

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

MARCH 2, 2015

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in an Administrative/Finance/Public Works Joint Work Session on Monday, March 2, 2015, at 5:30 p.m. in the Board Room, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

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

Titan Homes' Saratoga Project

Rick Cronin, President of Titan Homes, developer of Saratoga, informed the Board that the Saratoga Project is at a huge competitive disadvantage compared to surrounding cities. The disadvantage was created when Lake Saint Louis adopted new building codes; they did not exclude items that were excluded by surrounding cities when they adopted the same code, including:

- Blanket wrap inside foundations
- Low E glass
- R-38 attic insulation
- Extra engineering
- Extra steel
- Landscaping
- Core samples

Mr. Cronin said Titan Homes' competitors are not burdened with these additional expenses – a total cost of \$6,800. We believe that the previous plan and codes should be grandfathered in to this project per the Development Agreement.

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Paul Markworth, City Administrator, said he read the pre-annexation agreement and the development agreements for the Saratoga subdivision and did not find any reference to the homes being constructed in compliance with the BOCA building code.

The Board held a general discussion about Mr. Cronin's request to amend the code to change the requirements for certain items to "optional." The Board agreed they needed more time to discuss the issue and directed staff to add this item to the next Work Session agenda.

MOTION TO AMEND THE AGENDA:

Alderman Vennard made a motion to amend the agenda to add a new discussion item – "The Meadows". The motion was seconded by Alderman Torlina and passed unanimously. The agenda was amended.

The Meadows

Daniel Sax, owner of The Meadows, introduced himself and his team members to the Board and gave a brief presentation and answered questions about their concept for The Meadows.

Mr. Sax thanked the Board for the opportunity to speak. He said Cohen Equities purchased The Meadows in May 2014. It is a great project and a beautiful property and he wanted to take a few minutes to share their concept to reinvigorate the center. They want The Meadows to become the thriving heart of western St. Charles County. To accomplish this, they envision moving away from "all retail" on the site and cultivating more uses for the property – more activities and entertainment like the skating rink, a movie theater, a hotel, multifamily residences or offices, in addition to retail. Mr. Sax stated they want The Meadows to be a gathering place with social opportunities – more "walkable friendly." A place where people would spend a day with their families and enjoy different activities. Travelers would see "retail" from the highway, but the interior would have a modern, cleaner feel.

Mayor Schweikert thanked Mr. Sax and his team. The Board is looking forward to learning more about their ideas for The Meadows.

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Mid Year Budget Adjustments

Renee Roettger, Finance Director, provided information on her analysis of the revenue stream from the first six (6) months and her recommendation for several amendments to revenue.

The Board held a general discussion about the recommended amendments and directed staff to prepare a budget adjustment for the next Board of Aldermen Meeting agenda.

City Street Light Pole Banners

Darren Noelken, Parks and Recreation Director, gave a brief presentation outlining the cost for the purchase of street light pole banners to promote the City. The Parks and Recreation Department has \$4,000 budgeted for the program.

The Board held a general discussion about the banner design and street locations. The Board directed staff to return with an updated plan for the Board's review that includes the following:

1. Increasing the budget to \$5,200 (purchase the more expensive banners with the three (3) year warranty)
2. Revising the locations; reducing the number of banners on Freymuth and adding banners to the dam or maybe another location
3. Using the slogans, "It is like being on vacation every day" and "Gateway to better living"

Jerry Keeven's Voluntary Annexation

Paul Markworth, City Administrator, informed the Board that Jerry Keeven owns a one-acre parcel along Highway N which is on the April ballot for an involuntary annexation. I have approached Mr. Keeven about voluntarily annexing this property and proposed we agree to a similar voluntary annexation that both parties negotiated in 2003. That voluntary annexation resulted in two (2) parcels, totaling over three (3) acres, being brought into the City and allowed outdoor storage on the site.

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Mr. Keeven said he would agree to voluntarily annex if we amend the 2003 annexation agreement. The amendments would include the City waiving the requirement for a wrought-iron fence to be constructed 20 feet from the back of his property. And he wants the same consideration in the new agreement.

Mr. Markworth informed the Board that staff does not recommend amending the 2003 agreement or allowing vehicle parking against the fence in the new agreement. Staff believes keeping vehicles 20 feet from the property line will benefit the new homeowners in adjacent subdivisions.

The Board held a general discussion about Mr. Keeven's proposal. Staff was directed to contact the adjacent property owners to let them know about Mr. Keeven's request.

Lake Saint Louis Entrance Sign at Veterans Memorial Parkway
and Lake Saint Louis Boulevard

Paul Markworth, City Administrator, presented staff's options to upgrade the entrance sign adjacent to US Bank. At the February 2, 2015 Work Session, the Board budgeted \$4,000 for this project. The estimated cost to repair irrigation and lighting, put in new landscaping and stain concrete was \$5,700. Another option is to add stone or brick around the perimeter of the sign, increasing the cost by \$2,800, and adding capstone increased the cost by \$3,450. To remove the sign and construct a new one, the estimated cost is \$18,420; eliminating the stone cap, the cost is \$15,930; adding the letters "Welcome to Lake Saint Louis" will cost more (aluminum lettering would cost about \$1,300, brass or bronze lettering - \$3,500; price does not include installation).

The Board held a general discussion about options that range in price from approximately \$22,000 to \$27,000. The Board was in favor of funding a nice sign, but agreed that it is important to secure an easement for the location.

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 6:47 p.m.

Donna F. Daniel, City Clerk