

BOARD OF ALDERMEN
REGULAR MEETING
TUESDAY, SEPTEMBER 8, 2020
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a regular session via teleconference on Tuesday, September 8, 2020 at approximately 7:00 p.m.

Due to the outbreak of COVID-19, public attendance was through virtual presence. The meeting is available live on the City's YouTube Channel at <https://www.youtube.com/channel/UCjStvkwU6KG6PbcNLUt9VLg>.

ROLL CALL:

Alderman Gary Torlina, President of the Board, presided over the meeting in the absence of Mayor Schweikert. Aldermen present were: Mike Potter, Ward II; Gary Torlina, Ward I; Jason Law, Ward III; John Pellerito, Ward III; and Gary Turner, Ward I. Alderman Karen Vennard, Ward II was absent. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Chris DiGiuseppi, Police Chief; Louis Clayton, Community Development Director; Derek Koestel, Public Works Director; and Adam Cole, IT Administrator.

INVOCATION: Alderman Torlina read the invocation provided by Pastor Steve Thacker.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Pellerito gave a report on the September 3, 2020 Planning and Zoning Commission meeting.

Park Board – Alderman Law gave a report on the August 18, 2020 Park Board meeting.

Tree Board – Alderman Torlina gave a report about the tour of Deer Ridge Park.

Administrative/Finance/Public Works Committee – Alderman Torlina gave a report on the September 8, 2020 meeting.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

PUBLIC HEARINGS:

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.

Alderman Torlina opened the meeting to a Public Hearing as duly advertised in a legal publication on the above topic, noting this item was tabled at the request of the applicant.

Hearing no comment, Alderman Torlina stated the Public Hearing will be continued.

CALENDAR:

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

- City-Wide Garage Sale – September 12, 2020
- Park Board – September 15, 2020
- Tree Board – September 15, 2020
- Board of Adjustment – September 17, 2020
- Next Regular Board of Aldermen Work Session – September 21, 2020
- Next Regular Board of Aldermen Meeting – September 21, 2020

MINUTES: August 17, 2020 Special Meeting
August 17, 2020 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE AUGUST 17, 2020 SPECIAL BOA MEETING AND THE AUGUST 17, 2020 REGULAR BOA MEETING.

Alderman Turner made a motion to waive the reading of the minutes from the August 17, 2020 Special BOA Meeting and the August 17, 2020 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Pellerito and passed unanimously.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

THE MINUTES FROM THE AUGUST 17, 2020 SPECIAL BOA MEETING AND THE AUGUST 17, 2020 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE THE CONSENT AGENDA:

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

Warrant dated September 8, 2020 in the amount of \$1,434,999.90
Budget Transfer dated September 8, 2020

APPOINTMENTS:

PUBLIC COMMENT:

TABLED:

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.

OLD BUSINESS:

NEW BUSINESS:

Bill No. 4359 – An ordinance levying an annual fee to fund the Lake St. Louis Water Service Repair Program and authoring collection of such fee with the City's property taxes.

FIRST READING:

Alderman Law made a motion to authorize the first reading of Bill No. 4359. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4359 was read.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 4359. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4359 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4359 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4146.

Alderman Law made a motion to approve the second reading of Bill No. 4359 and pass same by assigning Ordinance No. 4146. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 4360 – An ordinance levying an annual fee to fund the Lake St. Louis Sewer Lateral Repair Program and authoring collection of such fee with the City's property taxes.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 4360. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4360 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 4360. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4360 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4360 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4147.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

Alderman Turner made a motion to approve the second reading of Bill No. 4360 and pass same by assigning Ordinance No. 4147. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 4361 – An ordinance of the Board of Aldermen of the City of Lake Saint Louis, Missouri approving the form of a Second Amended and Restated Transportation Project Reimbursement Agreement by and among the South Ridge Transportation Development District, SR Development, LLC and the City, and authorizing and directing the execution thereof; and authorizing certain other actions in connection therewith.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 4361. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 4361 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 4361. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 4361 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4361 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4148.

Alderman Pellerito made a motion to approve the second reading of Bill No. 4361 and pass same by assigning Ordinance No. 4148. The motion was seconded by Alderman Turner; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 4362 – 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.

FIRST READING:

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

Alderman Potter made a motion to authorize the first reading of Bill No. 4362. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 4362 was read.

SECOND READING:

Alderman Potter made a motion to authorize the second reading of Bill No. 4362. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 4362 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 4362 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 4149.

Alderman Potter made a motion to approve the second reading of Bill No. 4362 and pass same by assigning Ordinance No. 4149. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. The motion passed.

Resolution No. 09-08-20 (1) – A resolution imposing a 180-day moratorium to temporarily halt the acceptance and processing of new applications associated with the development or construction of new multi-family housing.

Alderman Torlina read Resolution No. 09-08-20 (1).

MOTION TO AMEND RESOLUTION NO. 09-08-20 (1):

Alderman Turner made a motion to amend Resolution No. 09-08-20 (1) by changing the 180-day moratorium to a 90-day moratorium. The motion was seconded by Alderman Law; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. Resolution No. 09-08-20 (1) was amended.

MOTION TO APPROVE RESOLUTION NO. 09-08-20 (1) AS AMENDED:

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

Alderman Pellerito made a motion to approve Resolution No. 09-08-20 (1) as amended. The motion was seconded by Alderman Turner; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. The motion passed.

BOARD COMMENTS:

STAFF:

Chris DiGiuseppi, Police Chief, said Use Tax Committee members will be at the next Board meeting.

EXECUTIVE SESSION:

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 legal 610.021.1 exemption in the RSMo 610.021. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Turner, Torlina, Pellerito and Potter. Nays, none. Alderman Vennard was absent. The motion passed.

Regular Session recessed, Executive Session convened at approximately 7:20 p.m.

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

RECONVENE:

The regular meeting reconvened at approximately 7:43 p.m.

GENERAL DISCUSSION:

ADJOURNMENT:

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 8, 2020

(JOURNAL AND MINUTES)

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