

BOARD OF ALDERMEN
REGULAR MEETING
MONDAY, JUNE 15, 2020
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session via teleconference on Monday, June 15, 2020 at 7:05 p.m. in the Board Room at City Hall, 200 Civic Center Drive, Lake Saint Louis, Missouri.

Due to the outbreak of COVID-19, public attendance will be through virtual presence only. The meeting is available live on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLuT9VLg>.

ROLL CALL:

Mayor Kathy Schweikert was present and presided over the meeting. Aldermen present were: Mike Potter, Ward II; Gary Torlina, Ward I; Gary Turner, Ward I; John Pellerito, Ward III; Karen Vennard, Ward II; and Jason Law, Ward III. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; George Ertle, Assistant City Administrator; Derek Koestel, Public Works Director; Chris DiGiuseppi, Police Chief; and Adam Cole, IT Administrator.

INVOCATION:

ANNOUNCEMENTS:

Mayor Schweikert read Resolution No.10-07-19 (1) – A resolution recognizing and supporting the Lake Saint Louis Police Officers and all First Responders throughout the St. Louis Region.

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Pellerito gave a report on the June 4, 2020 meeting.

Administrative/Finance/Public Works Committee – Alderman Law gave a report on the June 15, 2020 meeting.

Alderman Vennard gave a report on the St. Charles County Municipal League meeting.

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PUBLIC HEARINGS:

301 Parkway Industrial Drive – Lamb Construction Condominium Plat Preliminary Subdivision Plat and Final Subdivision Plat: Consideration of a request by David Maxwell, Premier Design Group, applicant on behalf of Parkway Industrial Properties, LLC, owner, to convert an existing 11,948-square-foot commercial building into two condominium units.

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

1744 Prospect Road – Purpose Wrecker Zoning Amendment, Preliminary Subdivision Plat, Final Subdivision Plat, Special Use Permit, and Site Plan Review: Consideration of a request by Purpose Investments, applicant/owner, for the zoning, subdivision, use and development of the subject property in accordance with an approved pre-annexation agreement.

- Proposed Lot 1 measures 8.135 acres. The proposed zoning is “LI” Light Industrial. A new material and equipment storage yard is proposed.
- Proposed Lot 2 measures 13.302 acres. The proposed zoning is “SR-1” Single-Family Residential. No development is proposed.
- Proposed Lot 3 measures 7.101 acres. The proposed zoning is “BP” Business Park. No development is proposed.

Mayor Schweikert opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic.

Brad Goss, representing the applicant, offered to answer questions about the request for approval of a zoning amendment, preliminary subdivision plat, final subdivision plat, special use permit, and site plan for Purpose Wrecker.

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Heather Hall, 1420 Prospect Lakes Drive, expressed concern that the proposed development will create water runoff drainage issues on her property which abuts 1744 Prospect.

Mr. Goss replied, Purpose Wrecker's property development will not increase the water runoff on Ms. Hall's property. He went on to say their engineers will be mindful of her concerns.

Hearing no further comment, Mayor Schweikert stated the Public Hearing will be closed.

CALENDAR:

Paul Markworth, City Administrator, identified dates of interest on the City calendar including:

- Park Board meeting is cancelled – June 16, 2020
- Tree Board – June 16, 2020
- Municipal Court – June 23, 2020
- City Hall closed for the July 4th holiday – July 3, 2020
- Next Regular Board of Aldermen Work Session – July 6, 2020
- Next Regular Board of Aldermen Meeting – July 6, 2020

MINUTES: June 1, 2020 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE JUNE 1, 2020 REGULAR BOA MEETING.

Alderman Turner made a motion to waive the reading of the minutes from the June 1, 2020 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Vennard and passed unanimously.

THE MINUTES FROM THE JUNE 1, 2020 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

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MOTION TO APPROVE THE CONSENT AGENDA:

Alderman Turner made a motion to approve the Consent Agenda. The motion was seconded by Alderman Torlina and passed unanimously. The following items were approved:

Warrant dated June 15, 2020 in the amount of \$1,210,083.51

Budget Adjustment dated June 15, 2020

Liquor License Renewals:

- Lorene Samson - **BC's Kitchen** – Full Liquor by the Drink and Sunday Sales Restaurant/Bar License (New Owner)
- James A. Needy, Jr. – **Lakeside Pub, LLC** – Full Liquor by the Drink and Sunday Sales Restaurant/Bar License
- Dana Ferris – **Lake St. Louis Exposition Park, LLC** – Retail Liquor by Drink and Sunday by Drink License
- Heather Malone – **Lake Saint Louis Community Association, Clubhouse** – Certificate of Exclusion – Retail Liquor by Drink and Sunday by Drink License
- Heather Malone – **Lake Saint Louis Community Association, Dam Bar** – Certificate of Exclusion – Retail Liquor by Drink and Sunday by Drink License

MOTION TO APPROVE ADDITIONAL “NEW” LIQUOR LICENSE:

Alderman Turner made a motion to approve the following City Liquor License if/when they receive their State Liquor License:

- Shannon Mattingly – **Mattinglys** – Retail Liquor by Drink and Sunday by Drink License

The motion was seconded by Alderman Law and passed unanimously. Mattinglys' City Liquor License will be approved if/when they are granted a State Liquor License.

APPOINTMENTS:

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PUBLIC COMMENT:

The Board accepted comments by e-mail or in writing until 4 p.m., Monday, June 1, 2020. No comments were received.

TABLED:

OLD BUSINESS:

NEW BUSINESS:

Bill No. 4333 – An ordinance approving a Preliminary Subdivision Plat and Final Subdivision Plat associated with the conversion of an existing 11,948-square-foot commercial building located at 301 Parkway Industrial Court into two condominium units.

FIRST READING:

Alderman Law made a motion to authorize the first reading of Bill No. 4333. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 4333 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 4333. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 4333 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4333 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4121.

Alderman Law made a motion to approve the second reading of Bill No. 4333 and pass same by assigning Ordinance No. 4121. The motion was seconded by Alderman Turner; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

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Bill No. 4334 – An ordinance approving a Zoning Amendment, Preliminary Subdivision Plat and Final Subdivision Plat for property voluntarily annexed in the City of Lake Saint Louis located at 1744 Prospect Road.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 4334. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4334 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 4334. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 4334 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4334 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4122.

Alderman Turner made a motion to approve the second reading of Bill No. 4334 and pass same by assigning Ordinance No. 4122. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4335 – An ordinance to authorize the Mayor and/or City Administrator to execute a Lighting and Maintenance Agreement with the Missouri Highways and Transportation Commission.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 4335. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 4335 was read.

SECOND READING:

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Alderman Vennard made a motion to authorize the second reading of Bill No. 4335. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 4335 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4335 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4123.

Alderman Vennard made a motion to approve the second reading of Bill No. 4335 and pass same by assigning Ordinance No. 4123. The motion was seconded by Alderman Turner; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Bill No. 4336 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2019 and ending June 30, 2020.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 4336. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 4336 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 4336. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 4336 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4336 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4124.

Alderman Pellerito made a motion to approve the second reading of Bill No. 4336 and pass same by assigning Ordinance No. 4124. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

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Bill No. 4337 – An ordinance to award a contract to Collins & Hermann, Inc. for the Dauphine Drive Guardrail Project and authorize the Mayor and/or City Administrator to execute said contract on behalf of the City.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 4337. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4337 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 4337. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4337 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4337 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4125.

Alderman Torlina made a motion to approve the second reading of Bill No. 4337 and pass same by assigning Ordinance No. 4125. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

Resolution No. 06-15-20 (1) – A resolution authorizing City officials to submit a grant application for Lake Saint Louis Boulevard Business District Sidewalk requesting funds from East-West Gateway on behalf of the City of Lake Saint Louis, Missouri.

Mayor Schweikert read Resolution No. 06-15-20 (1).

MOTION TO APPROVE RESOLUTION NO. 06-15-20 (1):

Alderman Torlina made a motion to approve Resolution No. 06-15-20 (1). The motion was seconded by Alderman Turner; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

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Resolution No. 06-15-20 (2) – A resolution approving a Site Plan and Special Use Permit associated with a material and equipment storage yard located at 1744 Prospect Road, Lot 1.

Mayor Schweikert read Resolution No. 06-15-20 (2).

MOTION TO APPROVE RESOLUTION NO. 06-15-20 (2):

Alderman Turner made a motion to approve Resolution No. 06-15-20 (2). The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

BOARD COMMENTS:

Alderman Law said he is excited that City Hall will open to the public and the Board will meet in-person at their next meeting on July 6, 2020.

Alderman Turner asked the Board to consider the lesson we can learn from the City of Chesterfield's decision to permit two (2) outlet malls in close proximity to each other. A decision that was in his opinion detrimental to the City of Chesterfield.

Mayor Schweikert asked Alderman Turner if he was suggesting that the Board should not approve a new grocery store, fast food restaurant or new hardware store, i.e. Menards, since we have similar types of businesses operating in the City. She said if the use is a "permitted use" in a zoning district she did not think the Board could deny approval because a business would be a similar type or competition for an existing business.

Alderman Potter asked for clarification about comments that were made about the car wash proposed for Shoppes at Hawk Ridge. Alderman Potter said he was in favor of thanking the Police Officers for their service and suggested the City officials should thank all of the City's employees for their work effort during the pandemic.

Alderman Pellerito agreed with Aldermen Turner's comments, noting the traffic count in a specific area impacts the car wash business's opportunity for success. He noted the Board would not want to approve two (2) Lowes next to each other.

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Alderman Pellerito asked about the social distancing plan for the July 6th meeting. Paul Markworth, City Administrator, replied, staff would be rearranging the seats in the room to create more space between individuals.

Alderman Torlina agreed with Alderman Law, he is happy the Board will be meeting in-person on July 6th. He would like to discuss legal issues related to denying a second car wash if it was determined to be too close to an existing car wash.

Mayor Schweikert offered the following comments:

- Congratulations to Alderman Torlina, Alderman Vennard and Alderman Law on their re-election to the Board. She noted the annexation and school tax issues that were on the ballot passed.
- She and Chief DiGiuseppi joined the St. Charles County Chief in a peaceful protest in support of Black Lives Matter. She noted she was happy to participate and considered it a positive reflection of the area that we live in that the residents were so supportive.
- Thanked Melinda Kues for keeping information current on social media platforms.
- Agreed with Alderman Potter's comments, we appreciate and should thank all of the City's employees who serve the public and worked through these difficult times.
- Suggested the Board consider adjusting the hours that solicitors can work to prohibit soliciting after dark.

STAFF:

Chris DiGiuseppi, Police Chief, thanked the Mayor and Board for their support.

EXECUTIVE SESSION: Real Estate RSMO 610.021.2 exemption.

MOTION TO RECESS REGULAR SESSION AND CONVENE EXECUTIVE SESSION:

Alderman Potter made a motion to recess Regular Session to convene an Executive Session, pursuant to the real estate 610.021.2 exemption in the RSMo 610.021. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

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Regular Session recessed, Executive Session convened at approximately 7:51 p.m.

Having no further real estate matters to come before the Board in Executive Session, Alderman Vennard made a motion to adjourn Executive Session and reconvene Regular Session. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito, Potter and Vennard. Nays, none. The motion passed.

RECONVENE:

The regular meeting reconvened at approximately 7:54 p.m.

GENERAL DISCUSSION:

ADJOURNMENT:

There being no further business to come before the Board in regular session, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned.

Donna F. Daniel, City Clerk