



DECEMBER 6, 2023

REGULAR COUNCIL MEETING AGENDA

Posted: 4:00 p.m., Friday, December 1, 2023

Voting Order 2-3-M-1

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 –November 15, 2023 Regular Council Meeting [Pages 3-8](#)
- VI. Public Comments I
- VII. Public Hearings
 - A. The Council will discuss and consider the 2024 Fiscal Year Budget. [Pages 9-16](#)
- VIII. Legislation
 - A. Bill #3799 AN ORDINANCE APPROVING THE 2024 BUDGET, CAPITAL PROGRAM, LONG RANGE PLAN, AND POSITION CLASSIFICATION AND PAY PLAN FOR THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI. [Pages 17-18](#)
- IX. Public Comments II
- X. Mayor/Council Business/Reports
 - A. Appointment to the Economic Development Commission (one vacancy)
- 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**

NOVEMBER 15, 2023

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

Also present were: City Manager Schwer, City Attorney Malone, City Planner Hood, Chief Lewis, and City Clerk Dohack.

All those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mayor Roemerman moved to approve the minutes from November 1, 2023 Council Meeting, seconded by Council Member Compton. The votes on the approval were: Roemerman "AYE", Compton "AYE", Niebling "AYE", Cahill "AYE", Sanborn "ABSTAIN", Boggs "AYE", and Hildebrand "AYE".

PUBLIC COMMENTS I

Charlie St. Onge, P.O. Box 16, Wildwood, MO and Economic Development Commission member, spoke in support of the appointment of Jonathan Harvey (Operating Manager of Harvey Services) to fill the vacancy on the Economic Development Commission.

RECEIPT/FILING OF PLANNING AND ZONING COMMISSION

Mayor Roemerman 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 November 9, 2023 relative to the petition of Collective Solutions, LLC, on behalf of Union Electric Company d/b/a Ameren, for a conditional use permit to allow the installation and use of a 199' monopole style wireless telecommunications tower at the location known and numbered as 280 Old State Road, Ellisville, Missouri 63021, within the "M-1" Light Industrial Zoning District of the City of Ellisville.
- B. Receipt and filing of Planning and Zoning Commission's positive recommendation dated November 9, 2023 relative to the petition of Pete Pulizzi and Derek Hayes, on behalf of Neon Moon Studio LLC, for a text amendment to Title IV: Land Use; Chapter 400: Zoning Regulations; Sections 400.090 and 400.290 to amend the definition of tattooing and tattooing establishments and to add tattooing and tattooing establishments to the list of conditional uses within the "C-3" Commercial Zoning District of the City of Ellisville, and to adopt a new Section 400.336 to regulate tattooing establishments.

- C. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated November 9, 2023 relative to the petition of Pete Pulizzi and Derek Hayes, on behalf of Neon Moon Studio LLC, for a text amendment to Title IV: Land Use; Chapter 400: Zoning Regulations; Sections 400.090 and 400.290 to amend the definition of tattooing and tattooing establishments and to add tattooing and tattooing establishments to the list of conditional uses within the “C-3” Commercial Zoning District of the City of Ellisville, and to adopt a new Section 400.336 to regulate tattooing establishments

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

PUBLIC HEARINGS

280 Old State Road (Collective-Ameren) Telecommunications Tower CUP

Mayor Roerman opened the public hearing pertaining the petition of Collective Solutions, LLC, on behalf of Union Electric Company d/b/a Ameren, for a conditional use permit to allow the installation and use of a 199’ monopole style wireless telecommunications tower at the location known and numbered as 280 Old State Road, Ellisville, Missouri 63021, within the “M-1” Light Industrial Zoning District. 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 City Plan; Exhibit 4, Notice published in *The Countian* on October 19, 2023; Exhibit 5, Notice of Public Hearing before Commission and Council; Exhibit 6, Letter mailed to the property owners within 185 feet of project dated October 20, 2023 and List of Property Owners and Addresses; Exhibit 8, Application for Conditional Use Permit; Exhibit 9, Letter from Terraspec dated October 5, 2023; Exhibit 10, Email correspondence between City and Terraspec dated October 6, 2023; Exhibit 11, Email correspondence between City Planner and City Manager, dated September 19, 2023; Exhibit 12, Plans prepared by Black and Veatch on behalf of Union Electric Company d/b/a Ameren for project; Exhibit 13, Packet from Collective Solutions showing proposed Ameren 119 foot monopole style wireless communication tower, submitted November 8, 2023; Exhibit 14, Planning and Zoning Commission Report and Recommendation dated November 9, 2023; and Exhibit 15, Memorandum from the City Planner to the City Manager for November 15, 2023.

Russell Been with Collective Solutions representing Ameren, City Planner Hood and City Manager Schwer were sworn in. Mr. Been began the discussion of the petition by providing a handout to the Council and explained that Ameren has proposed a private LTE network for their use only. Mr. Been also discussed that the proposed tower will be utilized for meter readings and will be more secure than public carriers that are currently being utilized by Ameren staff and facilities, noting that this will extend the life of existing equipment. Mr. Been noted that the fencing for the proposed tower has been changed to masonry after the presentation and discussion at the Planning and Zoning Commission meeting.

There was no discussion from the Council Members and there were no Public Comments.

Mayor Roerman polled Ellisville residents and property owners regarding the petition as presented: One (1) resident was in favor and one (1) resident was in opposition. Mayor Roerman closed the public hearing.

Municipal Code Text Amendment pertaining to tattoo and tattoo establishments

Mayor Roemerman opened the public hearing pertaining the petition of Pete Pulizzi and Derek Hayes on behalf of Neon Moon Studio LLC for a text amendment to Title IV: Land Use; Chapter 400: Zoning Regulations; Sections 400.090 and 400.290 to amend the definition of tattooing and tattooing establishments and to add tattooing and tattooing establishments to the list of conditional uses within the “C-3” Commercial Zoning District of the City of Ellisville, and to adopt a new Section 400.336 to regulate tattooing establishments. 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 City Plan; Exhibit 4, Notice published in *The Countian* on October 20, 2023; Exhibit 5, Notice published in the West Newsmagazine on November 1, 2023; Exhibit 6, Notice of Public Hearing before Commission and Council; Exhibit 7, Memorandum from the City Planner to Chairman Foster dated November 8, 2023; Exhibit 8, Draft text amendment; Exhibit 9, Planning and Zoning Commission Report and Recommendation dated November 9, 2023; Exhibit 10, Memorandum from the City Planner to the City Manager for November 15, 2023; and Exhibit 11, Letter from Pete Pulizzi and Derek Hayes to City Council.

Pete Pulizzi and Derek Hayes were sworn in. City Planner Hood was sworn in previously. City Attorney Malone stated this public hearing is only for the proposed text amendment and City Planner Hood stated that a redlined copy of the proposed amendment was provided to the Council for review. There was no discussion from the Council Members and there were no Public Comments.

Mayor Roemerman polled Ellisville residents and property owners regarding the petition as presented: Five (5) residents were in favor and no one was in opposition. Mayor Roemerman closed the public hearing.

15628 Manchester Road (Neon Moon Studio) tattoo establishment CUP

Mayor Roemerman opened the public hearing pertaining the petition of Pete Pulizzi and Derek Hayes on behalf of Neon Moon Studio LLC for a conditional use permit to operate a tattooing establishment at the property known and numbered as 15628 Manchester Road within the “C-3” Commercial Zoning District. 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 City Plan; Exhibit 4, Notice of Public Hearing before the Council; Exhibit 5, Letter mailed to Property Owners within 185 feet of project dated October 27, 2023 and list of property owners and addresses; Exhibit 6, Notice published in *The Countian* on October 20, 2023; Exhibit 7, Memorandum from the City Planner to Chairman Foster dated November 8, 2023; Exhibit 8, Affidavit of Code Enforcement Officer regarding Public Hearing Notice Posted at 15628 Manchester Road dated October 30, 2023 and photos; Exhibit 9, Planning and Zoning Commission Report and Recommendation dated November 9, 2023; Exhibit 10, Letter from Pete Pulizzi and Derek Hayes to City Council; Exhibit 11, Memorandum from the City Planner to the City Manager for November 15, 2023; Exhibit 12, Application for Conditional Use Permit; and Exhibit 13, Proposed site location map and storefront sign rendering.

Pete Pulizzi, Derek Hayes and City Planner Hood was sworn in previously. There was no presentation at this time.

Mayor Roemerman asked about the hours of operation and Mr. Pulizzi responded that proposed hours are 10:00 am – 8:00 pm, by appointment only. There were no Public Comments.

Mayor Roemerma polled Ellisville residents and property owners regarding the petition as presented: Six (6) residents were in favor and no one was in opposition. Mayor Roemerma closed the public hearing.

LEGISLATION

Ord #3561, 280 Old State Road (Collective-Ameren) Telecommunications Tower CUP

Council Member Sanborn introduced Bill #3796, AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO UNION ELECTRIC COMPANY D/B/A AMEREN, TO ALLOW THE INSTALLATION AND USE OF A WIRELESS COMMUNICATIONS TOWER AT THE LOCATION KNOWN AND NUMBERED AS 280 OLD STATE ROAD, WITHIN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Sanborn moved for consideration and perfection of Bill #3796, seconded by Council Member Cahill. The votes on the first reading of Bill #3796 were: Compton "AYE", Niebling "AYE", Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", and Roemerma "AYE". Council Member Sanborn introduced Bill #3796 for final passage, AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO UNION ELECTRIC COMPANY D/B/A AMEREN, TO ALLOW THE INSTALLATION AND USE OF A WIRELESS COMMUNICATIONS TOWER AT THE LOCATION KNOWN AND NUMBERED AS 280 OLD STATE ROAD, WITHIN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Sanborn moved for final passage of Bill #3796, seconded by Council Member Compton. The votes on the second reading were: Compton "AYE", Niebling "AYE", Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", and Roemerma "AYE". Bill #3796 becomes ORDINANCE #3561.

Ord #3562, Municipal Code Text Amendment pertaining to Tattooing and Tattooing Establishments

Council Member Compton introduced Bill #3797, AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, BY AMENDING SECTION 400.290 TO PERMIT TATTOOING ESTABLISHMENTS AS A CONDITIONAL USE IN THE "C-3" COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI; AND ADOPTING A NEW SECTION, TO BE DESIGNATED AS SECTION 400.336, ESTABLISHING REGULATIONS FOR TATTOOING ESTABLISHMENTS. Council Member Compton moved for consideration and perfection of Bill #3797, seconded by Mayor Roemerma. The votes on the first reading of Bill #3797 were: Compton "AYE", Niebling "AYE", Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", and Roemerma "AYE". Council Member Compton introduced Bill #3797 for final passage, AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, BY AMENDING SECTION 400.290 TO PERMIT TATTOOING ESTABLISHMENTS AS A CONDITIONAL USE IN THE "C-3" COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI; AND ADOPTING A NEW SECTION, TO BE DESIGNATED AS SECTION 400.336, ESTABLISHING REGULATIONS FOR TATTOOING ESTABLISHMENTS. Council Member Compton moved for final passage of Bill #3797, seconded by Council Member Hildebrand. The votes on the second reading were: Compton "AYE", Niebling "AYE", Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", and Roemerma "AYE". Bill #3797 becomes ORDINANCE #3562.

Ord #3563, 15628 Manchester Road (Neon Moon Studio), Tattoo Establishment CUP

Council Member Niebling introduced Bill #3798, AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO NEON MOON STUDIO LLC, TO ALLOW A TATTOOING ESTABLISHMENT AT THE LOCATION KNOWN AND NUMBERED AS 15628 MANCHESTER ROAD, WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Niebling moved for consideration and perfection of Bill #3798, seconded by Council Member Compton. The votes on the first reading of Bill #3798 were: Compton “AYE”, Niebling “AYE”, Sanborn “AYE”, Cahill “AYE”, Boggs “AYE”, Hildebrand “AYE”, and Roemerma n “AYE”. Council Member Niebling introduced Bill #3798 for final passage, AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO NEON MOON STUDIO LLC, TO ALLOW A TATTOOING ESTABLISHMENT AT THE LOCATION KNOWN AND NUMBERED AS 15628 MANCHESTER ROAD, WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Niebling moved for final passage of Bill #3798, seconded by Council Member Hildebrand. The votes on the second reading were: Compton “AYE”, Niebling “AYE”, Sanborn “AYE”, Cahill “AYE”, Boggs “AYE”, Hildebrand “AYE”, and Roemerma n “AYE”. Bill #3798 becomes ORDINANCE #3563.

Resolution #11-15-2023, Destruction of Certain City Records

Mayor Roemerma n introduced Res.#11-15-2023, A RESOLUTION AUTHORIZING THE DESCRUCTION OF CERTAIN RECORDS OF THE CITY OF ELLISVILLE. Mayor Roemerma n moved for consideration and perfection of Res. #11-15-2023, seconded by Council Member Compton. The votes on the motion were: Compton “AYE”, Niebling “AYE”, Sanborn “AYE”, Cahill “AYE”, Boggs “AYE”, Hildebrand “AYE”, and Roemerma n “AYE”. Res #11-15-2023 was approved.

PUBLIC COMMENTS

There were no public comments at this time.

MAYOR/COUNCIL BUSINESS/REPORTS

Mayor Roemerma n stated that the Bluebird Business Awards were held on Thursday, November 2, 2023 at Dogwood Social House and commented on what a great event it was honoring the businesses in our community.

Reappointment/Appointments to the Economic Development Commission

Mayor Roemerma n moved to reappoint Tom Weis to the Economic Development Commission, seconded by Council Member Compton. The votes on the motion were: Compton “AYE”, Niebling “AYE”, Sanborn “AYE”, Cahill “AYE”, Boggs “AYE”, Hildebrand “AYE”, and Roemerma n “AYE”.

Mayor Roemerma n moved to appoint Jonathan Harvey to the Economic Development Commission as a business member. The motion was seconded by Council Member Sanborn. The votes on the motion were: Compton “AYE”, Niebling “AYE”, Sanborn “AYE”, Cahill “AYE”, Boggs “AYE”, Hildebrand “AYE”, and Roemerma n “AYE”.

Mayor Roemerman moved to appoint Matthew McCabe to the Economic Development Commission as a resident member. The motion was seconded by Council Member Sanborn. The votes on the motion were: Compton "AYE", Niebling "AYE", Sanborn "AYE", Cahill "AYE", Boggs "AYE", Hildebrand "AYE", and Roemerman "AYE".

ACTIVE COMMITTEE STATUS/UDPATES

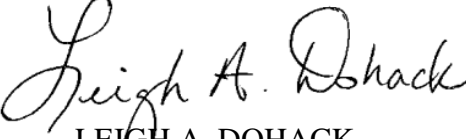
There were no updates.

CLOSED SESSION

The was no Closed Session.

Mayor Roemerman adjourned the meeting at 7:37 p.m.

Respectfully submitted,


LEIGH A. DOHACK
City Clerk



City of Ellisville Budget Presentation

2024 Budget

2024 BUDGET

The Mayor & Council have historically had a Conservative / Transparent Budget Model

1. All Revenue estimates are significantly lower than actual expectations even more so in 2024.
2. Budget assumptions take the worst case scenario for expenditures. Ex. Medical Cost
3. The approved budget is not typically what is spent due to these factors.

2024 BUDGET

PRIORITIES OF THE CITY

Services for the Community

1. Trash Service - \$702,315
 2. Park Projects - \$951,300
 3. Pool Management - \$315,000
 4. Major Road Improvements - \$934,000
 5. Street Lighting (City pays HOA's electric) - \$201,000
1. Many of these are offset by grants - \$906,000
 2. Personnel is the City's major expense but we are only as good as our people!

2024 BUDGET

Budget Explanation

1. Fund Balance is proposed to be Neutral for 2024
 1. Current Estimated Fund Balance - \$5,600,000
 2. Taking out the building expenses we will show a modest surplus
2. Looking forward revenue streams are trending upwards
 1. Sales Tax with New Businesses on the rise
 1. Instacart
 2. Ollies
 3. Panda Express
 4. Salt N Smoke
 5. Several others!
 2. Prop M Brand New - 3% sales tax

2024 BUDGET

Budget Explanation

1. Building Fund - Fund 40
 1. Will go to zero as expected
 2. Loan rate very low - 3% range
 3. Cost is staying within budgeted range
2. Trash service continues to grow as expected
3. Parks projects moving forward but offset by grants

2024 BUDGET

Budget Explanation

1. Capital Projects
 1. Some Major Street Repair/Replacements
 1. Bluff Meadow Drive
 2. Bluff Meadow Court
 3. Meadow Oaks Court
 4. Kiefer Oak Court
 5. Kiefer Creek Meadows
 6. Old State Sidewalk

2024 BUDGET

Budget Explanation

1. Personnel
 1. The CPI reported for 2023 was 6.5% As such we are requesting 5% across the board for employee increases.
 2. Ellisville is one of the only municipalities that is fully staffed and has low turnover. Employee retention is a priority and in order to meet this goal we must be at least competitive with surrounding municipalities.

2024 BUDGET

QUESTIONS

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3799
ORDINANCE NO. _____

AN ORDINANCE APPROVING THE 2024 BUDGET, CAPITAL PROGRAM, LONG RANGE PLAN, AND POSITION CLASSIFICATION AND PAY PLAN FOR THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, under the provisions of Article VII, Section 7.2(d) of the Home Rule Charter of the City of Ellisville, after being duly publicized, a public hearing was held on December 6, 2023, regarding the 2024 Budget; and

WHEREAS, at said public hearing all interested persons were given an opportunity to be heard and were heard; and

WHEREAS, Article VII, Section 7.2(f) of the Home Rule Charter of the City of Ellisville requires annual approval of the Budget, Capital Program and the Long Range Plan by the Council of Ellisville, Missouri on or before the last day of the fiscal year; and

WHEREAS, Ordinance #1868, passed November 14, 1993, then revised November 4, 2015 by Ordinance #3240, creates a Personnel Code which, in conjunction with the adoption of the City budget, requires annual approval of a Position Classification Plan and a Pay Plan; and

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

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

SECTION 1: The 2024 Budget for the City of Ellisville, St. Louis County, Missouri, is hereby approved as set out in full on the 6th day of December, 2023, with such amendments, additions, or deletions as made in open sessions prior to passage. Said document, three (3) copies of which are on file in the office of the City Clerk of the City of Ellisville, is marked and designated as “Annual Budget and Program of Services Fiscal Year 2024” and is incorporated herein by reference.

SECTION 2: The Annual Long Range Plan Fiscal Year 2024 and the Position Classification/Pay Plan are included in the budget document. The Council hereby approves these Plans as a part of the budget.

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 _____, 2023.

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

	AYE	NAY	ABSTAIN		AYE	NAY	ABSTAIN
COMPTON	_____				_____		
NIEBLING	_____				_____		
SANBORN	_____				_____		
CAHILL	_____				_____		
BOGGS	_____				_____		
HILDEBRAND	_____				_____		
ROEMERMAN	_____				_____		

ATTEST:

CITY CLERK

CITY OF ELLISVILLE

MAYOR MIKE ROEMERMAN

Approved as to legal content and form:

City Attorney