

BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 21, 2020
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in Special Session via teleconference on Monday, September 21, 2020, at 5:00 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:

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

PURPOSE OF MEETING:

Mayor Schweikert announced the purpose of the meeting was to allow the developer to present information about the Hawk Ridge Senior Living development, an adult retirement community; and to consider a vote to close part of the meeting pursuant to the legal 610.021.1 exemption in the 610.021 RSMo.

PRESENTATION:

Hawk Ridge Senior Living Site Plan

Brad Goss, Smith Amundsen, LLC, representing the developer, identified members of the development team: Dan Bernard, applicant and developer, Jeff Moon with Bax Engineering Company and the project architect, Chuck Reitzel with Ebersoldt & Associates, LLC. The development team gave a presentation and offered to answer questions about the Hawk Ridge Senior Living development.

Brad Goss presented information about the project. Comments included:

- 8.37 acre existing undeveloped lot is proposed for adult senior housing
- Proposed development is a permitted use in the BP Zoning District
- Location is well suited for access to interstate
- Lot has been undeveloped and actively marketed for 20 years

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- There has been no interest for an office building on this lot
- Senior housing development was approved in the past

Jeff Moon presented information and offered comments about the site plan. Comments included,

- The 8.37 acre site is zoned BP (Business Park)
- Proposed development is for a senior retirement community, age restricted for seniors who are 60 years of age or older
- Senior retirement community is an approved use in the BP Zoning District
- Parking spaces and open space in the proposed development exceeds City's requirements
- Interior parking is provided to hide same from adjacent properties
- Two entrances with a loop driveway to provide access to all of the buildings
- Five 3-story buildings plus a clubhouse
- Detention basin on site for water detention and water quality
- Tree buffers, property setbacks, landscaping and/or screening at the proposed development meet or exceed City requirements

Dan Bernard presented information and offered comments about their intentions for this project as well as their experience with senior living communities, including the following:

- We have built 7 age restricted senior living communities
- Plans include an 8th facility that will be under construction later this year and a 9th next year, Hawk Ridge site will be the 10th development
- Funded under a federal program "low income housing credits", an unfortunate name that brings out the worst "unfounded" fears
- We compete for tax credits and have been successful, receiving the awards the last 7 out of 10 times
- After receiving the awards we sell them to investors who use the credits to reduce their income tax over the next ten years
- We are required to operate the rent restricted development for 15 years
- I am personally responsible for the good operation of this development
- Independent living development is age restricted for seniors 62 years of age and older

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- These developments are an asset to the community and serve a real need
- Elevations have been “tweaked” based on public input

Brad Goss provided information on the parking variance request and the parking study that was required by the City and ultimately performed by George Butler and Associates. Mr. Goss also provided information about the traffic study (not required by the City) performed by the same firm, George Butler and Associates. Comments included:

- Traffic study shows the parking generated from this facility will not be not be significant
- If an office was built on this the site it would be expected to generate significantly more traffic

Chuck Reitzal presented information about the proposed development’s revised elevations. Mr. Reitzal noted the revised elevations were based on feedback from the City’s Planning and Zoning Commission members and public input.

Dan Bernard presented information about his previous real estate experience as well as his experience with the other senior retirement communities they operate (7 locations are open and operating). Mr. Bernard also noted the reasons the Lake Saint Louis location was chosen for their next senior retirement community.

Brad Goss presented information about similar projects and discussed their impact on adjacent neighborhoods. Mr. Goss said the senior retirement communities he studied lead him to conclude that they created no adverse impact for their adjacent neighbors. This is not a rezoning request. The project complies or exceeds the City Code requirements. It is compatible with the surrounding area.

Alderman Pellerito asked the following questions:

- Will construction of the projects sewer lines have any impact on adjacent homes? Brad Goss, replied, “No”.
- Was part of the “buffer” separating the development from the neighboring subdivisions removed by someone, maybe the utility company? Brad Goss was not aware of anyone removing part of the “buffer”. He noted the pictures depicted in his presentation were taken within the last 30-days.

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- Will you have a leasing manager on duty every day? Dan Bernard said, "Yes". We will have a leasing manager onsite every day during normal business operating hours. We will also have a designated maintenance person.

Alderman Law asked how the age restriction is enforced and what happens to the development after 15 years. Brad Goss said the leasing manager will require appropriate documentation, noting there are significant financial penalties for the developer if the federal requirements are not followed. Dan Bernard discussed the requirements and state oversight that will occur after the first 15 years.

Alderman Turner asked about if the age restriction was for 60 years of age or older or 62 years of age or older. Brad Goss noted the City Code states 60 years of age or older but federal law is 62 years of age or older. The project will follow federal law.

Alderman Turner asked if a 5-story building for a senior retirement community was previously approved for the Hawk Ridge Business Park. Paul Markworth, City Administrator, replied, "Yes". The Site Plan was approved but it has since expired.

Alderman Turner asked Mr. Bernard to provide information about his development experience prior to his work with senior retirement communities. Mr. Bernard provided his prior work experience including his tenure as President of Greater Missouri Builders.

Alderman Torlina asked if the developer was expecting a lot of overnight guests since they were offering two-bedroom units and ninety percent of the tenants are widows. Dan Bernard said the second bedroom is used for occasional visitors and/or storage.

Alderman Torlina asked how long visitors can stay. Dan Bernard said they have to follow house rules. His observation is generally grandkids visit for a few hours but it could be overnight up to a couple of weeks.

Alderman Law asked about their plan to fund repairs or capital improvement projects/expenses. Dan Bernard explained their business plan for operating income and reserve funds.

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EXECUTIVE SESSION:

MOTION TO RECESS SPECIAL SESSION AND CONVENE EXECUTIVE SESSION:

Alderman Turner made a motion to recess Special 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, Potter and Vennard. Nays, none. The motion passed.

Special Session recessed, Executive Session convened at approximately 6:01 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 Special Session. 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.

SPECIAL SESSION RECONVENED:

Executive Session adjourned, Special Session reconvened at approximately 6:25 p.m.

GENERAL DISCUSSION:

ADJOURNMENT:

There being no further business to come before the Board in Special Session, the meeting was on motion duly made, seconded and unanimously voted on, adjourned at approximately 6:26 p.m.

Donna F. Daniel, City Clerk