

“Due to the outbreak of COVID-19, public attendance at the August 17, 2020 7p.m. Lake Saint Louis Board of Alderman meeting will be through virtual presence only. Use the following information to participate and/or access the virtual “Zoom” meeting:

To join by computer or

Mobile application: <https://us02web.zoom.us/j/87231175790?pwd=S3FCd1NPU29sN2JjTEdjK2tySXJlQT09>

To join by telephone

(Audio only): (312) 626-6799

Meeting ID: 872 3117 5790

Password: 35525369

The meeting will be available live on the City’s YouTube Channel at

<https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>

The Board will accept comments by e-mail at Board@lakesaintlouis.com or in writing until 4 p.m., Monday, August 17, 2020; comments received in a timely fashion will be read or summarized during the 7 p.m. business meeting. To review the agenda, visit

<http://www.lakesaintlouis.com/AgendaCenter/Board-of-Alderman-2> “

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
MONDAY, AUGUST 17, 2020
7:00 P.M. REGULAR MEETING
AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

	PRESENT	ABSENT
III. ROLL CALL:		
Mayor Kathy Schweikert	_____	_____
Mike Potter, Alderman Ward II	_____	_____
Karen Vennard, Alderman Ward II	_____	_____
Jason Law, Alderman Ward III	_____	_____
Gary Turner, Alderman Ward I	_____	_____
Gary Torlina, Alderman Ward I	_____	_____
John Pellerito, Alderman Ward III	_____	_____

Paul Markworth, City Administrator
Donna F. Daniel, City Clerk
Matthew Reh, City Attorney
George Ertle, Assistant City Administrator
Derek Koestel, Public Works Director

Next Ord. 4133

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Renee Camp, Finance Director
Louis Clayton, Community Development Director
Chris DiGiuseppi, Chief of Police

IV. INVOCATION: Pastor Keith Spaugh, Chapel of the Lake

V. ANNOUNCEMENTS:

VI. COMMITTEE REPORTS:

1. Community or Home Owners Association Representative
2. Planning and Zoning Commission
3. Park Board
4. Tree Board
5. Administrative/Finance/Public Works Committee
6. Development Review Board
7. City Image Advisory Committee
8. Other Reports

VII. PUBLIC HEARINGS:

- **118 Hannahs Mill Drive and 122 Hannahs Mill Drive – Mill Creek Subdivision Preliminary Subdivision Plat and Final Subdivision Plat:** Consideration of a request by McBride 76B LLC, applicant/owner, to increase the size of Lot 19 (118 Hannahs Mill Drive) from 10,621 square feet to 12,197 square feet and to decrease the size of Lot 20 (122 Hannahs Mill Drive) from 14,349 square feet to 12,773 square feet by adjusting the location of the shared side property line.

(At the August 6, 2020 P&Z meeting this item was recommended for approval.)

- **4009 Hwy 40/61, 100 and 110 Freymuth Lane – Windsor Park Subdivision Final Subdivision Plat:** Consideration of a request by Windsor Park, LLC, applicant/owner, for approval of Final Subdivision Plats for Windsor Park Subdivision Plat 1 consisting of 26 single-family residential lots and Windsor Park Subdivision Plat 2 consisting of 35 single-family residential lots.

(At the August 6, 2020 P&Z meeting this item was recommended for approval.)

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- **Ronald Reagan Drive – Dierbergs Zoning Amendment and Preliminary Development Plan:** Consideration of a request by Dierbergs Lake Saint Louis, LLC, applicant/owner, for construction of an 88,858 square-foot multi-tenant commercial development including a 70,848 grocery store known as Dierbergs Markets; and amendments to the Detail to Development Standards for the Shoppes at Hawk Ridge as it relates to building setbacks and signage.

(At the August 6, 2020 P&Z meeting this item was recommended for approval.)

- **Freymuth Lane – Hawk Ridge Senior Living Site Plan Review:** Consideration of a request by LSL Land Company, LLC, applicant on behalf of Balam Properties, LLC, owner, for construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements.

(At the August 6, 2020 P&Z meeting this item was recommended for DENIAL.)

VIII. CALENDAR: August 2020 and September 2020

IX. MINUTES FROM: August 3, 2020 Regular Meeting

X. CONSENT AGENDA:

1. Warrant dated August 17, 2020 in the amount of \$801,442.27

XI. APPOINTMENTS:

XII. PUBLIC COMMENT:

XIII. TABLED:

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XIV. OLD BUSINESS:

1. Bill No. 4343 – An ordinance amending the Lake Saint Louis Municipal Code, Title VI: Business and Occupation, Chapter 610: Peddlers, Solicitors and Canvassers, Section 610.140 Distribution of Handbills and Commercial Flyers and Section 610.150 General Prohibitions.

(This item received a first reading at the August 3, 2020 BOA meeting. Staff recommends this item be removed from the agenda.)

XV. NEW BUSINESS:

1. Bill No. 4346 – An ordinance amending the Lake Saint Louis Municipal Code, Title VI: Business and Occupation, Chapter 610: Peddlers, Solicitors and Canvassers, Section 610.140 Distribution of Handbills and Commercial Flyers and Section 610.150 General Prohibitions.
2. Bill No. 4347 – An ordinance approving and authorizing the execution of an Intergovernmental Cooperation Agreement by and between the City of Lake Saint Louis, Missouri and the St. Charles County Community College for limited radio dispatching services.
3. Bill No. 4348 – An ordinance approving a Preliminary Subdivision Plat and Final Subdivision Plat associated with the resubdivision of Lot 19 of the Mill Creek Plat 1 Subdivision and lot 20 of the Mill Creek Plat 2 Subdivision.
4. Bill No. 4349 – An ordinance approving Final Subdivision Plats for Plats 1 and 2 of the Windsor Park Subdivision.
5. Bill No. 4350 – An ordinance authorizing the Mayor and/or City Administrator to execute an Escrow Agreement with Windsor Park, LLC guaranteeing completion of subdivision improvements for Plat 1 of the Windsor Park Subdivision.
6. Bill No. 4351 – An ordinance authorizing the Mayor and/or City Administrator to execute an Escrow Agreement with Windsor Park, LLC guaranteeing completion of subdivision improvements for Plat 2 of the Windsor Park Subdivision.

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7. Bill No. 4352 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2020 and ending June 30, 2021.
8. Bill No. 4353 – An ordinance to authorize the Mayor and/or City Administrator to enter into a License Agreement with Karoline Parsons to install and maintain a Little Free Library.
9. Bill No. 4354 – An ordinance approving an Escrow Agreement with McBride Duello, LLC, guaranteeing completion of subdivision improvements for Plat 3 of the Wyndstone Subdivision.
10. Bill No. 4355 – An ordinance extending the Site Plan approval to the Lutheran Senior Services for the purpose of building the Lake Pointe Continuing Care Retirement Community on approximately 37.29 acres; said property being generally located northwest of Dauphine Drive, northeast of Civic Center Drive, and west of Freymuth Road.
11. Bill No. 4356 – An ordinance approving a Preliminary Development Plan for a multi-building commercial development located on Lot C1 of Hawk Ridge Village Plat 3.
12. Bill No. 4357 – An ordinance amending the Detail to Development Standards for the Shoppes at Hawk Ridge related to building setbacks and monument signs.
13. Bill No. 4358 – An ordinance authorizing the City of Lake Saint Louis, Missouri, to enter into an Escrow Agreement related to the defeasance and redemption of certain bonds of the City; authorizing the defeasance and redemption of certain bonds of the City in advance of the stated maturity thereof and payment of certain costs of such defeasance; authorizing and approving certain other documents; and authorizing certain other actions in connection with the defeasance and redemption of the bonds.
14. Resolution No. 08-17-20 (1) – A resolution approving a Site Plan associated with the construction of an adult retirement community consisting of 120 dwelling units in five buildings and related site improvements located on Lot 8 of the Hawk Ridge Business Park and Golf Course.

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XVI. BOARD COMMENTS:

XVII. STAFF COMMENTS:

XVIII. EXECUTIVE SESSION:

XIX. GENERAL DISCUSSION

XX. ADJOURNMENT:

***** PLEASE NOTE: All bills may be read twice and approved in one meeting. *****