<u>594,144.26</u>	<u>40.99%</u>
Net Revenue over (under) Expenses	<u>(831,388.51)</u>	<u>(1,376,650.00)</u>	<u>545,261.49</u>	<u>(39.61)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
21 - Dispatch
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
911 Emergency Tele Tax	14,387.88	38,000.00	(23,612.12)	(62.14)%
Total Revenue	14,387.88	38,000.00	(23,612.12)	(62.14)%
Expense				
Salaries & Wages	91,794.33	177,000.00	85,205.67	48.14%
Group Insurance	37,155.19	51,000.00	13,844.81	27.15%
Lagers	17,430.95	32,000.00	14,569.05	45.53%
Payroll Taxes	7,582.12	14,000.00	6,417.88	45.84%
Drug Test	120.00	0.00	(120.00)	0.00%
O&M Materials	1,755.41	5,000.00	3,244.59	64.89%
Small Equipment	3,291.31	8,000.00	4,708.69	58.86%
Advertising	573.32	0.00	(573.32)	0.00%
Public Relations Material	189.61	0.00	(189.61)	0.00%
Computer Service	4,614.48	10,000.00	5,385.52	53.86%
Dues	20.00	0.00	(20.00)	0.00%
Training	664.69	2,000.00	1,335.31	66.77%
Equipment Repairs	0.00	3,000.00	3,000.00	100.00%
Insurance	14,591.96	0.00	(14,591.96)	0.00%
Utilities	38,443.11	35,000.00	(3,443.11)	(9.84)%
Capital Equipment	2,832.40	28,848.00	26,015.60	90.18%
Total Expense	221,058.88	365,848.00	144,789.12	39.58%
Net Revenue over (under) Expenses	(206,671.00)	(327,848.00)	121,177.00	(36.96)%



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
25 - Code Enforcement
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Occupancy Permit Fees	5,426.00	3,500.00	1,926.00	55.03%
Contractors License	1,976.00	3,500.00	(1,524.00)	(43.54)%
Building Permits	13,565.33	28,000.00	(14,434.67)	(51.55)%
P&Z & B of A Fees	0.00	300.00	(300.00)	(100.00)%
Security Dep-Building Permit	0.00	7,000.00	(7,000.00)	(100.00)%
Code Violation Revenue	0.00	3,000.00	(3,000.00)	(100.00)%
Total Revenue	20,967.33	45,300.00	(24,332.67)	(53.71)%
Expense				
Salaries & Wages	28,939.33	75,000.00	46,060.67	61.41%
Group Insurance	13,046.56	21,000.00	7,953.44	37.87%
Lagers	3,817.75	14,500.00	10,682.25	73.67%
Payroll Taxes	2,557.61	6,000.00	3,442.39	57.37%
Uniforms	10.44	800.00	789.56	98.69%
Drug Test	0.00	50.00	50.00	100.00%
Supplies	309.31	1,000.00	690.69	69.07%
Gas & Oil	750.45	1,500.00	749.55	49.97%
Miscellaneous	70.00	500.00	430.00	86.00%
O&M Materials	2,294.66	3,000.00	705.34	23.51%
Small Equipment	1,135.70	600.00	(535.70)	(89.28)%
Advertising	1,248.31	2,000.00	751.69	37.58%
Building Maintenance	20.97	300.00	279.03	93.01%
Computer Service	5,740.50	12,150.00	6,409.50	52.75%
Dues	14.28	500.00	485.72	97.14%
Training	788.54	4,500.00	3,711.46	82.48%
Equipment Repairs	17.18	1,000.00	982.82	98.28%
Prisoner Expense	75.28	0.00	(75.28)	0.00%
Insurance	9,189.43	11,000.00	1,810.57	16.46%
Other Service & Charges	36.23	250.00	213.77	85.51%
Postage	689.25	1,500.00	810.75	54.05%
Cleaning	990.00	0.00	(990.00)	0.00%
Utilities	3,151.73	7,000.00	3,848.27	54.98%
Vehicle Maintenance	148.39	1,500.00	1,351.61	90.11%
Code Violation Expense	0.00	3,000.00	3,000.00	100.00%
Capital Equipment	14,945.03	15,000.00	54.97	0.37%
Total Expense	89,986.93	183,650.00	93,663.07	51.00%
Net Revenue over (under) Expenses	(69,019.60)	(138,350.00)	69,330.40	(50.11)%



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
29 - Animal Control
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Animal Control	652.50	1,500.00	(847.50)	(56.50)%
Total Revenue	652.50	1,500.00	(847.50)	(56.50)%
Expense				
Salaries & Wages	19,285.50	33,500.00	14,214.50	42.43%
Group Insurance	8,746.18	10,500.00	1,753.82	16.70%
Lagers	3,666.40	6,500.00	2,833.60	43.59%
Payroll Taxes	1,570.65	2,600.00	1,029.35	39.59%
Uniforms	19.50	400.00	380.50	95.13%
Drug Test	60.00	200.00	140.00	70.00%
Supplies	29.15	800.00	770.85	96.36%
Gas & Oil	516.73	1,100.00	583.27	53.02%
Miscellaneous	9.48	200.00	190.52	95.26%
Euthenasia	314.62	1,500.00	1,185.38	79.03%
O&M Materials	1,036.96	1,600.00	563.04	35.19%
Small Equipment	414.45	1,300.00	885.55	68.12%
Advertising	33.32	0.00	(33.32)	0.00%
Building Maintenance	188.92	600.00	411.08	68.51%
Computer Service	3,780.29	1,300.00	(2,480.29)	(190.79)%
Dues	14.28	50.00	35.72	71.44%
Training	0.00	1,000.00	1,000.00	100.00%
Equipment Repairs	0.00	200.00	200.00	100.00%
Insurance	8,071.43	10,000.00	1,928.57	19.29%
Other Service & Charges	65.85	500.00	434.15	86.83%
Postage	100.00	600.00	500.00	83.33%
Utilities	2,827.11	8,000.00	5,172.89	64.66%
Vehicle Maintenance	56.02	1,000.00	943.98	94.40%
Capital Equipment	0.00	8,000.00	8,000.00	100.00%
Total Expense	50,806.84	91,450.00	40,643.16	44.44%
Net Revenue over (under) Expenses	(50,154.34)	(89,950.00)	39,795.66	(44.24)%



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
35 - Sanitation
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Sanitation Trash Service	213,727.07	367,000.00	(153,272.93)	(41.76)%
Total Revenue	213,727.07	367,000.00	(153,272.93)	(41.76)%
Expense				
Trash Hauling Service	203,179.50	367,000.00	163,820.50	44.64%
Other Service & Charges	25.00	0.00	(25.00)	0.00%
Total Expense	203,204.50	367,000.00	163,795.50	44.63%
Net Revenue over (under) Expenses	10,522.57	0.00	10,522.57	0.00%



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
10 - General
40 - Parks
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Pavillion Fee	554.00	300.00	254.00	84.67%
Festival Income	6,458.00	30,000.00	(23,542.00)	(78.47)%
Other Activities	2,780.14	3,500.00	(719.86)	(20.57)%
Interest Income	30.37	60.00	(29.63)	(49.38)%
Total Revenue	<u>9,822.51</u>	<u>33,860.00</u>	<u>(24,037.49)</u>	<u>(70.99)%</u>
Expense				
Gas & Oil	0.00	200.00	200.00	100.00%
Miscellaneous	0.00	100.00	100.00	100.00%
O&M Materials	1,790.07	4,000.00	2,209.93	55.25%
Small Equipment	0.00	500.00	500.00	100.00%
Projects	96.72	400.00	303.28	75.82%
Building Maintenance	330.88	3,400.00	3,069.12	90.27%
Festival Expense	14,885.00	45,000.00	30,115.00	66.92%
Other Activities	23,098.72	15,000.00	(8,098.72)	(53.99)%
Insurance	0.00	7,000.00	7,000.00	100.00%
Utilities	834.77	500.00	(334.77)	(66.95)%
Total Expense	<u>41,036.16</u>	<u>76,100.00</u>	<u>35,063.84</u>	<u>46.08%</u>
Net Revenue over (under) Expenses	<u>(31,213.65)</u>	<u>(42,240.00)</u>	<u>11,026.35</u>	<u>(26.10)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
20 - City Transportation
00 - No Department
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Sales Tax	209,917.67	350,000.00	(140,082.33)	(40.02)%
Gasoline Tax	83,833.43	150,000.00	(66,166.57)	(44.11)%
Road & Bridge Tax	0.00	15,000.00	(15,000.00)	(100.00)%
Vehicle Fees	14,575.38	24,000.00	(9,424.62)	(39.27)%
Interest Income	3,048.26	1,900.00	1,148.26	60.43%
Transfer In	106,710.41	184,240.00	(77,529.59)	(42.08)%
Loan and Lease Proceeds	159,000.00	0.00	159,000.00	0.00%
Total Revenue	<u>577,085.15</u>	<u>725,140.00</u>	<u>(148,054.85)</u>	<u>(20.42)%</u>
Expense				
Salaries & Wages	147,866.03	270,000.00	122,133.97	45.23%
Group Insurance	46,115.59	72,000.00	25,884.41	35.95%
Lagers	16,281.91	52,000.00	35,718.09	68.69%
Payroll Taxes	11,929.64	21,000.00	9,070.36	43.19%
Uniforms	625.78	2,800.00	2,174.22	77.65%
Drug Test	206.00	1,500.00	1,294.00	86.27%
Engineering Fees	0.00	10,000.00	10,000.00	100.00%
Supplies	0.00	800.00	800.00	100.00%
Gas & Oil	15,869.85	15,000.00	(869.85)	(5.80)%
Small Tools & Equipment	2,293.06	1,500.00	(793.06)	(52.87)%
Miscellaneous	52.41	1,000.00	947.59	94.76%
O&M Materials	6,944.21	20,000.00	13,055.79	65.28%
Snow & Ice Removal Material	31,667.37	45,000.00	13,332.63	29.63%
Street Sweeping Contract	0.00	20,000.00	20,000.00	100.00%
Small Equipment	118.86	12,000.00	11,881.14	99.01%
Advertising	33.32	500.00	466.68	93.34%
Building Maintenance	794.68	2,000.00	1,205.32	60.27%
License & Permits	0.00	100.00	100.00	100.00%
Computer Service	4,880.27	3,750.00	(1,130.27)	(30.14)%
Dues	50.28	0.00	(50.28)	0.00%
Training	0.00	1,000.00	1,000.00	100.00%
Insurance	29,214.11	55,000.00	25,785.89	46.88%
Other Service & Charges	202.00	0.00	(202.00)	0.00%
Postage	0.00	200.00	200.00	100.00%
Street Lighting	38,955.88	80,000.00	41,044.12	51.31%
Signs	6,542.54	20,000.00	13,457.46	67.29%
Utilities	6,115.33	7,800.00	1,684.67	21.60%
Vehicle Maintenance	1,781.07	5,500.00	3,718.93	67.62%
Equipment Repair & Maintenance	43,177.60	53,000.00	9,822.40	18.53%
Loan Payments	25,896.79	0.00	(25,896.79)	0.00%
Capital Equipment	167,413.00	8,500.00	(158,913.00)	(1,869.56)%
Infrastructure	3,801.32	45,000.00	41,198.68	91.55%
Total Expense	<u>608,828.90</u>	<u>826,950.00</u>	<u>218,121.10</u>	<u>26.38%</u>
Net Revenue over (under) Expenses	<u>(31,743.75)</u>	<u>(101,810.00)</u>	<u>70,066.25</u>	<u>(68.82)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
30 - County Transportation
00 - No Department
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Sales Tax	176,800.86	310,000.00	(133,199.14)	(42.97)%
Grant Income	18,555.60	400,000.00	(381,444.40)	(95.36)%
Interest Income	13,743.40	10,000.00	3,743.40	37.43%
Total Revenue	<u>209,099.86</u>	<u>720,000.00</u>	<u>(510,900.14)</u>	<u>(70.96)%</u>
Expense				
Infrastructure	232,120.54	965,000.00	732,879.46	75.95%
Total Expense	<u>232,120.54</u>	<u>965,000.00</u>	<u>732,879.46</u>	<u>75.95%</u>
Net Revenue over (under) Expenses	<u>(23,020.68)</u>	<u>(245,000.00)</u>	<u>221,979.32</u>	<u>(90.60)%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
31 - NID
00 - No Department
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
NID Fees	85,954.42	225,000.00	(139,045.58)	(61.80)%
Interest Income	5.18	500.00	(494.82)	(98.96)%
Transfer In	<u>101,306.00</u>	<u>101,306.00</u>	0.00	0.00%
Total Revenue	<u>187,265.60</u>	<u>326,806.00</u>	<u>(139,540.40)</u>	<u>(42.70)%</u>
Expense				
Other Service & Charges	0.00	1,000.00	1,000.00	100.00%
Property Owners Assoc Fees	0.00	8,600.00	8,600.00	100.00%
2017 Lease Payments - Interest	29,006.25	53,474.00	24,467.75	45.76%
2017 Lease Payment - Principle	<u>356,000.00</u>	<u>356,000.00</u>	0.00	0.00%
Total Expense	<u>385,006.25</u>	<u>419,074.00</u>	<u>34,067.75</u>	<u>8.13%</u>
Net Revenue over (under) Expenses	<u>(197,740.65)</u>	<u>(92,268.00)</u>	<u>(105,472.65)</u>	<u>114.31%</u>



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
32 - City Hall Sales Tax
00 - No Department
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Sales Tax	182,497.55	310,000.00	(127,502.45)	(41.13)%
Interest Income	313.01	400.00	(86.99)	(21.75)%
Miscellaneous Revenue	287.85	100.00	187.85	187.85%
Total Revenue	183,098.41	310,500.00	(127,401.59)	(41.03)%
Expense				
Building Maintenance	2,918.16	20,000.00	17,081.84	85.41%
Other Service & Charges	85.99	0.00	(85.99)	0.00%
Loan Payments	10,237.50	10,950.00	712.50	6.51%
2017 Lease Payments - Interest	40,851.00	79,713.00	38,862.00	48.75%
2017 Lease Payment - Principle	156,000.00	156,000.00	0.00	0.00%
Infrastructure	0.00	180,000.00	180,000.00	100.00%
Total Expense	210,092.65	446,663.00	236,570.35	52.96%
Net Revenue over (under) Expenses	(26,994.24)	(136,163.00)	109,168.76	(80.18)%



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
40 - Water
00 - No Department
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Sales Tax	23,639.69	0.00	23,639.69	0.00%
Utility Fees	485,340.28	943,000.00	(457,659.72)	(48.53)%
Water Taps	8,300.00	16,450.00	(8,150.00)	(49.54)%
Finance Charges	8,056.12	15,500.00	(7,443.88)	(48.03)%
Interest Income	5,032.08	6,000.00	(967.92)	(16.13)%
Miscellaneous Revenue	8,878.46	13,500.00	(4,621.54)	(34.23)%
Total Revenue	539,246.63	994,450.00	(455,203.37)	(45.77)%
Expense				
Salaries & Wages	65,531.49	173,000.00	107,468.51	62.12%
Group Insurance	18,295.41	42,000.00	23,704.59	56.44%
Lagers	12,456.59	34,000.00	21,543.41	63.36%
Payroll Taxes	5,152.45	14,000.00	8,847.55	63.20%
Uniforms	39.00	1,200.00	1,161.00	96.75%
Drug Test	0.00	600.00	600.00	100.00%
Engineering Fees	0.00	5,500.00	5,500.00	100.00%
Supplies	405.64	1,500.00	1,094.36	72.96%
Gas & Oil	4,980.00	4,600.00	(380.00)	(8.26)%
Small Tools & Equipment	276.63	1,800.00	1,523.37	84.63%
Miscellaneous	47.27	2,500.00	2,452.73	98.11%
O&M Materials	2,663.39	8,000.00	5,336.61	66.71%
Contracted Services	0.00	3,500.00	3,500.00	100.00%
Small Equipment	6,442.43	27,200.00	20,757.57	76.31%
Advertising	1,051.22	1,500.00	448.78	29.92%
Building Maintenance	454.83	10,000.00	9,545.17	95.45%
License & Permits	0.00	250.00	250.00	100.00%
Computer Service	5,024.01	14,000.00	8,975.99	64.11%
Dues	501.78	600.00	98.22	16.37%
Training	1,210.14	2,500.00	1,289.86	51.59%
Insurance	17,906.34	40,000.00	22,093.66	55.23%
Legal	0.00	1,500.00	1,500.00	100.00%
Other Service & Charges	10,183.73	9,000.00	(1,183.73)	(13.15)%
Postage	3,459.18	1,700.00	(1,759.18)	(103.48)%
Sales Tax	22,426.48	0.00	(22,426.48)	0.00%
Cleaning	990.00	0.00	(990.00)	0.00%
Utitlies	54,124.60	125,000.00	70,875.40	56.70%
Vehicle Maintenance	85.00	1,200.00	1,115.00	92.92%
System & Line Maintenance	29,254.53	60,000.00	30,745.47	51.24%
Equipment Repair & Maintenance	5,868.93	20,000.00	14,131.07	70.66%
Lab Testing	915.08	2,500.00	1,584.92	63.40%
Transfer Out	49,074.00	49,074.00	0.00	0.00%
Utility PILOT Fees	38,772.06	75,440.00	36,667.94	48.61%
Capital Equipment	8,647.64	149,000.00	140,352.36	94.20%
Infrastructure	28,470.86	495,000.00	466,529.14	94.25%
Total Expense	394,710.71	1,377,664.00	982,953.29	71.35%
Net Revenue over (under) Expenses	144,535.92	(383,214.00)	527,749.92	(137.72)%



City of Pevely
Statement of Revenues and Expenditures - Budget Basis
50 - Sewer
00 - No Department
From 7/1/2019 Through 7/31/2019

	Current Year Actual	YTD Budget - Original	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenue				
Utility Fees	852,400.27	1,360,000.00	(507,599.73)	(37.32)%
Finance Charges	13,622.04	24,000.00	(10,377.96)	(43.24)%
Interest Income	2,000.53	2,400.00	(399.47)	(16.64)%
Miscellaneous Revenue	1,504.41	3,200.00	(1,695.59)	(52.99)%
Total Revenue	869,527.25	1,389,600.00	(520,072.75)	(37.43)%
Expense				
Salaries & Wages	115,991.82	215,000.00	99,008.18	46.05%
Group Insurance	22,870.85	44,000.00	21,129.15	48.02%
Lagers	21,839.52	43,000.00	21,160.48	49.21%
Payroll Taxes	9,463.16	16,000.00	6,536.84	40.86%
Uniforms	458.50	1,600.00	1,141.50	71.34%
Drug Test	0.00	600.00	600.00	100.00%
Engineering Fees	0.00	10,000.00	10,000.00	100.00%
Supplies	165.00	1,000.00	835.00	83.50%
Gas & Oil	5,624.26	6,500.00	875.74	13.47%
Small Tools & Equipment	244.72	1,000.00	755.28	75.53%
Miscellaneous	0.00	1,000.00	1,000.00	100.00%
O&M Materials	1,449.58	3,000.00	1,550.42	51.68%
Small Equipment	2,192.85	3,000.00	807.15	26.91%
Advertising	183.32	300.00	116.68	38.89%
Building Maintenance	81.65	28,500.00	28,418.35	99.71%
License & Permits	2,002.03	1,000.00	(1,002.03)	(100.20)%
Computer Service	4,847.30	17,000.00	12,152.70	71.49%
Dues	468.78	400.00	(68.78)	(17.20)%
Training	917.02	2,000.00	1,082.98	54.15%
Equipment Repairs	32,061.64	30,000.00	(2,061.64)	(6.87)%
Insurance	15,559.42	45,000.00	29,440.58	65.42%
Legal	0.00	8,000.00	8,000.00	100.00%
Other Service & Charges	3,951.72	10,000.00	6,048.28	60.48%
Postage	0.00	2,000.00	2,000.00	100.00%
Utilities	47,815.61	80,000.00	32,184.39	40.23%
Maintenance Contracts	0.00	9,000.00	9,000.00	100.00%
System & Line Maintenance	32,288.49	30,000.00	(2,288.49)	(7.63)%
Sludge Removal	45,983.65	60,000.00	14,016.35	23.36%
Lab Testing	1,791.36	2,500.00	708.64	28.35%
Lab Supplies & Equipment	5,314.22	5,000.00	(314.22)	(6.28)%
Transfer Out	52,232.00	52,232.00	0.00	0.00%
Utility PILOT Fees	67,938.35	108,800.00	40,861.65	37.56%
Capital Equipment	10,887.70	137,000.00	126,112.30	92.05%
Infrastructure	106,159.51	565,000.00	458,840.49	81.21%
Total Expense	610,784.03	1,539,432.00	928,647.97	60.32%
Net Revenue over (under) Expenses	258,743.22	(149,832.00)	408,575.22	(272.69)%





City of Pevely

401 Main Street Pevely, Missouri 63070

AGENDA REQUEST FORM

COPY

Name: Stephanie Marino

Phone Number: 314-210-6036 Date: 9/10/19

Meeting Date Requested: 9/23/19

Topic for Agenda: partial street closure on Quail Meadow

Synopsis of Topic:

having block party, would like to close part of subdivision for this. Quail meadow cul-de-sac and part of street.

Signature: Phone.

A copy of this form will be attached to the requested meeting's packet.

**AN ORDINANCE AMENDING CHAPTER 500 OF THE CITY OF PEVELY
MUNICIPAL CODE PERTAINING TO SECTION 500.060 BUILDING PERMIT FEES**

WHEREAS, the Mayor and Board of Aldermen of the City of Pevely, Missouri wish to amend the building permit fees, amend additional miscellaneous related fees, and implement a permit deposit system; and

WHEREAS, the most appropriate way to amend the building permit fees, to amend additional miscellaneous related fees, and to implement a permit deposit system is to repeal and replace in its entirety Section 500.060 of the Pevely Municipal Code which pertains to building permit fees and associated fees; and

WHEREAS, the Pevely Planning and Zoning Commission has recommended that the Board of Aldermen make the changes described herein.

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

Section 1. Section 500.060 of the City of Pevely, Missouri Municipal Code is hereby repealed in its entirety and replaced by the following language:

Section 500.060 Building Permit Fees, Additional Fees, and Deposits



A. Building Permit Fees.

The fee for issuance of a building permit for all new buildings and additions shall be set by the following formula: (type of construction) times (square footage) times (fee multiplier of .003). When two hundred fifty thousand dollars (\$250,000.00) in construction costs is reached, the fee multiplier for all additional costs will drop to (.0015). The fee for issuance of a remodeling permit shall be set by the following formulas. For residential: (type of construction) times (square footage) times (.0015). For commercial: (type of construction) times (square footage) times (.00075). Cost per square foot will be taken from the current International Code Council Building Valuation Data Report.

B. Fee for Moving Home.

The permit fee for moving a home from one lot to another or to a new location on the same lot shall be the rate of one dollar and fifty cents (\$1.50) per one hundred dollars

(\$100.00) of the estimated cost of moving plus the cost of new foundation and all work necessary to place the building or structure in its completed condition in the new location.

C. Fee for Demolition of Structures.

The permit fee for the demolition of a building or structure shall be the rate of fifty dollars (\$50.00) for each five hundred (500) square feet section of area of the building or structure. For example, if the structure is two thousand (2,000) square feet, the demolition permit fee shall be two hundred dollars (\$200.00).

D. Permit Fees.

The fee for issuance of the permits listed below are as follows:

Deck	\$50.00
Swimming Pool (Above ground)	\$50.00
Swimming Pool (In-ground)	\$100.00
Shed	\$40.00
Billboard	\$150.00
Blasting	\$75.00
Occupancy	\$35.00
Driveway	\$50.00
Sewer Repair (Residential)	\$75.00
Sewer Repair (Commercial)	\$100.00
Accessory Building Relocate	\$50.00
Electric Service	\$40.00
Land Disturbance	\$75.00
Retaining Wall	\$40.00
Carport	\$40.00
Sign (Price per sign)	\$45.00



E. Additional Fees.

The following tasks will require the listed fee:

Reinspection	\$20.00
Plan Review (\$30,000 or less)	\$10.00
Plan Review (Over \$30,000)	\$60.00
Permit Renewal or Extension 1	\$25.00
Permit Renewal or Extension 2	\$100.00
Street Cut (half width of street)	\$250.00
Street Cut (full width of street)	\$500.00

NOTE: Permit Renewal or Extension 1 will apply to all permits excluding new homes and remodels. Permit Renewal or Extension 2 will apply to all new homes and remodels unless the permit fee is less than one hundred dollars (\$100.00) in which case Permit

Renewal or Extension 1 will apply.

F. Permit Deposits.

All permits within the City of Pevely shall be accompanied by a permit deposit. The deposit will be refunded in full after all inspections have been completed to the satisfaction of the Building Official or his or her designee. The deposit expires at the same time the permit expires. If the permit is renewed within ten (10) days of expiration, the deposit will carry over to the renewal. Failure to renew the permit within ten (10) days of expiration will result in the deposit expiring and a new deposit will be required.

The permit deposit amounts are as follows:

Deck	\$50.00
Swimming Pool	\$50.00
Shed	\$50.00
Billboard	\$100.00
Blasting	\$100.00
Demolition	\$100.00
Driveway	\$70.00
Sewer Repair (Residential)	\$60.00
Sewer Repair (Commercial)	\$100.00
Accessory Building Relocate	\$60.00
Remodel	\$150.00
New Home	\$500.00
Electric Service	\$40.00
Land Disturbance	\$50.00
Retaining Wall	\$40.00
Carport	\$40.00
Sign	\$45.00
Home Relocate	\$75.00



G. Building Permit Fees Based on Cost of Construction.

The cost for a building permit is based on the total cost of material and labor and shall be at the following rate: Eleven dollars (\$11.00) for the first five hundred dollars (\$500.00) of cost or any part thereof, plus two dollars fifty cents (\$2.50) for each additional five hundred dollars (\$500.00) of cost or any part thereof up to two hundred thousand dollars (\$200,000.00) then one dollar fifty cents (\$1.50) per one thousand dollars (\$1,000.00) or part thereof up to eight hundred thousand dollars (\$800,000.00), then one dollar eighty cents (\$1.80) per one thousand dollars (\$1,000.00) of cost or any part thereof with a minimum fee of fifty dollars (\$50.00).

H. Penalty for Failure to Acquire Permit.

Any party who fails to acquire a permit to perform work within the City as described

herein may be issued a Stop Work Order without notice and may be required to pay a permit fee equal to two hundred percent (200%) of the original permit fee amount.

Section 2. The Mayor and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the terms of the proposed Contract.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinctive, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Read twice and passed this _____ day of _____, 2019.

Stephanie M. Haas
Mayor of Pevely, MO

ATTEST:

Nathan Schauf
City Administrator of Pevely, MO



**To Put Bill #1495 on its 1st Reading
by Caption:**

Motioned: LARRY COULSON
 Seconded: DON MENKHUS

	<u>Aye</u>	<u>Nay</u>
Watkins	✓	—
Menkhus	✓	—
Hahn	✓	—
Markus	✓	—
Coulson	✓	—
Tucker	✓	—
Yount	✓	—
Brooks	✓	—

Absent: _____

**To Accept Bill #1495 on its 1st Reading
by Caption:**

Motioned: DON MENKHUS
 Seconded: RYAN TUCKER

	<u>Aye</u>	<u>Nay</u>
Watkins	✓	—
Menkhus	✓	—
Hahn	✓	—
Markus	✓	—
Coulson	✓	—
Tucker	✓	—
Yount	✓	—
Brooks	✓	—

Absent: _____

**To Put Bill #1495 on its 2nd Reading
by Caption:**

Motioned: _____
 Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

To Approve Bill #1495:



Motioned: _____
 Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

AN ORDINANCE FIXING THE TAX RATE FOR THE YEAR 2019 IN THE CITY OF PEVELY, MISSOURI, WHEN PAYABLE, AND TO WHOM PAID.

WHEREAS, the Pevely Board of Aldermen held a duly advertised Public Hearing for the purpose of discussing the proposed tax rate on September 23rd, 2019.

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

Section 1. For the support of the city government, the advancement of the public interest, and the improvement of the City of Pevely, Missouri, a tax shall be levied on all property within the City of Pevely, Missouri for the year 2019.

Section 2. In accordance with the provisions of Section 67.110 of the Revised Statutes of Missouri, the annual rate of levy shall be the sum of eighty-eight and sixty-nine one hundredths of a cent (0.8869) per one hundred dollars (\$100.00) assessed valuation.

Section 3. The City Clerk of the City of Pevely, Missouri shall prepare appropriate and accurate tax books for assessment books prepared by the Jefferson County Assessor on all property within the City subject to taxation by the State of Missouri, and shall, on or before the 1st of October 2019, transmit same to the Jefferson County Collector and shall charge the Collector with the full amount of taxes levied and to be collected.

Section 4. The Jefferson County Collector shall collect all taxes according to the books prepared and delivered to them by the City Clerk and shall pay the same to the Jefferson County Collector into the County's Treasury each week. The Collector shall provide the City Clerk with monthly reports detailing the quantity of taxes collected.

Section 5. Taxes shall be delinquent on the first day of January 2020 and collection there of shall be made in the manner provided by Missouri State law and the Jefferson County Collector.

Section 6. This Ordinance shall be in full force and effect from and after the date of its passage and approval.



Read twice and passed this _____ day of _____, 2019.

Stephanie M. Haas
Mayor of Pevely, MO

ATTEST:

Nathan Schauf
City Administrator of Pevely, MO

COPY

**To Put Bill #1496 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

**To Accept Bill #1496 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

**To Put Bill #1496 on its 2nd Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

To Approve Bill #1496:

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____



AN ORDINANCE TO AMEND CHAPTER 405, ARTICLE I, SECTION 405.050 TO ADD THE FOLLOWING DEFINITIONS REGARDING MEDICAL MARIJUANA AS IT RELATES TO THE ZONING CODE

WHEREAS, the State of Missouri has enacted Article XIV to the Missouri Constitution concerning and dealing with the right to access medical marijuana to patients with serious illnesses and medical conditions, effective December 6, 2018; and

WHEREAS, the State of Missouri pursuant to Article XIV of the Missouri Constitution authorized the passage, by local ordinance, of provisions relating to medical marijuana not inconsistent with the State Constitution concerning medical marijuana businesses and personal consumption; and,

WHEREAS, the Board of Aldermen of the City of Pevely, Missouri, deems it to be in the best interest of the City of Pevely, Missouri to add new definitions to Chapter 405, Article I, Section 405.050 and modify its existing ordinances in a fashion not inconsistent with the recently enacted Constitutional amendment by the State of Missouri, referenced above.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED BY THE BOARD OF ALDERMEN OF THE CITY OF PEVELY, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 405, Article I, Section 405.050 shall be amended to include the following definitions:

CHAPTER 405 LAND USE/ZONING CODE, SECTION I GENERAL PROVISIONS

Section 405.050 Definitions.



ADMINISTER the direct application of marijuana to a qualifying patient by way of any of the following methods:

- a. Ingestion of capsules, teas, oils, and other marijuana-infused products;
- b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
- c. Application of ointments or balms;
- d. Transdermal patches and suppositories;
- e. Consuming marijuana-infused food products; or
- f. Any other method recommended by a qualifying patient's physician.

ENTITY a natural person, corporation, professional corporation, nonprofit corporation, cooperative corporation, unincorporated association, business trust, limited liability company, general or limited partnership, limited liability partnership, joint venture, or any other legal entity.

MARIJUANA or MARIHUANA *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" do not include industrial hemp containing a cropwide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY a facility licensed by the department to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA DISPENSARY FACILITY a facility licensed by the department to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA FACILITY one or more of the following:

- a. Medical marijuana cultivation facility;
- b. Medical marijuana testing facility;
- c. Medical marijuana-infused manufacturing facility;
- d. Medical marijuana post-extraction facility; or
- e. Medical marijuana dispensary facility.



MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY a facility licensed by the department to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

SECTION 2. If any of the provisions of this amendment to the ordinance or the application thereof to anyone or any circumstances is held invalid, the remainder of this ordinance and the application of such provisions to others or other circumstances shall not be affected thereby.

SECTION 3. This amendment to the ordinance shall be codified.

SECTION 4. This amendment to the ordinance shall be in full force and effect from and after the date of its passage.

Read twice and passed this _____ day of _____, 2019.

Stephanie M. Haas
Mayor of Pevely, MO

ATTEST:



Nathan Schauf
City Administrator of Pevely, MO

**To Put Bill #1497 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

**To Accept Bill #1497 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

**To Put Bill #1497 on its 2nd Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

To Approve Bill #1497:

Motioned: _____
Seconded: _____



	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

AN ORDINANCE TO AMEND SECTION 405.170 “B-1” MEDIUM DENSITY BUSINESS DISTRICT REGULATIONS AND SECTION 405.170 “B-2” HIGH DENSITY BUSINESS DISTRICT REGULATIONS TO ALLOW FOR MEDICAL MARIJUANA FACILITIES AND ENTERING AN EFFECTIVE DATE THEREFORE

WHEREAS, the State of Missouri has enacted Article XIV to the Missouri Constitution concerning and dealing with the right to access medical marijuana to patients with serious illnesses and medical conditions, effective December 6, 2018; and

WHEREAS, the State of Missouri pursuant to Article XIV of the Missouri Constitution authorized the passage, by local ordinance, of provisions relating to medical marijuana not inconsistent with the State Constitution concerning medical marijuana businesses and personal consumption; and,

WHEREAS, the Board of Aldermen of the City of Pevely, Missouri, deems it to be in the best interest of the City of Pevely, Missouri to add new ordinances and modify its existing ordinances in a fashion not inconsistent with the recently enacted Constitutional amendment by the State of Missouri, referenced above.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED BY THE BOARD OF ALDERMEN OF THE CITY OF PEVELY, MISSOURI, AS FOLLOWS:

SECTION 1. Section 405.170 entitled “B-1’ Medium Density Business District Regulations” is hereby amended to include the following:



Section 405.170 “B-1” Medium Density Business District Regulations

B. *Permitted Uses.* A building or premises shall be used only for the following purposes:

...

17. Medical Marijuana Dispensary as Defined in Section 405.050.

18. Accessory buildings and accessory uses customarily incidental to the above uses. All exterior solid waste containers and container racks or stands shall be suitably screened with a privacy fence or any other material approved by the Planning and Zoning Commission. No permanent outdoor storage shall be allowed.

SECTION 2. Section 405.180 entitled “B-2’ High Density Business District Regulations” is hereby amended to include the following:

Section 405.180 “B-2” High Density Business District Regulations

B. *Permitted Primary Uses.* A building or premises shall be used only for the following purposes:

...

25. Medical Marijuana Facilities, as defined in Section 405.050.

26. Accessory buildings and accessory uses customarily incidental to the above uses.

SECTION 3. If any of the provisions of this ordinance or the application thereof to anyone or any circumstances is held in valid, the remainder of this ordinance and the application of such provisions to others or other circumstances shall not be affected thereby.

SECTION 4. This Ordinance and these amendments to Sections 405.170 and 405.180 shall be codified.

SECTION 5. This Ordinance and these amendments to Sections 405.170 and 405.180 shall be in full force and effect from and after the date of its passage.

Read twice and passed this _____ day of _____, 2019.

Stephanie M. Haas
Mayor of Pevely, MO

ATTEST:



Nathan Schauf
City Administrator of Pevely, MO

**To Put Bill #1498 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

**To Accept Bill #1498 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

**To Put Bill #1498 on its 2nd Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

To Approve Bill #1498:

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____



AN ORDINANCE AMENDING SEVERAL SECTIONS OF CHAPTER 510 OF THE CITY OF PEVELY MUNICIPAL CODE PERTAINING TO REGISTRATION OF VACANT RESIDENTIAL STRUCTURES

WHEREAS, the Mayor and Board of Aldermen of the City of Pevely, Missouri wish to amend the requirements and details of the established vacant building registry to ensure for clarity and to increase safety throughout the City of Pevely; and

WHEREAS, the most appropriate way to amend the requirements of the vacant building registry is to repeal and replace in its entirety Chapter 510 of the Pevely Municipal Code which pertains to the registration of vacant residential structures; and

WHEREAS, the Pevely Building Official has recommended that the Board of Aldermen make the changes described herein.

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

Section 1. Chapter 510 of the City of Pevely, Missouri Municipal Code is hereby repealed in its entirety and replaced by the following language:

Chapter 510 Registration of Vacant Residential Structures



Section 500.010 Purpose and Scope

The City of Pevely declares that properties in the process of foreclosure (foreclosing properties) and/or vacant properties are unsightly, unsafe, and have a negative effect on the community. The purpose of this Chapter is to establish a program for identifying, registering, and monitoring such foreclosing and or vacant properties, to set fourth responsibility of all persons with any interest in such properties, including mortgagees, lenders, trustees, and service companies, and to speed the rehabilitation and re-occupation of such properties.

Section 500.020 Definitions

As used in this Chapter, the following words and phrases shall have the meanings listed herein.

Evidence of Vacancy

Any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions may include, but

are not limited to, overgrown and/or dead vegetation, electricity/water/other utilities turned off, statements by neighbors/passersby/delivery agents or government agents, lack of response to notices, returned or forwarded mail, unsecured door, absence of, or condition of, personal belongings on the property, habitation by vagrants, transients, trespassers, etc.

Housing Code

A local building, fire, health, property maintenance, nuisance or other ordinance which contains standards regulating the condition or maintenance of residential buildings.

Residential Structure

A structure devoted primarily to residential use, whether classified as residential or commercial, and regardless of the number of dwelling units contained within such structure.

Vacant

1. A building or structure that is not legally occupied.
2. Any free-standing residential property that has not been legally occupied for one-hundred twenty (120) days.
3. Any free standing commercial or industrial property that has less than fifty percent (50%) of the total area of the building (excluding stairwells, elevator shafts, and mechanical rooms) being legally occupied or is not being used for occupancy that was authorized for one hundred twenty (120) days.
4. A multi-family residential building or structure containing five (5) or more dwelling units when eighty percent (80%) of the dwelling units are unoccupied.



Section 500.030 Maintenance and Safety Requirements

- A. Vacant properties shall be maintained in compliance with the codes as adopted by the City as further defined herein as Vacant Structure Maintenance Standards. Compliance includes, but is not limited to, the following: properties shall be kept free of grass, weeds, and other vegetation more than eight (8) inches in height, trash, junk, debris, building materials, accumulation of newspapers, circulars, flyers, notices, except those required by law, discarded items, including but not limited to furniture, clothing, large and small appliances, printed material, signage, containers, equipment, construction materials, derelict vehicles, or any other items that give the appearance that the property is abandoned.
- B. All yards shall be landscaped and properly maintained. Landscaping includes, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or mulch designed and maintained in an appropriate manner. Landscaping does not include gravel, broken concrete, asphalt, decomposed materials, plastic sheeting, indoor-outdoor carpeting or any similar material. Maintenance includes, but is not limited to, regular watering, irrigation, cutting, pruning and mowing of required landscaping and removal of all trimmings.

- C. Pools, spas, and other water features shall be kept in working order so that water remains clear and free of pollutants and debris, or drained and kept dry and free of debris. In either case, properties with pools or spas must comply with the minimum-security fencing and barrier requirements of the Code.
- D. Properties subject to this Chapter shall be maintained in a weather-tight and secure manner so as not to be accessible to unauthorized persons. Secure manner includes, but is not limited to, the closure and locking of windows, doors, gates and any other opening of such size that may allow people, animals, or wildlife to access the interior of the property. Broken windows must be repaired or replaced within seven (7) days. Boarding up of broken windows is prohibited except as a temporary measure.
 - a. It is the policy of the City that boarding up of a vacant property is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant structure may not remain boarded up for longer than three (3) months unless an extension of that time is approved by the Building Official in writing.

Section 510.040 Registration Requirement

Every vacant parcel or property, as defined herein, shall be required to be registered as a vacant residential structure according to the requirements of this Chapter.

Section 510.050 Designation of Vacant Residential Structures



A. Registration

The Building Official, or his or her designee, shall be authorized to investigate any property that may be subject to registration and, based on the findings of the investigation, may register the property as a vacant residential structure.

B. Notice of Registration

Within five (5) business days of such registration, the Building Official, or his or her designee, shall notify the owners of the registered property by mail at their last known address according to the records of the City of Pevely and Jefferson County. Such notice shall include the registration form and shall include the following information:

1. A description of the property registered.
2. A description of the housing code violations, evidence of vacancy, and other related items and situations discovered by the Building Official's investigation.
3. The fact that an annual registration fee has been assessed to the property.
4. The amount of the annual registration fee.

C. Time to Cure – Reconsideration

Within thirty (30) days of the date of notification, the property owner may complete any improvements to the property that may be necessary to remove the property from registration. The property owner may also request a reinspection of the property and reconsideration of the assessment of the annual registration fee. The Building Official may, upon receipt of a written request, waive the assessment of the registration fee following the completion of the property repairs.

D. Appeal of Registration and/or Reconsideration to Municipal Court

Within thirty (30) days of the date of such notification or within thirty (30) days of the date of reconsideration by the Building Official, the property owner may appeal the decision to the Pevely Municipal Court.

Section 510.060 Enforcement, Fees, and Remedies

A. Amount of Fee

There is hereby established and assessed an annual registration fee in the amount of two hundred dollars (\$200.00) imposed on all properties registered under this Chapter.

B. Owner Responsible

It shall be the joint and several responsibilities of each owner of property registered pursuant to this Chapter to ensure the annual registration fee is paid.



C. Accrual of Fee

The registration fee shall begin to accrue on the beginning of the second (2nd) calendar quarter after registration by the Building Official or reconsideration by the Building Official; however, in the event that an appeal is filed with the Pevely Municipal Court, the registration fee shall begin to accrue on the beginning of the second (2nd) calendar quarter after the final decision of the Municipal Judge or court of competent jurisdiction.

D. Billing Procedures – Late Penalties

The City Clerk shall cause to be mailed to the owner of property registered under this Chapter, at his or her last known address, a bill for the annual registration fee. The fee shall be due and payable within thirty (30) days of mailing. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property within thirty (30) days of the date of mailing, a late payment fee of twenty-five dollars (\$25.00) per month shall be assessed for each month during which the fee remains unpaid.

E. Failure to Pay Fee Unlawful

It shall be unlawful for any owner of property registered pursuant to this Chapter to fail to

pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in Section 100.220 of the Pevely Municipal Code.

F. Collection of Delinquent Fees – Lien on Property and Other Effects of Delinquent Fees – Foreclosure Proceedings

1. Action to recover. In addition to any other penalties provided by law, the City may initiate and pursue an action in a court of competent jurisdiction to recover any unpaid fees, interest, and penalties from any person liable therefore and, in addition, may recover the cost of such action, including reasonable attorney fees.
2. Lien on property. Any unpaid or delinquent fees, interest and/or penalties, whether or not reduced to judgment, shall constitute a lien or tax against the property for which the fee was originally assessed until the same shall be fully satisfied. The City Clerk is authorized to take all steps necessary to file and perfect such liens as may be required or directed by the Building Official from time to time.
3. Obtaining permits prohibited. In addition to any other penalties provided by law, if an owner fails to pay the registration fee assessed for such property, including any late payment fee subsequently imposed, within sixty (60) days of the date of mailing of the initial bill, said owner shall not be permitted to apply for, obtain, or renew any City license or permit of any kind until such delinquency has been satisfied.
4. Foreclosure. Any registration fees which are delinquent for a period of one (1) year shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes. The owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that any violations of any housing or other applicable code cited by the Building Official have been cured and by presenting payment of all registration fees and penalties.
5. Notwithstanding the provisions of this chapter, the City shall retain the right afforded under relevant State Statute or local law to declare a non-compliant vacant structure unsafe and or a public nuisance. The City may pursue whatever legal recourse afforded to it by law, including, but not limited to, action to abate a public nuisance or demolition of a dangerous and unsafe building.



Section 2. The Mayor and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the terms of the proposed Contract.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinctive, and independent provision and

such holding shall not affect the validity of the remaining portions hereof.

Section 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Read twice and passed this _____ day of _____, 2019.

Stephanie M. Haas
Mayor of Pevely, MO

ATTEST:

Nathan Schauf
City Administrator of Pevely, MO



**To Put Bill #1499 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

**To Accept Bill #1499 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

**To Put Bill #1499 on its 2nd Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____

To Approve Bill #1499:

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	___	___
Menkhus	___	___
Hahn	___	___
Markus	___	___
Coulson	___	___
Tucker	___	___
Yount	___	___
Brooks	___	___

Absent: _____



AN ORDINANCE TO ADD CHAPTER 645 MEDICAL MARIJUANA RELATING TO MEDICAL MARIJUANA BUSINESSES, REGULATION, DEFINITIONS, AND LICENSING TO THE CODE OF ORDINANCES OF THE CITY OF PEVELY, MISSOURI AND ENTERING AN EFFECTIVE DATE THEREFORE

WHEREAS, the State of Missouri has enacted Article XIV to the Missouri Constitution concerning and dealing with the right to access medical marijuana to patients with serious illnesses and medical conditions, effective December 6, 2018; and

WHEREAS, the State of Missouri pursuant to Article XIV of the Missouri Constitution authorized the passage, by local ordinance, of provisions relating to medical marijuana not inconsistent with the State Constitution concerning medical marijuana businesses and personal consumption; and,

WHEREAS, the Board of Aldermen of the City of Pevely, Missouri, deems it to be in the best interest of the City of Pevely, Missouri to add new ordinances and modify its existing ordinances in a fashion not inconsistent with the recently enacted Constitutional amendment by the State of Missouri, referenced above.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED BY THE BOARD OF ALDERMEN OF THE CITY OF PEVELY, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 645 entitled "Medical Marijuana" is hereby added to read as follows:

CHAPTER 645 MEDICAL MARIJUANA

Section 645.010 Definitions.



For the purpose of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Chapter:

ADMINISTER: the direct application of marijuana to a qualifying patient by way of any of the following methods:

- a. Ingestion of capsules, teas, oils, and other marijuana-infused products;
- b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
- c. Application of ointments or balms;
- d. Transdermal patches and suppositories;
- e. Consuming marijuana-infused food products; or
- f. Any other method recommended by a qualifying patient's physician.

ENTITY: a natural person, corporation, professional corporation, nonprofit corporation, cooperative corporation, unincorporated association, business trust, limited liability company, general or limited partnership, limited liability partnership, joint venture, or any other legal entity.

MARIJUANA or MARIHUANA: *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" do not include industrial hemp containing a cropwide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS: products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed by the department to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed by the department to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA FACILITY: one or more of the following:

- a. Medical marijuana cultivation facility;
- b. Medical marijuana testing facility;
- c. Medical marijuana-infused manufacturing facility;
- d. Medical marijuana post-extraction facility; or
- e. Medical marijuana dispensary facility.



MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed by the department to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

QUALIFYING PATIENT: a Missouri resident diagnosed with at least one qualifying medical condition.

Section 628.020 License Required.

It shall be unlawful for any entity to cultivate, manufacture, dispense or sell marijuana for medical use as provided by law without first applying for and receiving a business license from the Mayor or his/her designee in the manner provided in Chapter 605.

Section 645.030 Regulations as to Operation.

A. *Compliance.* Any entity owning, controlling or leasing, acting as agent for, conducting, managing or operating any medical marijuana facility to cultivate, manufacture, dispense or sell marijuana for medical use shall comply with Article XIV of the Missouri Constitution, Chapter 95 of Title 19, Division 30 of the Missouri Code of State Regulations, and as provided for in this Chapter.

B. *General Regulations.*

1. A Medical Marijuana Facility may be open to the public or make sales 24 hours per day.

2. No Medical Marijuana, of any type, may be Administered on the premises of a Medical Marijuana Facility, nor shall an entity permit such Administration.

3. Any Medical Marijuana Facility shall require a customer to display the customer's permit card from the Missouri Department of Health and Senior Services or other proof of eligibility at the time of each purchase.

4. No person under the age of eighteen (18) years old shall be allowed into a Medical Marijuana Facility, except that a Qualifying Patient who is under the age of eighteen (18) years but who has been emancipated by a court order and a Qualifying Patient's parent or guardian may be allowed into a Medical Marijuana Facility.

5. It shall be unlawful to display in any street window or show window any Marijuana or Marijuana-Infused products.

6. All edible Marijuana-Infused Products shall be sold in individual, child-resistant containers that are labeled with dosage amounts, instructions for use, and estimated length of effectiveness. All Marijuana and Marijuana-Infused Products shall be sold in containers clearly and conspicuously labeled, in a font size at least as large as the largest other font size used on the package, as containing "Marijuana", or a "Marijuana-Infused Product".

7. Security requirements for any Medical Marijuana Facility, include, at a minimum, lighting, physical security, video, alarm requirements, and other minimum procedures for internal control as deemed necessary by Article XIV of the Missouri Constitution, Chapter 95 of Title 19, Division 30 of the Missouri Code of State Regulations, and as provided for in this Chapter. A Medical Marijuana Facility shall notify the City of changes, alterations, or modifications of security.

C. *Location.* No Medical Marijuana Facility may be located within one thousand (1,000) feet of any existing elementary or secondary school, child daycare center, or church.

Section 645.040 Disposal Of Medical Marijuana.

No entity shall dispose of Marijuana or Marijuana-Infused Products in an unsecured waste receptacle not in possession and control of the entity and designed to prohibit unauthorized access.

Section 645.050 Violation and Penalty.

Any person who shall violate any of the provisions of this Chapter or fail to comply with any order or regulation made thereunder shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00).

SECTION 2. If any of the provisions of this ordinance or the application thereof to anyone or any circumstances is held in valid, the remainder of this ordinance and the application of such provisions to others or other circumstances shall not be affected thereby.

SECTION 3. This ordinances shall be codified.

SECTION 4. This ordinance shall be in full force and effect from and after the date of its passage.

Read twice and passed this ____ day of _____, 2019.



Stephanie M. Haas
Mayor of Pevely, MO

ATTEST:

Nathan Schauf
City Administrator of Pevely, MO

**To Put Bill #1500 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

**To Accept Bill #1500 on its 1st Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

**To Put Bill #1500 on its 2nd Reading
by Caption:**

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____

To Approve Bill #1500:

Motioned: _____
Seconded: _____

	<u>Aye</u>	<u>Nay</u>
Watkins	—	—
Menkhus	—	—
Hahn	—	—
Markus	—	—
Coulson	—	—
Tucker	—	—
Yount	—	—
Brooks	—	—

Absent: _____





Agenda Request Form

Name: NATHAN SCHAUF

Phone Number: 636-475-4452 Date: 09/16/2019

Meeting Date Requested: 09/23/2019

Topic for Agenda: SEWER DEPARTMENT MOWER



Synopsis of Topic:

THE CURRENT BUDGET INCLUDES \$23,000 FOR A NEW COMMERCIAL MOWER FOR THE SEWER DEPARTMENT. THE SEWER DEPARTMENT EMPLOYEES WOULD LIKE A 72" MOWER DECK AND 4WD. FARM EQUIPMENT SALES, INC. HAS SUBMITTED A BID FOR A KUBOTA F269D WITH THESE FEATURES FOR \$18,712.62. OUR LOCAL MOWER DEALER DOESN'T SELL ANYTHING THIS HEAVY-DUTY. THIS MOWER WOULD COME WITH A TWO-YEAR WARRANTY ON PARTS & LABOR.

Proposed Motion:

TO ACCEPT THE BID SUBMITTED BY FARM EQUIPMENT SALES, INC. FOR THE PURCHASE OF A KUBOTA F269D MOWER WITH 4WD AND A 72" DECK FOR \$18,712.62.

Signature: Nathan A. Schauf

A copy of this form will be attached to the requested meeting's packet.



FARM EQUIPMENT SALES, INC.

Quote Page 1 of 1
Quote Number: 61065
Effective Date: 09/14/2019
Valid Through: 09/30/2019

Ship To

CITY OF PEVELY
D KING
MO

Kubota Dealer

FARM EQUIPMENT SALES,
INC.
909 E. KARSCH BLVD.
FARMINGTON, MO 63640

JOHN HELBIG
Phone: (573) 756-4121
Email:
farmequip@sbcglobal.net

Bill To

CITY OF PEVELY
D KING
MO

Equipment Detail

Description	Manufacturer	Model #	Qty	MSRP	Price Each	Total
F2690 - 4WD FRONT MOWER W/FOLDABLE ROPS	Kubota	F2690	1	\$20,004.00	\$17,280.17	\$17,280.17
R-TIRE 18x9.50-8 R3 Kenda Supr Tf K500		AF9398A	2	-Included	-Included	-Included
F-TIRE 24x12.00-12 R3 Maxxis Pro Tech		AR8641	2	-Included	-Included	-Included
SUSPENSION SEAT	Kubota	F8280	1	-Included	-Included	-Included
72" MOWER DECK FOR F SERIES TRACTOR	Kubota	RCK72P-F39	1	\$4,517.00	\$3,786.42	\$3,786.42

Cash Details

Equipment Total	\$21,066.59
Dealer Assembly	
Freight	\$85.00
DELIVERY	\$390.00
Cash Incentives	\$100.00
Cash Sale Price	\$18,712.62

Gov't bid discount - (\$2,928.97)



Subject to prior sale and factory availability.

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied Implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model #D1105
3 Cyl., 1123 cu. cm.
+24.8 Gross Eng. HP
@3000 Eng. RPM
CARB Certified
Alternator -- 40 Amps
Hand Throttle
Dual Element Air Cleaner

OPERATING FEATURES

Tilt Steering Wheel
Power Steering
Deluxe Suspension Seat
w/ 4 Adj. Controls

HYDRAULICS

Open Center -- Gear Type
2 Point Hitch Lift
Cap at Lift Point -- 573 lbs
8.6 GPM Hyd. Pump Cap.
6 GPM Remote Outlet

HYD. INDEPENDENT PTO

Hyd. Multi-Disc PTO
Single Speed PTO
2545 rpm @ 3000 Eng. rpm

+ Manufacturer Estimate

TRANSMISSION

Hydrostatic Drive (F2/R2)
Forward Speed -- 0 - 12.5 mph
Reverse Speed -- 0 - 6.8 mph
Front Differential Lock

FLUID CAPACITY

Fuel Tank 16.1 gal
Cooling System 4.9 qts
Engine Oil 3.7 qts
Transmission and Hydraulics 14.8 qts

SAFETY EQUIPMENT

2 Post Foldable ROPS w/
Retractable Seat Belt
ROPS meet ISO and OSHA
Safety Start Switch
Operator Presence Control
Parking Brake
Overheat Alarm Buzzer

INSTRUMENTS

Liquid Chrystal Display (LCD) Panel
Hour Meter
Electric Fuel Gauge
Temperature Gauge
Easy Checker™
Oil Light
Charge Light
Glow Plug Light





For Earth, For Life

Kubota

FARM EQUIPMENT SALES
909 E KARSCH
FARMINGTON MO 63640
573-756-4121



F

KUBOTA DIESEL FRONT MOWER F2690E/F2690/F3990

Three revamped models, a new powerful engine for the top-of-the-line F3990 and enhanced cutting and discharge performance make the F-Series the new standard in professional front-mount mowers.





WAYDE'S EQUIPMENT OF UNION

Quote Page 1 of 1
Quote Number: 61474
Effective Date: 09/12/2019
Valid Through: 09/30/2019

Ship To

Kubota Dealer

Bill To

CITY OF PEVELY
WADE AMSDEN
MO

WAYDE'S EQUIPMENT OF
UNION
1218 W. SPRINGFIELD AVE.
UNION, MO 63084
Kevin Hubenthal
Phone: (636) 583-8830
Email:
khubenthalofweu@gmail.com

CITY OF PEVELY
WADE AMSDEN
MO

Equipment Detail

Description	Manufacturer	Model #	Qty	MSRP	Price Each	Total
F2690 - 4WD FRONT MOWER W/FOLDABLE ROPS	Kubota	F2690	1	\$20,004.00	\$18,165.00	\$18,165.00
-TIRE 18x9.50-8 R3 Kenda Supr Tf K500		AF9398A	2	-Included	-Included	-Included
-TIRE 24x12.00-12 R3 Maxxis Pro Tech		AR8641	2	-Included	-Included	-Included
USPENSION SEAT	Kubota	F8280	1	-Included	-Included	-Included
2" MOWER DECK FOR F SERIES TRACTOR	Kubota	RCK72P-F39	1	\$4,517.00	\$4,048.00	\$4,048.00

Cash Details

Equipment Total	\$22,213.00
Cash Incentives	(\$2,928.97)
Cash Sale Price	\$19,284.03



Kubota Disclaimer
This quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended price. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.

Quote Summary

Prepared For:
 City Of Pevely
 401 Main St
 Pevely, MO 63070
 Business: 636-224-9132

Prepared By:
 Chad Temm
 Erb Equipment Co., Inc.
 200 Erb Industrial Drive
 Fenton, MO 63026
 Phone: 636-349-0200
 chadtemm@erbequipment.com

DALE KING 636-236-0517
 DKING@CITYOFPEVELY.ORG

Quote Id: 18852951
Created On: 23 January 2019
Last Modified On: 09 September 2019
Expiration Date: 31 October 2019

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 1550 TerrainCut Commercial Front Mower (Less Mower Deck)	\$ 16,600.00 X	1 =	\$ 16,600.00
JOHN DEERE 72 In. 7-Iron PRO Commercial Side Discharge Mower Deck	\$ 4,050.00 X	1 =	\$ 4,050.00
Equipment Total			\$ 20,650.00



Quote Summary	
Equipment Total	\$ 20,650.00
SubTotal	\$ 20,650.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 20,650.00
Balance Due	\$ 20,650.00

Salesperson : X _____

Accepted By : X _____



PAID
AUG 23 2019
BY: CR 31311
\$100.00

PLANNING & ZONING APPLICATION

CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452



(Please Print)

Date 8/21/19

Name Power Home Solar / Bryan Law

Address 209 Hughes Ln.
St. Charles, MO 63301

- Boundary Adjustment _____
(\$100.00)
- Code Change Request _____
- Sketch Plan _____
- Lot Consolidate _____
- Rezoning _____
(\$100.00)
- Special Use Permit _____
(\$100.00 + \$2.00 per lot)
- PRD/PBD/PID _____
(\$100.00 + \$2.00 per lot)
- Business Approval _____

Phone # (704) 207-0979 Cell Phone # n/a

Current Property Zone _____ (Change to?) _____

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: _____ Present use of property: _____

Describe your request solar panel installation
→ 21 roof mounted modules, grid tied,
6.30kw solar installation on existing
residence.

Bryan D. Law
Signature of Person Desiring Hearing

**** Attach plans or drawings of any new construction associated with proposal.**

How will it be a benefit to the neighborhood and community? _____

it will save power and money for the homeowner

Property Address: 9219 Pevely Crossing, Pevely, MO 63070

Property description (location, lot, subdivision, etc.): _____

single family home



Name & Address of Legal Property Owner

Cory Neifert
9219 Pevely Crossing, Pevely, MO 63070

Is Transfer of Ownership dependent on Commission Action? Yes _____ No

Have there been prior applications for action on this property? Yes _____ No

Adjoining Property Owners (Special Use & Rezoning Permit Only)

****Attach legal description and/or plat of property.**

Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.



Receipt

August 23, 2019

Sold To: Power House Solar 9219 Pevely Crossing

Receipt No. 16615



<u>Payment</u>	<u>Check No.</u>	<u>Subtotal</u>
Check	31311	\$100.00

<u>Item</u>	<u>Description</u>	<u>Price</u>
Planning & Zoning Fees	special use permit	\$100.00

Number of Items: 1

Grand Total: **\$100.00**

Thank you for your business!

401 Main Street, Pevely, MO 63070; Phone: (636) 475-4452 Fax: (636) 475-4116; www.cityofpevely.org



City of Pevely

401 Main Street Pevely, Missouri 63070

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

Location of Building	Location <u>9219 Pevely Crossing, Pevely, MO 63070</u> Zoning _____
	Between _____ and _____ (Cross Street) (Cross Street)
	Subdivision _____ Lot _____ BLK _____ Lot Size _____
	Ameren/UE Premise Number _____

IDENTIFICATION

COPY

Name: Cory Neifert Address: 9219 Pevely Crossing
 City: Pevely State: MO Zip Code: 63070 Telephone Number: (636) 399-1301

Name: Power Home solar / Bryan Law Address: 209 Hughes Ln.
 City: St. Charles State: MO Zip Code: 63301 Telephone Number: (704) 207-0979

ARCHITECT OR ENGINEER

Name: _____ Address: _____
 City: _____ State: _____ Zip Code: _____ Telephone Number: _____

TYPE AND COST OF BUILDING

TYPE OF IMPROVEMENT	PROPOSED USE RESIDENTIAL	PROPOSED USE COMMERCIAL/INDUSTRIAL	COST
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Wrecking <input type="checkbox"/> Moving/Relocating <input type="checkbox"/> Install Deck/Patio <input type="checkbox"/> Install Pool <input type="checkbox"/> Install Shed <input type="checkbox"/> Install Fence <input type="checkbox"/> Driveway	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Mult-Family #units _____ <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Other _____	<input type="checkbox"/> Commercial <input type="checkbox"/> Church <input type="checkbox"/> Service Station <input type="checkbox"/> Store/Merchandise <input type="checkbox"/> Office/Bank <input type="checkbox"/> Professional Use <input type="checkbox"/> Educational <input type="checkbox"/> Other _____ <input type="checkbox"/> Industrial (Type of Business) _____	Cost of Improvement: <u>\$31,815.00</u> *Items to be installed, but not included in cost of improvement. *Electrical: \$ _____ *Plumbing: \$ _____ *Heat/Air Cond: \$ _____ *Other: \$ _____ TOTAL COST: <u>\$31,815.00</u>

CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

Masonry Wood Frame Structural Steel Reinforced Concrete Other _____

PRINCIPAL TYPE OF HEATING FUEL/MECHANICAL

Gas Oil Electricity Coal Other _____ Central Air Conditioning Elevator

BUILDING DIMENSIONS Number of Stories _____ Total Square Feet of Floor Area: _____ Total Land Area in Square Feet _____	RESIDENTIAL ONLY Number of Bedrooms _____ Number of Bathrooms: Full _____ Partial _____	NUMBER OF PARKING SPOTS Enclosed _____ Outdoors _____
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City of Pevely

401 Main Street Pevely, Missouri 63070

SITE OR PLOT PLAN (FOR APPLICANT USE)

COPY

<p>VALIDATION</p> <p>Building Permit Number _____</p> <p>Occupancy Fee: \$ _____</p> <p>Water Tap Fee: \$ _____</p> <p>Sewer Tap Fee: \$ _____</p> <p>Building Permit Fee: \$ _____</p> <p>Deposit Fee: \$ _____</p> <p>Landscape Deposit: \$ _____</p> <hr/> <p>Total Permit Fee: \$ _____</p>	<p>PAYMENT BOX</p> <p>Amount Paid \$ _____</p> <p>Payment type _____</p> <p>Check # _____</p> <p>Payment taken by _____</p> <p>Date _____</p>	<p>Use Group: _____</p> <p>Fire Grading: _____</p> <p>Live Loading: _____</p> <p>Occupancy Load: _____</p> <p>Approved By: _____</p> <p>Date: _____</p>
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152 S. Broad St.
Lansdale, PA 19446
(215)361-8040

August 19, 2019

PowerHome Solar
919 N. Main St
Mooresville, NC 28115

RE: Neifert Residence
9219 Pevely Crossing, Pevely, MO 63070
Client Project #: 9219NEIF
PFE Project #: 193881

On behalf of PowerHome Solar, Penn Fusion Engineering LLC (PFE) performed a structural analysis of the roof at the above referenced location. The purpose of our analysis was to determine if the existing roof system is structurally sufficient to support the new photovoltaic modules in addition to the code required design loads. Our analysis is based on the information provided by PowerHome Solar and is isolated only to the areas where the modules are intended to be placed.

System Specifications:
Panel Specs: (21) Silfab Solar – SLA-M
Racking System: Iron Ridge – Flush Mount



The modules are to be located on the following roof plane:

Mounting Plane	Rafter Size	Rafter Spacing	Horizontal Span	Collar Ties	Collar Tie Spacing	Sheathing	Shingle Type	Number of Shingle Layers	Ceiling Profile
1	Truss	24"	26ft. 0in.	N/A	0"	CDX 1/2"	Asphalt Shingles	1	Flat

The roof design has been analyzed in accordance with the 2012 International Residential Code with design loads as follows:

Ground Snow (Pg): 20 psf
Wind Speed (V): 115 mph

Mounting Plane 1

It has been determined by this office that the roof, as specified above, is adequate to support the new PV modules in addition to the code required design loading.

Attach the module rail brackets to the roof with 5/16" lag bolts at 48 on center maximum with staggered penetration such that load is distributed evenly among roof members. Provide a minimum of 2" of penetration into the wood members.

This office has determined that the installation of the PV System as specified above will meet the structural requirements of the 2012 International Residential Code when installed in accordance with the manufacture's instructions.

If you have any questions regarding this analysis, please feel free to contact us.

Best Regards,
Penn Fusion Engineering LLC

Andrew D. Leone, P.E.
Principal



CITY OF PEVELY TUITION REIMBURSEMENT PROGRAM – APPLICATION

Name of Employee: _____ Date of Request: _____

Building/Department: _____

Degree/Certification Program: _____

College/Institution: _____

Accredited Degree Program: Yes No

If yes, list the accrediting agencies: _____

Estimated Cost (including textbooks): _____

Include a degree program description, the course requirements, how it is related to your current job, and confirmation of your admittance/enrollment to the degree program as an attachment.

DRAFT

COPY

Courses for Approval:

Course Number	Course Name	Start Date	Total Credit Course Hours	Total Credit Hours Cost

Approved for Course Approval

Rejected for Course Approval

Signature of Applicant

Date

Signature of City Official

Form A: Degree Program Approval

Date

Educational Expense Reimbursement Agreement

I hereby apply for reimbursement of tuition and/or book fees for the course(s) specified on the Tuition Reimbursement Application Form, and I agree to adhere to the Tuition Reimbursement Policy. I understand that, upon completion of the course(s) with a Grade "C" or better ("Pass" if not graded), I will be reimbursed 100% of the eligible expenses up to a maximum of \$2,500 per fiscal year.

If I leave the employment of City of Pevely within twelve months of completing the course(s) for which I received educational assistance, I agree to have that amount of educational assistance deducted from my final paycheck.

I further agree that if my final paycheck is not sufficient to repay the full amount of tuition assistance due City of Pevely, I will make arrangements to repay the amount in full within 30 days of my termination.

Printed Name of Employee _____

Signature of Employee _____

Date _____

Printed Name of City Official _____

Signature of City Official _____

Date _____



Form B: Tuition Reimbursement Agreement

COURSE REIMBURSEMENT REQUEST

Name of Employee: _____ Date of Request: _____

Building/Department: _____

Degree/Certification Program: _____

College/Institution: _____

Courses for Reimbursement: (Must at least be the same courses from Form A)

Course Number	Course Name	Grade	Course Cost
Total Reimbursement:			

Signature of Applicant

Date

Approved for Reimbursement

Rejected for Reimbursement



Signature of City Official

Date



----- Complete This Section After Course -----

In order for reimbursement, you must submit the paperwork listed below:

- Completed and signed Degree Program Approval form (Form A).
- Copy of your report card for City of Pevely records.
- Proof of payment to university or current loan disbursement for the course(s) being reimbursed.

The application for reimbursement and documentation must be received by the Tuition Reimbursement Administrator no later than 90 days after the completion of the approved course(s). It is important to include all of the information requested to complete the application. If the application is incomplete, the employee's reimbursement will be delayed or may be denied.

City of Pevely – Tuition Reimbursement Policy (rev September 2019)

The City of Pevely's Tuition Reimbursement Program encourages and supports employee who want to earn any of the following:

- Associate Degree
- Bachelors Degree
- Specific Information Technology Certifications (IT)
- Specific Career Certifications

from a college or university; or an academic certificate from an accredited school. In addition, this policy supersedes any previously published communication or presentation regarding tuition reimbursement. Tuition reimbursement benefits are provided to an employee based on information the City of Pevely may request over the phone, in writing and/or online. The City of Pevely may ask an employee to provide original documentation for the purpose of verification before granting tuition reimbursement benefits. The City of Pevely may also ask an employee to sign a release authorizing the City of Pevely to solicit the required documentation and/or information from a designated third party. Providing false information may result in loss of eligibility for benefits and/or disciplinary action in accordance with the City of Pevely's Code of Conduct.



Eligibility to Apply for Tuition Reimbursement

“Benefits eligible employees” are only eligible to apply for tuition reimbursement six months after their hire date. Temporary or part-time employees are not eligible for the Tuition Reimbursement Program.



Eligibility to Receive Tuition Reimbursement

The following requirements must be met in order to receive tuition reimbursement:

- The course must begin after the employee's hire date while the employee is actively employed by City of Pevely, and all other eligibility requirements have been met.
- The course(s) must meet the requirements outlined under the “Approved Courses” and must be approved by the Board of Aldermen or the Mayor.
- Employees must earn a grade of “C” or better. If the course is on a “pass/fail” grading system, the employee must earn a “pass” grade.
- Application and supporting documentation for reimbursement must be received by the Tuition Reimbursement Administrator (i.e. City Administrator or Mayor) no later than 90 days after a course is completed.
- The employee's employment status must be “active” on the date tuition reimbursement is paid. For example, even if an employee is active when the application is approved, the employee will not be eligible for the reimbursement payment if the employee terminates employment or the City of Pevely terminates employment before the reimbursement is actually paid.

Reimbursement Limits

The following limits apply to all requests approved for tuition reimbursement:

- The maximum limit per calendar year shall not exceed \$2,500 to any one employee (Jan-Dec).
- The maximum limit shall be \$10,000 over the course of an employee's tenure with the City.
 - Employees who earn an A or A- shall be reimbursed for 100% of the class tuition.
 - Employees who earn a B+, B, or B- shall be reimbursed for 80% of the class tuition.
 - Employees who earn a C+, C, or C- shall be reimbursed for 70% of the class tuition.
 - Employees who are in a “Pass/Fail” course shall be reimbursed for 70% of the class tuition.
 - Employees may also receive up to an additional \$250 to cover the cost of books associated with each course (this will also count towards the maximum annual limit).
 - For example, if the cost of a course is \$1,000 and \$250 is spent on books, then the reimbursement may be \$1,250.

Approved Courses

The following criteria (other than for the Specific Career and IT certifications) must apply in order for a course to qualify for reimbursement:

- Courses must be offered by an accredited college, university or technical school.
- Courses must earn credits towards an employee's associate or bachelors,; including degrees and certificates earned from technical schools; or an academic certificate from an accredited school. An academic certificate is defined as a series of courses taught at an accredited educational institution.
- Coursework may be completed through traditional classes or through non-traditional programs such as on-line or other distance-learning programs.
- Standardized test to earn college credit by examination offered by the College Level Examination Program (CLEP) or other exams that waive a requirement.
- Specific courses that lead to a certification and are directly related to current job or career field.

Courses and Expenses That Do Not Qualify

Courses and expenses that do not qualify for reimbursement in the Program include:

- Certification or accreditation courses that are workshops or seminars (e.g., forklift) that are taken, but do NOT meet job specific requirements; therefore, prior approval will be made on a case by case basis.
- Review courses taken in preparation for testing and exams
- College entrance and qualifying exams (SAT, GRE)
- Courses audited without college credit or courses re-taken because of loss of credit
- Tools or supplies other than textbooks
- Meals, lodging and transportation, parking, student activities, etc.
- Education involving sports, games or hobbies



Employee Procedures for Applying for Tuition Reimbursement

An employee applying for tuition reimbursement should complete the following steps:

1. Complete the Tuition Reimbursement Application with the City of Pevely BEFORE your courses begin.
2. Verify for the approval of funding by the City of Pevely to ensure the funding has been granted.
3. The application for reimbursement and documentation must be received by the Tuition Reimbursement Administrator no later than 90 days after the completion of the approved course(s). It is important to include all of the information requested to complete the application. If the application is incomplete, the employee's reimbursement will be delayed or may be denied.
4. Every effort will be made to process reimbursement as soon as possible; however, Fall/Winter reimbursements may occur in the following Fiscal Year.

Reimbursement Approval

If the request for reimbursement is approved, the employee receives an email notification from the Tuition Reimbursement Administrator at their preferred email address upon approval for payment processing. Reimbursement will be a separate check once all criteria has been met and approved.

Reimbursement Denial

If the request for reimbursement is denied, the employee will receive an email notification from the Tuition Reimbursement Administrator at their preferred email address upon denial. If the request is denied for reasons such as an ineligible or incomplete application or an invalid reimbursement amount, the employee may resubmit the claim with additional documentation, as long as he/she is still within 90 days after completion of the requested course(s).

Tax Considerations

According to current IRS guidelines, up to \$5,250 per calendar year paid to an employee by an employer for undergraduate and graduate-level courses is excludable from gross income. Because the annual maximum amount available to an employee is less than \$5,250, reimbursement received through the Tuition Reimbursement Program is not subject to taxes or withholding.

Special Circumstances

The following special circumstances apply to the Tuition Reimbursement Program:

- **Leave of Absence:** An employee on an approved leave of absence who was eligible to apply for tuition reimbursement prior to the date the leave began can receive tuition reimbursement upon return from leave provided all eligibility and reimbursement requirements as outlined above are met. Employee will have the later of 90 days after their course end date or 30 days from their leave return date to submit for reimbursement.
- **Reduction in Force:** An employee who was eligible to apply for tuition reimbursement at the time employment was terminated due to a reduction in force can receive tuition reimbursement provided all eligibility and reimbursement requirements as outlined above are met except active status on the date of payment.
- This program is subject to funds being available and allocated by the Board and may be reevaluated for future considerations.

