

BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014  
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, March 17, 2014, at 7:00 p.m. in the Board Room at City Hall, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Mayor Sidebottom was present and presided over the meeting. Aldermen present were Richard Morris, Ward III; Kathy Schweikert, Ward II; Gary Torlina, Ward I; Tony Zito, Ward I; and Karen Vennard, Ward II. Alderman John Pellerito, Ward III, was absent. Also present were: Eric Sterman, Assistant City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Steve Schertel, Community Development Director; Mike Force, Police Chief; Renee Roettger, Finance Director; and Maria King, Storm Water Specialist.

INVOCATION: Mayor Sidebottom invited Paul Brauner to offer the invocation.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Schweikert gave a report on the March 6, 2014 meeting.

Administrative/Finance/Public Works Committee – Alderman Zito gave a report on the March 17, 2014 meeting.

Architectural Review Board – Alderman Zito gave a report on the February 25, 2014 meeting.

PUBLIC HEARINGS:

**Application for proposed Amendments to the Preliminary Development Plan and Final Development Plan for Heritage at Hawk Ridge to develop Phase 2 and Phase 6 into single family detached lots. Phase 2 is on 16.4 acres and Phase 6 is on 14.9 acres totaling 31.3 acres. The property is zoned PR (Planned Residential) and is generally located south of Interstate 64, north of Orf Road, and west of Lake Saint Louis Boulevard. Application submitted by Pulte Homes of St. Louis, LLC.**

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

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

Chris Matteo, Vice President of Land, Pulte Group: St. Louis Division (applicant), said he was present to answer questions. He informed the Board of Aldermen that they requested a continuance at the Planning and Zoning Commission to allow more time to work with staff to address outstanding issues and finalize a Site Plan.

Alderman Zito asked Mr. Matteo to please respond to rumors about the type of homes his company is proposing.

Mr. Matteo answered: 1) All will have basements; 2) all will have the same or similar plans to current homes and similar square footage with some new elevations; 3) revisions requested by staff have been incorporated, resulting in a better plan.

Mr. Matteo noted the revised plan results in an overall reduction in the density of the project. He went on to say that they (Pulte Homes) will be holding a community meeting to discuss the proposal with the neighbors.

Alderman Zito said, "That's good news!"

Alderman Morris asked if the homes will have garages. Mr. Matteo said there is a two-car garage minimum - some will have three (3).

Hearing no further comment, Mayor Sidebottom stated the Public Hearing will be continued.

CALENDAR:

Eric Sterman, Assistant City Administrator, identified dates of interest on the City calendar including:

- Tree Board – March 18, 2014
- Park Board – March 18, 2014
- Architectural Review Board – March 25 & April 1, 2014

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

- Green Environmental Advisory Committee – March 26, 2014
- Planning and Zoning Commission – April 3, 2014
- Next Board of Aldermen Work Session – April 7, 2014
- Next Board of Aldermen Meeting – April 7, 2014
- Municipal Election Day – April 8, 2014

MINUTES: March 3, 2014 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE MARCH 3, 2014 REGULAR BOA MEETING AS SUBMITTED.

Alderman Vennard made a motion to waive the reading of the minutes from the March 3, 2014 Regular Meeting and approve same as submitted. The motion was seconded by Alderman Zito and passed unanimously.

THE MINUTES FROM THE MARCH 3, 2014 BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE:

Alderman Schweikert made a motion to approve the Consent Agenda as submitted. The motion was seconded by Alderman Vennard and passed unanimously. The following items were approved:

Warrant dated March 17, 2014 in the amount of \$411,462.51  
Budget Transfers dated March 17, 2014  
February 2014 Balance sheet and Financial Statement

APPOINTMENTS:

PUBLIC COMMENT:

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

TABLED:

Bill No. 3443 – An ordinance amending the Municipal Code of the City of Lake Saint Louis, Title V: Building Code, Chapter 510: Streets, Sidewalks, and Other Public Places, Article V. Procedures for Dedication of Private Streets, Section 510.310: Declaration of Policy, and deleting Section 510.329: Definitions, and Section 510.330: Public Funding Available To Plow Private Streets, in their entirety.

Mayor Sidebottom informed the Board that Alderman Pellerito asked the Board to leave this item on the table.

OLD BUSINESS:

Bill No. 3442 – An ordinance amending the Municipal Code of the City of Lake Saint Louis, Title III: Traffic Code, Chapter 340: Miscellaneous Driving Rules, Article I. In General, by adding a new Section 340.145: Prohibiting Texting and Electronic Messaging While Operating A Motor Vehicle.

Mayor Sidebottom informed the Board that Alderman Pellerito asked the Board to table this item.

MOTION TO TABLE:

Alderman Schweikert made a motion to table Bill No. 3442. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3442 was tabled.

NEW BUSINESS:

Bill No. 3445 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2013 and ending June 30, 2014.

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

FIRST READING:

Alderman Schweikert made a motion to authorize the first reading of Bill No. 3445. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3445 was read.

DISCUSSION:

Renee Roettger, Finance Director, noted the budget adjustment reflects the mid-year revisions which were discussed at the last Board of Aldermen Work Session meeting as well as an adjustment to purchase construction inspection services from George Butler.

Maria King, Storm Water Specialist, explained the type of inspection services that were routinely performed by Jim Poelker, who has recently retired. George Butler will supplement the Public Works staff inspection services, as needed, until Mr. Poelker's vacant position is filled.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3445. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3445 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3445 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3257.

Alderman Vennard made a motion to approve the second reading of Bill No. 3445 and pass same by assigning Ordinance No. 3257. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Zito, Vennard, Torlina, Schweikert and Morris. Nays, none. Alderman Pellerito was absent. The motion passed.

Resolution No. 03-17-14 (1) – A resolution authorizing the Mayor and/or City Administrator to submit the City's projection of a "Nonbinding Tax Levy" to the County Clerk.

Mayor Sidebottom read Resolution No. 03-17-14 (1).

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

MOTION TO APPROVE RESOLUTION NO. 03-17-14 (1):

Alderman Schweikert made a motion to approve Resolution No. 03-17-14 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Zito, Vennard, Torlina and Schweikert. Nays, Morris. Alderman Pellerito was absent. The motion passed.

Resolution No. 03-17-14 (2) – A resolution assigning an additional \$100,000 in unassigned fund balance for the Sick Leave Retirement Program.

Mayor Sidebottom read Resolution No. 03-17-14 (2).

MOTION TO APPROVE RESOLUTION NO. 03-17-14 (2):

Alderman Vennard made a motion to approve Resolution No. 03-17-14 (2). The motion was seconded by Alderman Schweikert; the poll of the Board being ayes: Zito, Vennard, Torlina, Schweikert and Morris. Nays, none. Alderman Pellerito was absent. The motion passed.

Resolution No. 03-17-14 (3) – A resolution adding the IT Specialist to the list of authorized City credit card holders.

Mayor Sidebottom read Resolution No. 03-17-14 (3).

MOTION TO APPROVE RESOLUTION NO. 03-17-14 (3):

Alderman Schweikert made a motion to approve Resolution No. 03-17-14 (3). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Zito, Vennard, Torlina, Schweikert and Morris. Nays, none. Alderman Pellerito was absent. The motion passed.

Resolution No. 03-17-14 (4) – A resolution granting a Special Use Permit to Jay Petro, Inc. for the operation of a convenience store/gas station at 11410 Veterans Memorial Parkway.

Mayor Sidebottom read Resolution No. 03-17-14 (4).

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

MOTION TO TABLE:

Alderman Vennard made a motion to table Resolution No. 03-17-14 (4). The motion was seconded by Alderman Zito; the poll of the Board being ayes: Zito, Vennard, Torlina, Schweikert and Morris. Nays, none. Alderman Pellerito was absent. The motion passed.

Resolution No. 03-17-14 (5) – A resolution of the Board of Aldermen of the City of Lake Saint Louis, Missouri toward the issuance of its General Obligation Refunding Bonds in an amount sufficient to refund certain outstanding General Obligation Bonds and to pay costs related thereto; and selecting a Financial Advisor, an Underwriter and Bond Counsel to proceed with said refunding.

MOTION TO REMOVE RESOLUTION NO. 03-17-14 (5) FROM THE AGENDA:

Alderman Zito made a motion to remove Resolution No. 03-17-14 (5) from the agenda. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Zito, Vennard, Torlina, Schweikert and Morris. Nays, none. Alderman Pellerito was absent. The motion passed.

Resolution No. 03-17-14 (6) – A resolution authorizing destruction of certain records that no longer have any value and have exceeded their retention requirement.

The City Clerk read Resolution No. 03-17-14 (6).

DISCUSSION:

Alderman Morris asked staff to explain what records are being destroyed. Eric Sterman, Assistant City Administrator, gave a brief summary of the information identified in Exhibit “A”, “B”, and “C” of Resolution No. 03-17-14 (6).

MOTION TO APPROVE RESOLUTION NO. 03-17-14 (6):

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 17, 2014

(JOURNAL AND MINUTES)

Alderman Vennard made a motion to approve Resolution No. 03-17-14 (6). The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Zito, Vennard, Torlina, Schweikert and Morris. Nays, none. Alderman Pellerito was absent. The motion passed.

BOARD COMMENTS:

Alderman Vennard welcomed the Mayor back to the Board. The Mayor explained he was in the hospital and it is good to be back.

STAFF COMMENTS:

Mike Force, Police Chief, wished everyone a happy St. Paddy's Day, and asked everyone to drive safely.

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.

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Donna F. Daniel, City Clerk