

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
ADMINISTRATIVE/FINANCE/  
PUBLIC WORKS  
JOINT WORK SESSION

FEBRUARY 18, 2014

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in an Administrative/Finance/Public Works Joint Work Session on Tuesday, February 18, 2014 at 5:30 p.m. in the Board Room, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Mayor Sidebottom was present and presided over the meeting. Aldermen present were; John Pellerito, Ward III; Kathy Schweikert, Ward II; Richard Morris, Ward III; Gary Torlina, Ward I; and Tony Zito, Ward I. Alderman Karen Vennard, Ward II, was absent. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Steve Schertel, Community Development Director; Derek Koestel, Public Works Director; Mike Force, Police Chief; Eric Sterman, Assistant City Administrator; Darren Noelken, Parks and Recreation Director; Renee Roettger, Finance Director; and Mike Pavlakes, Chief Building Inspector.

Mason Glen Subdivision

Steve Schertel, Community Development Director, gave a brief presentation and answered questions about the Mason Glen Phase 3 proposal. This proposal was submitted to the Board of Alderman, with Planning and Zoning Commission's recommendation for approval. Mr. Schertel also mentioned an amended proposal which was recently forwarded to his office which depicted a "paver system" in lieu of the street connection to Mason Glen Drive Phase One.

Paul Markworth, City Administrator, noted, if the Board doesn't want to approve the plan as submitted and if they want to amend the plan, he suggested they send it back to the Planning and Zoning Commission.

Derek Koestel, Public Works Director, expressed concern with approval of a "paver system" without having an established set of criteria and/or standards for their use, i.e., what type of material can be used, who will maintain and/or replace, how will snow be removed, etc.

The Board held a lengthy discussion about the Mason Glen Phase 3 Plan as originally proposed and the applicant's recent request for exceptions or amendments to the Code.

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Alderman Schweikert expressed concern that the requested amendments would not meet the requirements in the City's Code of Ordinances. The Planning and Zoning Commission needs to review the requested/suggested amendments and forward its recommendation to the Board of Aldermen. Alderman Schweikert said the Board cannot just ignore the law.

MOTION TO REFER:

Alderman Schweikert made a motion to refer the Bill to approve the Mason Glen Phase 3 Plan to the Planning and Zoning Commission. The motion was seconded by Alderman Pellerito and failed by a vote of two (2) "ayes" to three (3) "nays" (Torlina, Zito, Morris).

The discussion continued. Comments included:

- Alderman Torlina asked about other developments that were approved with one access point or gated access. Mr. Markworth replied the City has updated/amended the Code after those developments were approved.
- Alderman Morris said he was not in favor of sending the Bill back to the Planning and Zoning Commission. He wants to vote on this issue tonight. Alderman Morris went on to say that it was his opinion that Alderman Vennard should be prohibited from voting because he believes, since she is "big real estate," she has a conflict.
- Alderman Torlina said he served on the Planning and Zoning Commission for 10 years and he normally did not disagree with staff's opinion, but he believes we should amend the Code to allow pavers and support the residents when it's right. Alderman Torlina read from a prepared statement in support of his opinion.
- Alderman Pellerito agreed that a Code amendment may be needed, but amendments are reviewed and forwarded with recommendations from the Planning and Zoning Commission to this Board.

Dale Bax, Vice President, Bax Engineering, said the pavers would provide the connection between Phases for emergency services and could be utilized for snow plows and trash trucks. He said this could also provide the second access point.

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Bob Schmersahl, 52 Mason Circle, asked about the approval process for the pavers at Green Tree Elementary and approval of one access point for Lutheran Senior Services.

Alderman Zito asked staff if they could prepare appropriate Code changes for the Board to consider at the next meeting. Mr. Schertel replied we can prepare the required (Title IV) amendments and present them to the Planning and Zoning Commission at their April meeting.

### Ellis Drive Snow Plowing

Mr. Markworth said the residents on Ellis Drive have contacted City officials requesting their street be snow plowed. The City's position is the street is private and the City does not plow it.

The Board held a general discussion about whether Ellis Drive was a public or private street.

Bob Kuhn, 5 Ellerman Court, said the City use to plow for many years and wondered why they changed.

Mr. Koestel stated several years ago staff reviewed the streets/roads public/private lists to make sure we weren't working on roads we should not be working on. Staff could not locate information that this street was ever dedicated to the County. The City put the street on the list of private streets and provided written notice to the affected property owners that the City would not plow their street.

Mr. Koestel said he recently learned some new information - new facts that he found, but he is still researching regarding the dedication of this street, which he will have for the Board's consideration at their next meeting.

Kathy Kuhn, 5 Ellerman Court, commented the City plowed for 20 years and thought maybe a precedent had been set. Mr. Koestel acknowledged the fact the street was platted before there was a City, but we found nothing even after having property surveyed to lead us to believe it is a public street. Mr. Koestel noted adverse possession does not apply to cities.

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Mayor Sidebottom noted this issue will be continued at the next Work Session meeting. The consensus of the Board was to direct staff to plow this street as a special exception this year or until the issue is resolved; but, if it is determined that it is a private street, we cannot provide snow-plow services. Alderman Schweikert was opposed to making an exception, noting the Board already made this decision several years ago.

RECESS:

Alderman Schweikert made a motion to recess the Work Session and reconvene after the business meeting adjourns later this evening. The motion was seconded by Alderman Zito and passed unanimously. The meeting recessed at approximately 6:50 p.m.

RECONVENE:

Mayor Sidebottom reconvened the Work Session immediately after the business meeting adjourned, at approximately 8:31 p.m.

Neighborhood Preservation Promotion Committee Request  
to Purchase Light Pole Banners

Paul Markworth, City Administrator, said the Neighborhood Preservation Promotion Committee requested the City purchase decorative banners to be displayed on light poles to enhance the visual appeal of the City.

Betty Asher, Neighborhood Preservation Promotion Committee, was present to answer questions about the banners and to encourage the Board to purchase banners.

The Board held a general discussion about the light pole banners. The consensus was this should be discussed during budget process and at the retreat meeting.

General Discussion

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ADJOURNMENT:

There being no further business to come before the Board in the Administrative/Finance/Public Works Joint Work Session, the meeting adjourned at approximately 8:55 p.m.

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Donna F. Daniel, City Clerk