



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 special meeting at 6:30 PM on May 20, 2024, 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 May 20, 2024, at 6:30 P.M.

Pledge of Allegiance

Roll Call

Closed Session

The tentative agenda of this meeting also includes 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

Posted On: 5/17/2024 12:14:05 PM By: Ashton Cooke, City Clerk



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 May 20, 2024, 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 May 20, 2024, at 7:00 P.M.

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 an index card on the podium before the meeting. Visitors are not allowed to speak during the business portion of the meeting and no responses from the Mayor or Board of Aldermen during Citizen's Comments will be given."

4. **Consent Agenda**

- a. Approval of agenda
- b. April court reports

5. **Appointments**

- a. Tourism Commission – Dawn Peery (3-year term)
- b. Tourism Commission – Ray Marler (3-year term)
- c. Tourism Commission – Board of Aldermen liaison (1-year term)
- d. Park Board – Chrissy Lewis (3-year term)
- e. Park Board – Scott Herman (3-year term)
- f. Park board – Board of Aldermen liaison (1-year term)
- g. Planning and Zoning – Scott Harmon (3-year term)
- h. Planning and Zoning – Robert Smith (3-year term)
- i. Planning and Zoning – Board of Aldermen liaison (1-year term)
- j. Board of Adjustment – Scott Harmon (3-year term)

6. **Ordinances**

7. **Bids**

8. **Motions**

9. **New Business**

- a. Street sweeper – Ron Ebmeier
- b. Mosquito spraying – Ron Ebmeier
- c. Planning and Zoning Appeal

10. **Continued Business**

- a. Stormwater
- b. Sunshine request audit reports
- c. Calendars



City of Pevely

401 Main Street Pevely, Missouri 63070

11. Committee Reports

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

12. Administrative Reports

- a. Attorney Sweeney
- b. Police Chief
- c. City Administrator

13. Council Member Reports

- a. Alderman Markus
- b. Alderman Menkhus
- c. Alderman Tucker
- d. Alderman Yount
- e. Alderman Leeder
- f. Alderman Miles
- g. Alderman Dittmann
- h. Alderman Brooks
- i. Mayor Haas

14. Adjournment

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: 5/17/2024 12:14:13 PM By: Ashton Cooke, City Clerk

MUNICIPAL DIVISION SUMMARY REPORTING FORM


Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: PEVELY	Reporting Period: Apr 1, 2024 - Apr 30, 2024	
Mailing Address: 401 MAIN STREET, PEVELY, MO 63070				
Physical Address: 401 MAIN STREET, PEVELY, MO 63070			County: Jefferson County	Circuit: 23
Telephone Number:		Fax Number:		
Prepared by: Dana Gassel		E-mail Address: dana.gassel@courts.mo.gov		
Municipal Judge: COLBY SMITH-HYNES				
<u>II. MONTHLY CASELOAD INFORMATION</u>				
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		4	449	71
B. Cases (citations/informations) filed		0	50	2
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	1	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		0	27	3
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	14	0
6. dismissed by court		0	4	0
7. <i>nolle prosequi</i>		0	8	1
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		0	54	4
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		4	445	69
E. Trial de Novo and/or appeal applications filed		0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	5	1. # Issued during period	0	
2. # Served/withdrawn during reporting period	17	<input type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	221			

COPY

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: PEVELY	Reporting Period: Apr 1, 2024 - Apr 30, 2024
--------------------------	----------------------	--

<u>V. DISBURSEMENTS</u>			
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$3,204.00	Court Automation	\$315.00
Clerk Fee - Excess Revenue	\$418.00	Overpayment-E/R	\$0.02
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$14.06	Total Other Disbursements	\$315.02
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$6,099.02
Total Excess Revenue	\$3,636.06	Bond Refunds	\$342.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	\$6,441.52
Fines - Other	\$1,477.50		
Clerk Fee - Other	\$77.00		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$45.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$45.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$320.85		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$2.59		
Law Enforcement Training (LET) Fund surcharge	\$90.00		
Domestic Violence Shelter surcharge	\$0.00		
Inmate Prisoner Detainee Security Fund surcharge	\$90.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$2,147.94		

Park Board

Scott Herman <scott_herman1@hotmail.com>

Fri 2/23/2024 12:05 PM

To:Linda Miles <lmiles@cityofpevelymo.gov>

Hello Linda,

My name is Scott Herman and I work for the First Baptist Church here in Pevely. I just spoke with you about being on the park board. I am interested in being on that board. Please just let me know what information you need from me.

Thank you

Scott Herman
(314)608-1789

Sent from my iPhone



City of Pevely

Planning and Zoning Member Application

Name: Scott Harmon

Address: 914 LANDMARK MANOR DR

Phone Number: 6362091567

Email Address: maint@randyjamesinc.com

Reason(s) for wanting to serve:

I am a member of this community and would like to be able
to serve my community in any way possible.

Qualifications/Background:

I have a business background as well as a construction and
building background. I feel that I could be an asset to the
community and to the board with the background and
knowledge I have.

Signature: Scott Harmon
Scott Harmon (Apr 9, 2024 16:44 CDT)

Date: 04/09/2024



City of Pevely

Voluntary Member Application

Name: Scott Harmon

Address: 914 Landmark Manor Dr

Phone Number: 6362091567

Email Address: maint@randyjamesinc.com

- Planning and Zoning Board of Adjustment Park Board Police Board

Reason(s) for wanting to serve:

Wanting to serve in any capacity for the community I
reside in.

Qualifications/Background:

Business / Construction

Signature: _____

Date: 4/11/24



City of Pevely

Voluntary Member Application

Name: Robert Smith

Address: 702 oak ave

Phone Number: 6362083851

Email Address: robert.smith47@sbcglobal.net

Planning and Zoning Board of Adjustment Park Board Police Board

Reason(s) for wanting to serve:

Want to give back to my community.

Qualifications/Background:

Retired First Sergeant from US Army 75-97.

Retired Civil Service Fleet Manager 22 years service.

Master Degree from Webster University Business Management.

Served on Pevely Parks Board.

Signature: Robert E Smith
Robert E Smith (Apr 24, 2024 10:56 CDT)

Date: 4/24/2024

Adam Mitchell

From: T W <worthen397@gmail.com>
Sent: Tuesday, May 14, 2024 8:07 PM
To: Adam Mitchell
Subject: Fwd: Support for Establishing a Liquor Store in City of Pevely

Sent from my iPhone

Begin forwarded message:

From: T W <Worthen397@gmail.com>
Date: May 14, 2024 at 7:59:31 PM CDT
To: Amitchell@citypevelymo.gov
Subject: Support for Establishing a Liquor Store in City of Pevely



Dear Members of the Board of Aldermen,

I am writing to express my strong support for the proposal to establish a liquor store in the City of Pevely, and I am confident that it will serve the community safely while adhering to all rules and regulations of the city.

Having worked as the manager of a successful liquor store elsewhere for the past six years, I have gained valuable insights into operating such establishments within a community. I can confidently say that with proper adherence to regulations and responsible management, a liquor store can operate safely and contribute positively to the local area.

One crucial aspect to consider is the safety record of liquor stores. In my experience, incidents necessitating police intervention have been rare. Over the last two years, we have only had to contact the police two or three times, and these were for minor issues that were quickly resolved. Since then, we have not encountered any safety concerns or incidents that would pose a threat to public safety.

Additionally, our store primarily functions as a carry-out or take-home establishment. On an average day, we see a modest number of customers, typically ranging from four to five individuals per hour. These customers spend minimal time in the store, usually no more than five minutes, before completing their purchases and leaving.

Considering these factors, I am certain that establishing a liquor store in the City of Pevely can be done in a manner that aligns with city rules and regulations while ensuring the safety and well-being of the community. If there are any questions or if you require further information, please do not hesitate to reach out to me at +1 618-294-4383.

Thank you for considering this perspective, and I am confident that this endeavor will be a

Adam Mitchell

From: RAM S <rrock.theram@gmail.com>
Sent: Tuesday, May 14, 2024 11:03 AM
To: Adam Mitchell
Subject: Subject: Expression of Interest in Obtaining a Liquor License in Pevely

Hello All,

I hope this message finds you well. My name is Surendra Babu Chinnam, and I am writing to express my interest in becoming a valued member of the Pevely community by applying for a liquor license for a business establishment in the area.

As a prospective business owner, I am committed to actively engaging with the local community and contributing positively to its growth and vitality. I believe that fostering strong relationships with community members and local authorities is essential for the success of any business endeavor.



I would like to assure you that my business will operate with integrity and responsibility. To this end, I have decided not to sell any glassware or paraphernalia associated with alcohol consumption. My focus will solely be on providing quality products and services to our patrons.

Furthermore, I am keenly aware of the importance of respecting the religious practices of our community members. In light of this, I am prepared to be flexible with the operating hours of my business on Sundays. I am willing to open my store after 12 or 1 PM, as a gesture of goodwill to those attending church services during the morning hours.

Moreover, with the establishment of my business, I am excited to announce that I will be creating 2-3 job opportunities initially. Depending on the success and growth of the business, there may be additional job opportunities in the future. I am committed to providing fair wages and a positive work environment for all employees.

In terms of product offerings, I intend to sell a limited selection of items, including wine, beer, hard liquors, and cigarettes. I believe that this curated selection will meet the needs of our customers while also aligning with local regulations and community preferences.

I am eager to collaborate with you and other members of the local government to ensure that my business operates in full compliance with all applicable laws and regulations. Additionally, I am open to any suggestions or feedback you may have regarding my application for a liquor license.

Thank you for considering my proposal. I look forward to the opportunity to contribute to the Pevely community and to your continued support throughout this process.

Warm regards,

Surendra Babu Chinnam
±1(913) 267-0365



REPORT TO PLANNING COMMISSION

CITY OF PEVELY

APPLICATION NUMBER: 2024-07

APPLICATION NAME: 8652 COMMERCIAL BLVD SPECIAL USE LIQUOR STORE

APPLICANT NAME:

Surendra Babu Chinnam

PROPERTY OWNER NAME: PEVELY FARMS LLC
17195 NEW COLLEGE AVE
GROVER, MO63040-1100



APPLICANT'S REQUEST:

Requesting a special use permit to operate a liquor store on the property..

STREET ADDRESS: 8652 Commercial Blvd Pevely Mo 63070

SITE LOCATION:

Pevely Farms Shopping Center

ZONING DISTRICT: "B-2" High Density Business District

PARCEL ID: 10401802001022

TOTAL SITE AREA: 2.52

MEETING DATE: May 7, 2024

REPORT DATE: May 7, 2024

CASE MANAGER: Adam Mitchell

STAFF RECOMMENDATION: **APPROVE**

REPORT TO PLANNING COMMISSION

CITY OF PEVELY



DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 2.52 acre property currently holds a 20,820 sq ft shopping center that is the home of Dollar General, Pevely Family Dentistry, Pizza Hut, State Farm and the Medicine Shoppe.

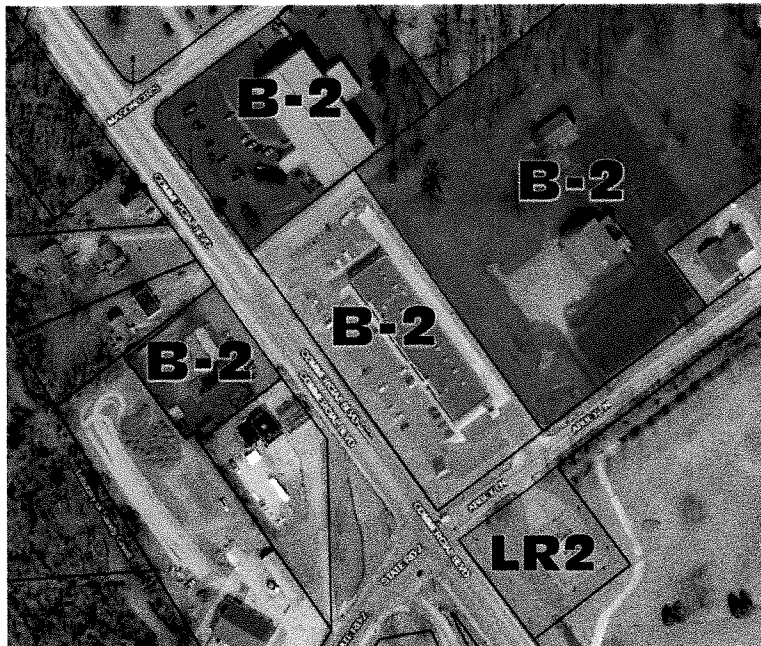
SITE HISTORY

The shopping center was constructed in 2012 and has been open since being constructed. The Dollar General currently sells alcohol.



LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Industrial	I-2	Orbital Energy Services
East	Commercial	B-2	First Baptist Church
South	Residential	LR2	Ameren Service Station
West	Commercial	B-2	TJ Bar and Grill

ZONING MAP





REPORT TO PLANNING COMMISSION

CITY OF PEVELY

SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's request for the special use permit to operate a liquor store will or will not:

- Substantially increase traffic hazards or congestion.
 - ◇ This will not increase any traffic hazards or congestion as there is plenty of access and parking for the property.
- Adversely affect the character of the neighborhood.
 - ◇ This will not adversely affect the character of the neighborhood as will grow the city by adding a business.
- Substantially increase fire hazards.
 - ◇ This will not substantially increase fire hazards as this will not add any additional variables to create a hazard.
- Adversely affect the general welfare of the community.
 - ◇ This will not adversely affect the welfare of the community.
- Overtax public utilities.
 - ◇ This will not overtax the public utilities.



FIGURE 1: SITE PHOTO



REPORT TO PLANNING COMMISSION
CITY OF PEVELY



FINDINGS AND RECOMMENDATION

CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the request would be consistent with good planning practice as it will add business to the City of Pevely.

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the proposed special use request will not be a detriment to permitted development and uses within the district.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the proposed use is consistent with the surrounding area.

ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is consistent with being essential or desirable to the City of Pevely.

RECOMMENDATION

Staff finds that the proposed request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends approving the application with the following requirements:

A handwritten signature in black ink, appearing to read "Adam Mitchell".

Adam Mitchell
Building Official





REPORT TO PLANNING COMMISSION
CITY OF PEVELY

ATTACHMENTS

EXHIBIT A: ZONING MAP

EXHIBIT B: SITE MAP

EXHIBIT C: SITE PHOTOS



REPORT TO PLANNING COMMISSION
CITY OF PEVELY

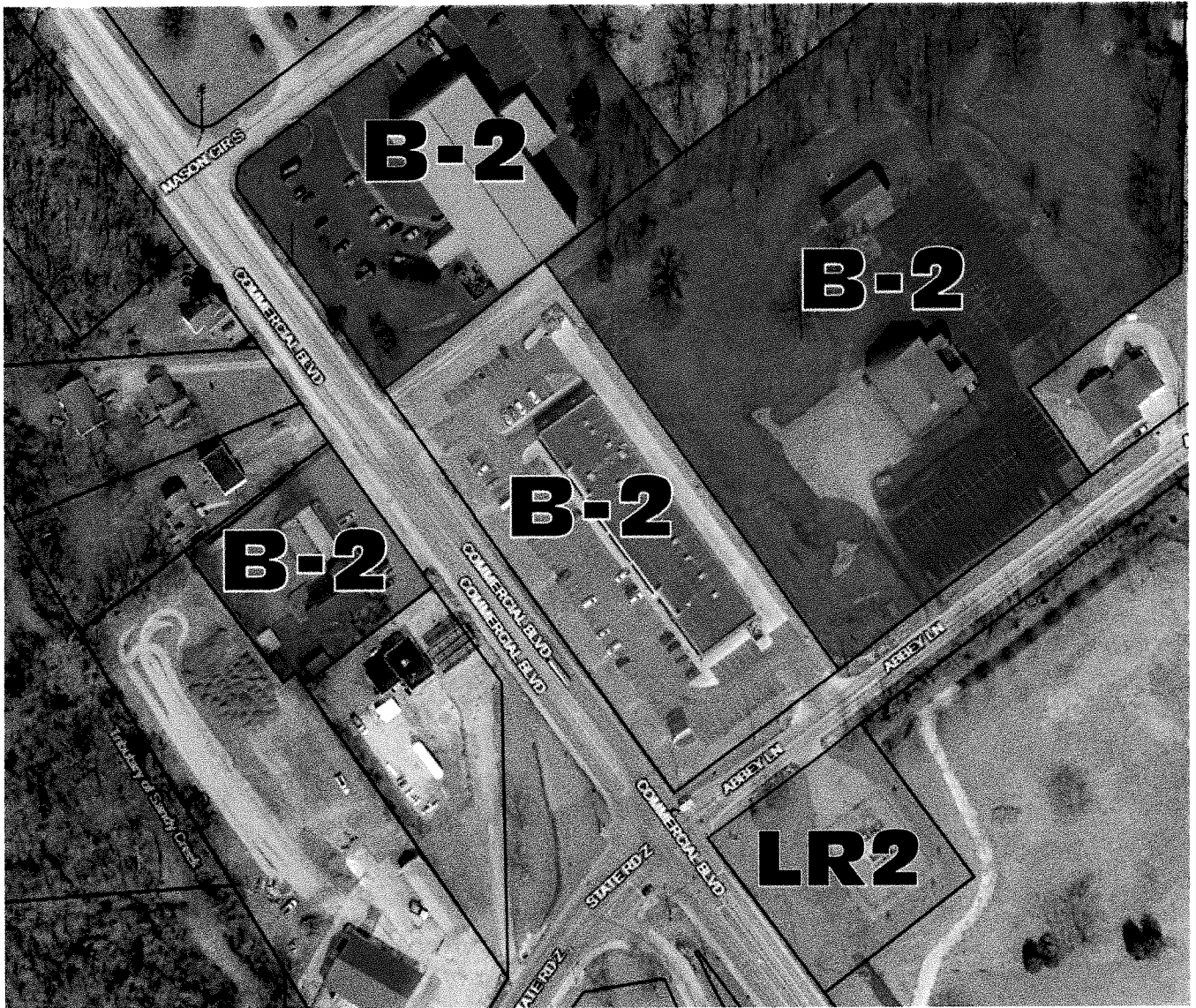


EXHIBIT A : ZONING MAP



REPORT TO PLANNING COMMISSION

CITY OF PEVELY



EXHIBIT B: SITE MAP

REPORT TO PLANNING COMMISSION
CITY OF PEVELY



EXHIBIT C: STREETVIEW FROM HWY 61/67 (OCTOBER 2022)

COPY



May 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Court	3	4 Animal Control Vaccination Event 9AM-1PM
5	6 BOA 7PM	7 P&Z	8	9	10	11
12	13	14 Agenda Items to Ashton by 4PM	15	16	17 COPY	18
19	20 BOA 7PM	21	22	23	24	25
26	27 City Hall Closed	28 Agenda Items to Ashton by 4PM	29	30	31	

June 2024

Sun Mon Tue Wed Thu Fri Sat

						1
2	3 BOA 7PM	4 P&Z	5	6 Court	7	8
9	10	11 Agenda items to Ashton by 4PM	12	13	14	15
16	17 BOA 7PM	18	19 City Hall Closed	20	21 COPY	22
23	24	25 Agenda items to Ashton by 4PM	26	27 Court	28	29
30						