



# City of Pevely

401 Main Street Pevely, Missouri 63070

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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 OCTOBER 7, 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 took place on October 7<sup>th</sup> at [07:01:12 PM \(00:00:09\)](#)

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### Agenda

#### 1. Pledge of Allegiance

#### 2. Roll Call

A roll call vote was taken:

Alderman – Ward 1 – Steve Markus: Present  
Alderman – Ward 1 – Larry Coulson: Present  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Present  
Alderman – Ward 3 – Don Menkhus: Present  
Alderman – Ward 3 – Rick Yount: Present  
Alderman – Ward 4 – William Brooks: Present  
Alderman – Ward 4 – David Watkins: Present

Mayor – Stephanie Haas  
City Clerk – Ashton Lowery  
City Administrator – Nathan Schauf  
Police Chief – Alan Eickhoff  
Police Captain – Larry Miller

#### 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.”

[Ilda Kennon](#) – Ms. Kennon discussed the tuition reimbursement and that the city needs some sort of protection.

[Stephanie Marino](#) – Ms. Marino discussed closing part of the street for a block party on October 26<sup>th</sup>. Mayor Haas asked Ms. Marino to make sure the homeowners are okay with this before closing anything. Chief Eickhoff asked that there is room for emergency vehicles.



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## **4. Consent Agenda**

### a. Approval of Agenda

Motion: To Approve the Agenda.

Alderman – Ward 3 – Don Menkhus: Motion

Alderman – Ward 1 – Steve Markus: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

### b. Approval of Minutes (9/9/2019 Closed and Regular, 9/23/2019 Closed, Public Hearing, and Regular, and 9/30/2019 Workshop)

Motion: To approve Minutes (9/9/2019 Closed and Regular, 9/23/2019 Closed, Public Hearing, and Regular, and 9/30/2019 Workshop)

Alderman – Ward 1 – Steve Markus: Motion

Alderman – Ward 3 – Rick Yount: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Disapprove

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

### c. August Financial Report

### d. August AP Report

### e. Administration Report

### f. Court Report

### g. Introduction of New Police Officers and Badge Pinning

## **5. Ordinances**

### a. Bill #1497 – 2<sup>nd</sup> 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

Motion: To put bill #1497 on its 2<sup>nd</sup> and final reading by caption only.



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Alderman – Ward 1 – Steve Markus: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

Motion: To Approve bill #1497 as read on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 3 – Don Menkhus: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

b. Bill #1498 – 2<sup>nd</sup> 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

Motion: To put bill #1498 on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 3 – Don Menkhus: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve



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Motion: To Approve bill #1498 as read on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 3 – Don Menkhus: Motion  
Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

c. Bill #1499 – 2<sup>nd</sup> Reading

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

Motion: To put bill #1499 on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 1 – Larry Coulson: Motion  
Alderman – Ward 1 – Steve Markus: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Disapprove  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

Motion: To Approve bill #1499 as read on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 3 – Don Menkhus: Motion  
Alderman – Ward 4 – William Brooks: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Disapprove  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve



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d. Bill #1500 – 2<sup>nd</sup> 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

Motion: To put bill #1500 on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 1 – Steve Markus: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Disapprove

Alderman – Ward 3 – Don Menkhous: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

Motion: To Approve bill #1500 as read on its 2<sup>nd</sup> and final reading by caption only.

Alderman – Ward 1 – Steve Markus: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Disapprove

Alderman – Ward 3 – Don Menkhous: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

e. Bill #1501 – 1<sup>st</sup> Reading

An ordinance of the City of Pevely, Missouri adopting a tuition reimbursement program and establishing the details thereof

Motion: To put bill #1501 on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 3 – Don Menkhous: Motion

Alderman – Ward 4 – David Watkins: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhous: Approve



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Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

Motion: To Approve bill #1501 as read on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 1 – Steve Markus: Motion  
Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

f. Bill #1502 – 1<sup>st</sup> Reading

An ordinance amending several sections of Chapter 200 of the City of Pevely Municipal Code pertaining to the Police Department and Police Personnel Board

Motion: To put bill #1502 on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 1 – Larry Coulson: Motion  
Alderman – Ward 1 – Steve Markus: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

Motion: To Approve bill #1502 as read on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 1 – Larry Coulson: Motion  
Alderman – Ward 3 – Rick Yount: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve



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Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

g. Bill #1503 – 1<sup>st</sup> Reading

An ordinance amending Section 500.060 of the City of Pevely Municipal Code pertaining to permit fees and permit deposits

Motion: To put bill #1503 on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 3 – Don Menkhuis: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhuis: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

Motion: To Approve bill #1503 as read on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 1 – Larry Coulson: Motion

Alderman – Ward 1 – Steve Markus: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhuis: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

h. Bill #1504 – 1<sup>st</sup> Reading

An ordinance of the City of Pevely, Missouri authorizing the mayor to enter into an intergovernmental agreement with Jefferson County, Missouri for pictometry services

Motion: To put bill #1504 on its 1<sup>st</sup> reading by caption only.

Alderman – Ward 1 – Larry Coulson: Motion

Alderman – Ward 3 – Rick Yount: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent



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Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

[Motion: To Approve bill #1504 as read on its 1<sup>st</sup> reading by caption only.](#)

Alderman – Ward 3 – Don Menkhus: Motion  
Alderman – Ward 4 – David Watkins: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve

## **6. Resolutions**

## **7. Appointments**

## **8. Bids**

## **9. Motions**

### [a. Wastewater Treatment Plant Fencing](#)

[Motion: To accept the bid submitted by Moore Fence to replace the wastewater treatment plant fencing and install a new main entrance gate for a total cost of \\$43,300.00](#)

[Motion: To accept the bid submitted by Moore Fence to replace the wastewater treatment plant fencing and install a new main entrance gate for a total cost of \\$43,300.00.](#)

Alderman – Ward 3 – Don Menkhus: Motion  
Alderman – Ward 4 – David Watkins: 2nd

Alderman – Ward 1 – Steve Markus: Approve  
Alderman – Ward 1 – Larry Coulson: Approve  
Alderman – Ward 2 – Ryan Tucker: Absent  
Alderman – Ward 2 – Linda Hahn: Approve  
Alderman – Ward 3 – Don Menkhus: Approve  
Alderman – Ward 3 – Rick Yount: Approve  
Alderman – Ward 4 – William Brooks: Approve  
Alderman – Ward 4 – David Watkins: Approve





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b. Cost of Living Adjustment

A discussion took place on the numbers for the Cost of Living Adjustment.

Motion: To increase the wage for each employee \$1.50 retroactive to January 1<sup>st</sup>, 2019.

Alderman – Ward 4 – William Brooks: Motion

Alderman – Ward 1 – Larry Coulson: 2nd

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

## **10. Committee Reports**

a. Planning and Zoning

b. Tourism Board

Alderman Markus stated the next meeting is in November. Nathan Schauf stated that the money was transferred as of this morning.

c. Police Personnel Board

d. Park Board

Larry Coulson stated that they met with the Tourism Board for upcoming events.

## **11. Administrative Reports**

a. Attorney Westhoff

b. Chief Eickhoff

Chief Eickhoff gave his monthly report.

c. City Administrator

Nathan Schauf stated there is a semifinal walkthrough being scheduled for Thursday 10/17 for the Highway Z project.

## **12. Council Member Reports**

a. Alderman Markus – Alderman Markus stated the new EDC director wanted to come and speak with each city. He would like to set it up so he can come speak at a workshop.

b. Alderman Coulson – Alderman Coulson stated that the tourism board is trying to set up some kind of meeting for the businesses in town.

c. Alderman Hahn



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- a. [Printed Agenda Packets](#) – Alderman Hahn stated that she would like a printed packet in her mailbox each week. Mayor Stephanie Haas told Ashton Lowery to print a packet for Ms. Hahn and send the bill to Stephanie Haas.
- b. [Workshop Meetings – Citizens allowed to speak](#) – Alderman Hahn stated that she would like the citizens to be able to speak at workshops. Mayor Haas stated that workshops are set by the Mayor’s discretion.
- c. [Sunshine Requests – Timeline, procedures, and what needs to be done to get results](#) – Alderman Hahn asked what the time line was for sunshine requests. Stephanie Haas stated the response time is 72 hours to either have the request together or a letter saying when the information is expected to be ready.
- d. [Alderman Tucker](#)
- e. [Alderman Menkhus](#) -
- f. [Alderman Yount](#)
- g. [Alderman Watkins](#)
- h. [Alderman Brooks](#)
  - a. [Police Pay Matrix](#)

Alderman Brooks discussed the Police Pay Matrix. He stated that he would like to discuss this or put it up for a vote at the next meeting, and if anyone has any input, to let him know.

- i. [Mayor Haas](#) – Mayor Haas thanked William Brooks for working on the Cost of Living Adjustment and the Police Matrix. Ms. Haas thanked the aldermen for voting for the Cost of Living Adjustment. Ms. Haas also thanked the employees. Mayor Haas thanked Ashton and said she is doing a wonderful job, and thanked Nathan and Ashton for keeping up the good work with being short-staffed in the administration office.

## **13. Adjournment**

### **Motion: To Adjourn**

Alderman – Ward 1 – Larry Coulson: Motion

Alderman – Ward 4 – David Watkins: 2<sup>nd</sup>

Alderman – Ward 1 – Steve Markus: Approve

Alderman – Ward 1 – Larry Coulson: Approve

Alderman – Ward 2 – Ryan Tucker: Absent

Alderman – Ward 2 – Linda Hahn: Approve

Alderman – Ward 3 – Don Menkhus: Approve

Alderman – Ward 3 – Rick Yount: Approve

Alderman – Ward 4 – William Brooks: Approve

Alderman – Ward 4 – David Watkins: Approve

**The meeting Adjourned at 08:04:26 PM (01:03:23)**



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Stephanie M. Haas  
Mayor of Pevely, MO

Attest:

  
Ashton Lowery  
City Clerk of Pevely, MO

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.

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