



**MARCH 6, 2024**

**REGULAR COUNCIL MEETING AGENDA**

Posted: 2:00 p.m., Friday, March 1, 2024

Voting Order 3-M-1-2

***This meeting of the Ellisville Council will be in-person at the Parks and Recreation Building located within Bluebird Park, 225 Kiefer Creek Road, Ellisville, MO 63021. For viewing only, a livestream of the meeting will be available, go to <https://www.ellisville.mo.us/386/Meetings-Portal>.***

**7:00 P.M. CITY OF ELLISVILLE – PARKS AND RECREATION BUILDING**

- I. Call to Order – Mayor Mike Roemerman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – February 21, 2024 Regular Council Meeting [Pages 3-6](#)
- VI. Public Comments I
- VII. Petitions
  - A. Mark Van Horn of the Chesterfield Lions will seek approval to sell malt liquor by the drink at the Ellisville 4th of July celebration in Bluebird Park. [Page 7](#)
- VIII. Legislation
  - A. Bill #3805 AN ORDINANCE AMENDING ORDINANCE # 3538, TO MAKE [Pages 9-10](#) CERTAIN AMENDMENTS TO THE 2023 BUDGET FOR THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI.
- IX. Public Comments II
- X. Mayor/Council Business/Reports
  - A. Appointment to the Economic Development Commission (one vacancy) [Page 11](#)
- XI. Active Committee Status/Updates

XII. Closed Session: Notice is hereby given that the City Council of the City of Ellisville may, subject to a motion duly made and adopted, conduct a closed session, for the purpose of considering one or more of the following matters pursuant to Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys, (2) real estate, and/or (3) hiring/firing or individually identifiable personnel information.

XIII. Adjournment

Respectfully submitted,



LEIGH A. DOHACK  
City Clerk

Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance. Representatives of the news media may obtain copies of the notice by contacting the City Clerk at (636) 227-9660.

**CITY OF ELLISVILLE  
COUNCIL MEETING**

**FEBRUARY 21, 2024**

Mayor Roerman opened this Regular Meeting at 7:00 p.m. In attendance were Council Members Compton, Niebling, Sanborn, Hildebrand, and Boggs. Council Member Cahill was excused.

Also present were: City Attorney Malone, City Planner Hood, Chief Lewis, Asst. City Engineer Mike Hartwig, and City Clerk Dohack.

All those in attendance recited the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Roerman moved to approve the evening's agenda, seconded by Council Member Compton. The votes on the approval were all "AYES".

**APPROVAL OF MINUTES**

Mayor Roerman moved to approve the minutes from February 7, 2024 Council Meeting, seconded by Council Member Compton. The votes on the approval were: Sanborn "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE" and Niebling "AYE".

**PUBLIC COMMENTS I**

There were no public comments.

**RECEIPT/FILING OF PLANNING AND ZONING COMMISSION**

Mayor Roerman moved to receive and file of the following Planning and Zoning Commission's recommendations:

- A. Receipt and filing of Planning and Zoning Commission's positive recommendation dated February 15, 2023 of the petition of Grimes Consulting, Inc, on behalf of Starbucks Ellisville, Inc., for a conditional use permit to allow a drive-through for food and beverage at the property known and numbered as 15970 Manchester Road, Ellisville, Missouri 63011, within the "C-3" Commercial Zoning District of the City of Ellisville.

The motion was seconded by Council Member Compton. The votes were: Sanborn "AYE", Boggs "AYE", Hildebrand "AYE", Roerman "AYE", Compton "AYE", and Niebling "AYE".

**PUBLIC HEARINGS**

**15970 Manchester Road (Starbucks)**

Mayor Roerman opened the public hearing to consider the petition of Grimes Consulting, Inc, on behalf of Starbucks Ellisville, Inc., for a conditional use permit to allow a drive-through for food and beverage at the property known and numbered as 15970 Manchester Road, Ellisville, Missouri 63011, within the "C-3" Commercial Zoning District of the City of Ellisville. City

Attorney Malone entered the following exhibits: Exhibit 1, Certified Copy of the Code of the City of Ellisville, Missouri; Exhibit 2, Zoning District Map; Exhibit 3, Comprehensive Plan; Exhibit 4, Notice of Public Hearing before Council; Exhibit 5, Affidavit of notice published in *The Countian* on January 31, 2024; Exhibit 6, Affidavit of Code Enforcement Officer regarding Public Notice posted at 15970 Manchester Road dated February 1, 2024; Exhibit 7, Letter mailed to Property Owners within 185 feet of Project dated January 30, 2024 and list of property owners and addresses; Exhibit 8, Memorandum from City Planner to Chairman Foster dated February 14, 2024; Exhibit 9, Planning and Zoning Commission Report and Recommendation dated February 15, 2024; Exhibit 10, Memorandum from the City Planner to City Manager dated February 21, 2024; Exhibit 11, Application for Conditional Use Permit/Site Plan Review; Exhibit 12, Letter from Lochmueller Group to the City Planner dated February 7, 2024; Exhibit 13, Ordinance #3482; and Exhibit 13, Site Development Plans.

Lenny Meers with Grimes Consulting and Tim Coffman with AKG, representing Starbucks, Lochmueller Group Traffic Engineer Julie Nolfo, City Planner Hood, and Asst. City Engineer Hartwig were sworn in. Mr. Meers and Mr. Coffman began by noting they AKG was the developer of the building and Midas will still own the property. Mayor Roemerman asked if the petitioner was amenable to all the staff recommendations and the petitioner agreed to all recommendations. Council Member Compton asked if outdoor seating will be part of the development and Mr. Meers stated that outdoor seating will be in the rear by the wall. Discussion then continued on traffic flow through the site and Ms. Nolfo discussed the cross access that will be available to the east of the property through the senior living facility with access through to Kiefer Creek Road. Discussion also continued pertaining to the number of cars that will be in the drive-through cue. Council Member Niebling voiced her concern that this development would have negative effect on the area with already heavy traffic. Mayor Roemerman stated that no incentives are being requested for this proposed business. Lastly it was noted that the cross access that is being granted will provide some advantages to the adjacent properties.

There were no public comments for this public hearing.

Mayor Roemerman polled the audience, one property owner was in favor and no one opposed the petition. Mayor Roemerman closed the public hearing.

## **LEGISLATION**

### **Ord #3568, 15970 Manchester Road (Starbucks), Drive-Through CUP**

Council Member Boggs introduced Bill #3803, AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO GRIMES CONSULTING, INC., ON BEHALF OF STARBUCKS ELLISVILLE, TO ALLOW A DRIVE-THROUGH FOR FOOD AND BEVERAGE AT THE LOCATION KNOWN AND NUMBERED AS 15970 MANCHESTER ROAD, WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Boggs moved for consideration and perfection of Bill #3803, seconded by Council Member Sanborn.

Mayor Roemerman stated that he was in favor of this proposed development. Council Member Compton questioned if the surrounding landscaping plan would be part of the Midas Development and staff stated that was correct.

The votes on the first reading of Bill #3803 were: Sanborn “AYE”, Boggs “AYE”, Hildebrand “AYE”, Roerman “AYE”, Compton “AYE”, and Niebling “NAY”. Council Member Boggs introduced Bill #3803 for final passage, AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO GRIMES CONSULTING, INC., ON BEHALF OF STARBUCKS ELLISVILLE, TO ALLOW A DRIVE-THROUGH FOR FOOD AND BEVERAGE AT THE LOCATION KNOWN AND NUMBERED AS 15970 MANCHESTER ROAD, WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Boggs moved for final passage of Bill #3803, seconded by Council Member Compton. The votes on the second reading were: Sanborn “AYE”, Boggs “AYE”, Hildebrand “AYE”, Roerman “AYE”, Compton “AYE”, and Niebling “NAY”. Bill #3803 becomes ORDINANCE #3568.

Ord #3569, Amends Municipal Code (Section 135.160) pertaining to Jailing of Defendants

Council Member Sanborn introduced Bill #3804, AN ORDINANCE AMENDING TITLE I: GOVERNMENT CODE; CHAPTER 135: MUNICIPAL COURT; ARTICLE I: GENERALLY; SECTION 135.160 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, TO REVISE THE CITY’S REGULATIONS REGARDING THE JAILING OF DEFENDANTS. Council Member Sanborn moved for consideration and perfection of Bill #3804, seconded by Council Member Compton. The votes on the first reading of Bill #3804 were: Sanborn “AYE”, Boggs “AYE”, Hildebrand “AYE”, Roerman “AYE”, Compton “AYE”, and Niebling “AYE”. Council Member Sanborn introduced Bill #3804 for final passage, AN ORDINANCE AMENDING TITLE I: GOVERNMENT CODE; CHAPTER 135: MUNICIPAL COURT; ARTICLE I: GENERALLY; SECTION 135.160 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, TO REVISE THE CITY’S REGULATIONS REGARDING THE JAILING OF DEFENDANTS. Council Member Sanborn moved for final passage of Bill #3804, seconded by Mayor Roerman. The votes on the second reading were: Sanborn “AYE”, Boggs “AYE”, Hildebrand “AYE”, Roerman “AYE”, Compton “AYE”, and Niebling “AYE”. Bill #3804 becomes ORDINANCE #3569.

Res. #02-21-2024, Opposition of Legislation to Eliminate Local Food Retail Tax

Mayor Roerman introduced Res. #02-21-2024, A RESOLUTION OF THE CITY OF ELLISVILLE, MISSOURI, URGING SENATORS AND REPRESENTATIVES OF THE MISSOURI GENERAL ASSEMBLY TO OPPOSE ANY LEGISLATION OR PROPOSAL TO ELIMINATE THE LOCAL TAXATION OF RETAIL SALES ON FOOD. Mayor Roerman moved for consideration and perfection of Res. #02-21-2024, seconded by Council Member Compton.

Discussion took place on how this would affect area municipalities and what the Missouri Municipal League is doing to oppose this at the State level.

The votes on the motion to approve the resolution were: Sanborn “AYE”, Boggs “AYE”, Hildebrand “AYE”, Roerman “AYE”, Compton “AYE”, and Niebling “AYE”. Res. #02-21-2024 was approved.

**PUBLIC COMMENTS**

There were no public comments at this time.

**MAYOR/COUNCIL BUSINESS/REPORTS**

Appointment to the Economic Development Commission vacancy was postponed.

**ACTIVE COMMITTEE STATUS/UDPATES**

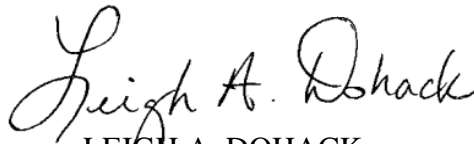
Mayor Roemerma and Council Member Sanborn attended the Missouri Municipal League's Legislative Update in Jefferson City and gave an update from the event. Mayor Roemerma also noted that the St. Louis Metro Municipal League would be hosting a meeting on February 23, 2024.

**CLOSED SESSION**

The was no Closed Session.

Mayor Roemerma adjourned the meeting at 7:43 p.m.

Respectfully submitted,



LEIGH A. DOHACK  
City Clerk

**SPECIAL EVENT  
APPLICATION FOR AUTHORITY  
TO SELL LIQUOR**

CITY OF ELLISVILLE  
#1 Weis Avenue  
Ellisville, Missouri 63011  
636-227-9660 V/TDD

(This application must be completed in full, in ink)

**SALES BY THE DRINK:**

- ( ) Nonintoxicating beer by the drink. Less than 3.2% beer by drink
- ( X ) Malt liquor by the drink. Malt liquor in excess of 3.2% by the drink
- ( ) Malt liquor and light wines by the drink
- ( ) Liquor by the drink. Every class of liquors in excess of 3.2% by the drink
- ( ) Sunday sales by the drink

**TO THE COUNCIL OF THE CITY OF ELLISVILLE, MISSOURI:** The undersigned respectfully makes application for authority to sell alcohol at a City sponsored **SPECIAL EVENT** Ellisville July 4<sup>th</sup> celebration to be held at Bluebird Park on July 4<sup>th</sup>, 2024, and hereby submits the following information which the undersigned applicant represents to be true.

**NAME OF BUSINESS** Chesterfield Lions Club Bus. Phone 314-640-9411

Address at which intoxicants are sold pursuant to a State of Missouri Liquor License:  
(Attach copies of all current Liquor Licenses: State, County and Municipal, if applicable)

**NAME OF APPLICANT/MANAGING OFFICER**

Name Mark Van Horn / Chesterfield Lions Club

Address of applicant (residence 709 Oakesdale Summit Ct Wildwood MO 63011 Phone 314-640-9411

Date & Place of Birth 7/12/59 St Louis, MO Social Security No. \_\_\_\_\_

If applicant ever had a license to sell liquor revoked, state: When \_\_\_\_\_ Where \_\_\_\_\_  
If applicant has been convicted or pleaded guilty to any criminal charge, state:

Nature of charge \_\_\_\_\_  
Whether conviction or pleas of guilty \_\_\_\_\_  
Date of conviction \_\_\_\_\_ In what court \_\_\_\_\_

If applicant has any other license to sell intoxicating liquor either directly or through any employee, officer, agent, subsidiary or affiliate, state locations of other licensed premises \_\_\_\_\_

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**SPONSORED BY:** \_\_\_\_\_  
**INTRODUCED BY:** \_\_\_\_\_

**BILL NO.** 3805  
**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE # 3538, TO MAKE CERTAIN AMENDMENTS TO THE 2023 BUDGET FOR THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, on December 7, 2022, the City Council passed Ordinance #3538 approving the 2023 Budget for the City of Ellisville, St. Louis County, Missouri; and

**WHEREAS**, the Council of the City of Ellisville is authorized by Article VII of the Home Rule Charter of the City of Ellisville to establish the City budget annually and to make revisions to that budget as the Council deems necessary and appropriate, including transfers between departments and years; and

**WHEREAS**, in the process of the City’s annual audit, it was determined that the budgeted amounts did not cover all revenue and expenses for certain accounts in Fiscal Year 2023; and

**WHEREAS**, a copy of this proposed Ordinance was made available for public inspection prior to its consideration by the City Council.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**SECTION 1:** Ordinance #3538, approving the 2023 Budget for the City of Ellisville, St. Louis County, Missouri, is hereby amended to adjust the budget for the accounts listed herein and for the increases shown with each account.

	Expenditures	Revenue
10222-42010 Misc Exp trans to cash method	\$ 500,000	
20111-48510 Add’l Bldg Loan Principal	\$ 125,980	
20111-48511 Add’l Bldg Loan Interest	\$ 53,925	

**SECTION 2.** Upon determination of the final audited balances for each of the above accounts, any unspent budgeted amounts shall be carried forward to the 2024 Budget for the City of Ellisville, St. Louis County, Missouri.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and approval by the Council.

This Bill No. \_\_\_\_\_ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**First Reading votes:**

**DATE:** \_\_\_\_\_

**Second Reading votes:**

**DATE:** \_\_\_\_\_

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
<b>COMPTON</b>	_____	_____	_____
<b>NIEBLING</b>	_____	_____	_____
<b>SANBORN</b>	_____	_____	_____
<b>CAHILL</b>	_____	_____	_____
<b>BOGGS</b>	_____	_____	_____
<b>HILDEBRAND</b>	_____	_____	_____
<b>ROEMERMAN</b>	_____	_____	_____

<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
_____	_____	_____
_____	_____	_____
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_____	_____	_____
_____	_____	_____
_____	_____	_____

**ATTEST:**

**CITY OF ELLISVILLE**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**MAYOR MIKE ROEMERMAN**

Approved as to legal content and form:

\_\_\_\_\_  
City Attorney

## Leigh Dohack

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**From:** noreply@civicplus.com  
**Sent:** Thursday, February 29, 2024 10:13 PM  
**To:** ldohack@ellisville.mo.us  
**Subject:** Online Form Submittal: Board / Commission Nominee Profile

### Board / Commission Nominee Profile

Name	Parish Lemons
Address	156 Westridge Parc Lane
Daytime Contact Number	314-605-6519
I have attended a Planning & Zoning Meeting	No
Evening Contact Number	3146056519
I have attended a Economic Development Meeting	No
Email	Tqsolve@gmail.com
I have attended a Board of Adjustment Meeting	No
Board or Commission Position Applying For	Economic Development Commission
Background / Relevant Experience	Technology and Business Consulting Firm
Other (organizations, education, honors)	West County Chamber of Commerce, MBA and Master's of Information Technology

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