

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

APRIL 20, 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, April 20, 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: Alderman Elect Gary Turner, Ward I; 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; Renee Roettger, Finance Director; and Mike Force, Police Chief.

Missouri Rides Program

Paul Markworth, City Administrator, introduced Dena Tucker Dothage with Missouri Rides who requested an opportunity to speak to the Board about their service.

Ms. Dothage explained how Missouri Rides, a free referral service, serves a five-county region, including St. Charles County. Their service will locate and help to coordinate transportation service providers in order to find affordable rides for people with transportation challenges, including the disabled, senior citizens, and low income residents.

Jerry Keeven Voluntary Annexation Request

Paul Markworth, City Administrator, informed the Board that Jerry Keeven has previously voluntarily annexed two (2) parcels, totaling over three (3) acres. The property was brought into the City and allowed outdoor storage on the site. Mr. Markworth noted Mr. Keeven is here this evening to propose a "new" voluntary annexation, provided we amend the 2003 Annexation Agreement.

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The amendment Mr. Keeven seeks 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. Keeven asked the Board to amend the 2003 Annexation Agreement and allow him to maintain his property in the same manner as it is maintained today. In exchange for the amendment, Mr. Keeven said he will voluntarily annex a 1.65 acre parcel. (This parcel was placed on the April 2015 ballot as an involuntary annexation and was approved by the voters.)

The Board held a general discussion about Mr. Keeven's proposal. Alderman Potter asked Mr. Keeven if he could reserve the space next to the fence for shorter vehicles. Mr. Keeven replied, "Yes." The Board directed staff to prepare an amendment for the 2003 Annexation Agreement and a new Voluntary Annexation Agreement with the same terms for the Board's review and consideration.

Civic Center Drive Closure During Construction

Paul Markworth, City Administrator, reminded the Board that the agreed upon plans are to close the road to through traffic for a period of time in mid-July.

Derek Koestel, Public Works Director, recommended closing the road during construction because the quality of the work will be much better, and closing the road will accelerate the completion of the project. Mr. Koestel also recommended the Board consider offering an incentive to complete the project early in addition to the usual penalties for going over.

The Board held a general discussion about options:

- If MoDOT will approve, staff could seek an alternate bid to provide for through traffic during construction; this could add an additional 50 days plus or minus to the construction schedule.
- Include financial incentives in the contract for early completion (capped at \$25,000 or appropriate amount to be determined)

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The Board noted the residents will be happy to have the project completed sooner and directed staff to include a financial incentive with an appropriate cap for early completion.

Lake Saint Louis Preservation and Promotion Committee City Recognition

Paul Markworth, City Administrator, informed the Board that the Lake Saint Louis Preservation and Promotion Committee has requested City recognition status. He noted several members of the Committee are present.

Wayne Walkenhorst, Chairman of the Committee, informed the Board that they have changed the name of the Committee to the Image Committee. They thought the new name was a more positive name accurately portraying their mission to improve the image of the City.

The Board held a general discussion about the Committee. Staff was directed to prepare a draft ordinance for the Board's review and consideration.

Condrey 2012 Pay Study Implementation

Alderman Law said he and Alderman Vennard want to discuss the Condrey 2012 Pay Study and employee salaries. It is important to review salaries, if we want to retain experienced employees.

Mayor Schweikert agreed this is the year we should look at the employee salaries.

Alderman Pellerito noted the City was unable to implement Condrey's recommendations from the 2012 Pay Study. The Board should revisit and look at equity adjustments and whether we have the money to implement changes.

Paul Markworth, City Administrator, said revenues are up and we can afford substantial pay increases. Staff will provide information – where we stand in regard to employee pay as compared to others.

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Alderman Pellerito stated the recommendations were estimated to cost \$287,000 (not including benefits) back in 2012. A 7-10% pay increase for employees will cause the residents to ask why.

Alderman Law said the longer we wait to adjust salaries, the more expensive it will be to correct.

Alderman Torlina added, if employee raises fit in the budget, they deserve to get them.

Administrative Search Warrants

Paul Markworth, City Administrator, informed the Board he met with the City's Municipal Judge and discussed Administrative Search Warrants. The Judge was in favor of the concept and said it is an appropriate use of the City's police powers. Mr. Markworth noted the Judge's expectations were in line with staff's.

Alderman Pellerito questioned whether the person(s) to determine if sufficient evidence exists to request an Administrative Search Warrant would be the City Administrator and the Judge. Mr. Markworth noted it will be him, Steve Schertel, Community Development Director, and Mike Pavlakes, Chief Building Official. Alderman Pellerito agreed the City Administrator should be included in the decision to obtain an Administrative Search Warrant.

General Discussion

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 6:30 p.m.

Donna F. Daniel, City Clerk