

BOARD OF ALDERMEN
REGULAR MEETING
JUNE 20, 2016
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, June 20, 2016, at 7:00 p.m. in the Board Room at City Hall, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Mayor Schweikert was present and presided over the meeting. Aldermen present were John Pellerito, Ward III; Mike Potter, Ward II; Karen Vennard, Ward II; Jason Law, Ward III; Gary Turner, Ward I; and Gary Torlina, Ward I. Also present were: Paul Markworth, City Administrator; Eric Serman, Assistant City Administrator; Donna Forgy, Deputy City Clerk; Derek Koestel, Public Works Director; Mike Force, Police Chief; Steve Schertel, Community Development Director; Renee Roettger, Finance Director; and Mike Pavlakes, Chief Building Official.

INVOCATION:

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Torlina gave a report on the June 2, 2016 meeting.

Administrative/Finance/Public Works Committee – Alderman Pellerito gave a report on the June 20, 2016 meeting and Mayor Schweikert gave a report on the St. Charles County ambulance presentation .

Development Review Board – Alderman Potter gave a report on the meeting.

Green Environmental Advisory Committee – Alderman Pellerito reported the Committee will meet June 29, 2016.

City Image Advisory Committee – Alderman Torlina noted the Image Committee did not have a June meeting.

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PUBLIC HEARINGS:

Application for proposed Amendments to Municipal Code Section 410.110 and/or other appropriate sections of the Code allowing basketball goals. Application submitted by City of Lake Saint Louis.

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

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

Application of proposed Zoning Amendment to ratify the zoning district designations for Western Oil Inc. as HC (Highway Commercial). The parcel is on 1.2564 acres and generally located at the southeast corner of West Terra Lane and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by City of Lake Saint Louis.

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

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

Application for a proposed Site Plan Review to build a 5600 square foot two-tenant office/warehouse building for RFC Industries. The parcel is on 1.002 acres and zoned LI (Light Industrial). The property is located south of Orf Road, north of State Highway N, east of TCW Court, and west of Stag Industrial Boulevard. Application submitted by Jason Antcliff.

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

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

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Application for a proposed Site Plan Review to add a tandem point to an existing drive-thru lane at McDonald's restaurant. The parcel is approximately 1.67 acres and zoned HC (Highway Commercial). The property is at the southeast corner of West Terra Lane and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by Doug and Deb Bishop.

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

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

Application for a proposed Amended Preliminary Development Plan and Special Use Permit to construct five (5) new 8-unit buildings with associated improvements in Phase Two-A at The Waterways of Lake Saint Louis. The total acreage of the site is 69.08 acres and zoned PD (Planned Development). The property is located south of Lake Saint Louis Boulevard, east of Henke Road, west of Hanley Road, and north of Feise Road. Application submitted by Scott Brothers Investment Corporation.

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

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

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Application of proposed Zoning Amendments to ratify the zoning district designations for SS and D Properties LLC (Parcels A, B, and C) as HC (Highway Commercial). Parcel ID Nos. 4-0052- A556-00-0016.1000000 (Parcel A), 4-0052-A556- 00-000A.0000000 (Parcel B), 4-0052-0054-00- 0009.0000000 (Parcel C), and are on 1.3232 acres, 0.39 acres, and 0.99 acres, respectively. Parcels A and B are located south of West Terra Lane, east of Lake Saint Louis Boulevard, north of Interstate 70. Parcel C is located at the southwest corner of East Pitman Avenue and Lake Saint Louis Boulevard, north of Interstate 70. Application submitted by City of Lake Saint Louis.

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

Hearing no comment, Mayor Schweikert stated the Public Hearing will be closed.

CALENDAR:

Paul Markworth, City Administrator, identified dates of interest on the City calendar including:

- Tree Board Cancelled – June 21, 2016
- Park Board – June 21, 2016
- Movie at Dusk – June 24, 2016
- Architecture Review Board – June 28, 2016
- Green Environment Advisory Committee – June 29, 2016
- City Hall Closed in Observance of Independence Day – July 4, 2016
- A/F Public Works Session – July 5, 2016
- Board of Alderman Meeting – July 5, 2016

MINUTES: June 6, 2016 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE JUNE 6, 2016 REGULAR BOA MEETING AS SUBMITTED:

Alderman Turner made a motion to waive the reading of the minutes from the June 6, 2016 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Torlina and passed unanimously.

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THE MINUTES FROM THE JUNE 6, 2016 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE:

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

Warrant dated June 20, 2016 in the amount of \$925,161.66
Budget Transfers dated June 20, 2016
May 31, 2016 Balance Sheet & Financial Statement
Site Plan – Office Warehouse Bldg. for RFC Industries
Site Plan – Tandem Point to existing Drive-thru at McDonald's
Liquor License Renewals:

- Maribeth Cortes – **Asabi Bistro Sushi Bar & Grill** – Full liquor by the drink and in the original package for consumption on the premises.
- Marco di Maiern – **El Maguey** – Full liquor by the drink and in the original package for consumption on the premises, including Sunday sales.

PUBLIC COMMENT:

TABLED:

OLD BUSINESS:

Bill No. 3747 – An ordinance to adopt a budget by fund for the City of Lake Saint Louis, Missouri fiscal year beginning July 1, 2016 and ending June 30, 2017.

SECOND READING:

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Alderman Turner made a motion to authorize the second reading of Bill No. 3747. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3747 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3747 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3556.

Alderman Turner made a motion to approve the second reading of Bill No. 3747 and pass same by assigning Ordinance No. 3556. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

NEW BUSINESS:

Bill No. 3752 – An ordinance to authorize the Mayor and/or City Administrator to enter into an agreement with i5 Group, LLC. for Citywide Comprehensive Planning Services for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3752. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3752 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3752. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3752 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3752 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3557.

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Alderman Torlina made a motion to approve the second reading of Bill No. 3752 and pass same by assigning Ordinance No. 3557. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

Bill No. 3753 – An ordinance to enable the City of Lake Saint Louis, Missouri to join the Missouri Clean Energy District pursuant to Sections 67.2800 to 67.2835, inclusive, RSMo., the “Property Assessment Clean Energy Act,” and stating the terms under which the City will conduct activities within the City as a member of such District.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3753. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3753 was read.

MOTION TO TABLE:

Alderman Turner made a motion to table Bill No. 3753. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3753 was tabled.

Bill No. 3754 – An ordinance amending the Municipal Code of the City of Lake Saint Louis, Title III: Traffic Code, Chapter 365: Stopping, Standing or Parking Restricted or Prohibited on Certain Streets, Section 365.030: Parking Prohibited at all Times on Certain Streets, Schedule III: Stopping, Standing or Parking Prohibited.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3754. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3754 was read.

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SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3754. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3754 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3754 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3558.

Alderman Vennard made a motion to approve the second reading of Bill No. 3754 and pass same by assigning Ordinance No. 3558. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

Bill No. 3755 – An ordinance to award a contract to Landesign, LLC for design and installation of a City monument sign to be located at the interchange of I-64 and Missouri Route 364 and authorize the Mayor and/or City Administrator to execute said contract on behalf of the City.

FIRST READING:

Alderman Law made a motion to authorize the first reading of Bill No. 3755. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3755 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 3755. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3755 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3755 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3559.

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Alderman Law made a motion to approve the second reading of Bill No. 3755 and pass same by assigning Ordinance No. 3559. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

Bill No. 3756 – An ordinance amending the previously approved Preliminary Development Plan for the Waterways of Lake Saint Louis Apartment Complex, providing for a revised phasing plan, modified layout for buildings and detention/water quality facilities in Phase 2-A, said complex situated on 69.12 acres, more or less, located east of South Henke Road, approximately 1,600 feet south of Lake Saint Louis Boulevard, and granting a Special Use Permit to the Scott Brothers Investment Corporation for the construction, occupancy and operation of an additional five (5) apartment buildings containing 40 single-bedroom dwelling units on the property.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3756. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3756 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3756. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3756 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3756 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3560.

Alderman Torlina made a motion to approve the second reading of Bill No. 3756 and pass same by assigning Ordinance No. 3560. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

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Bill No. 3757 – An ordinance establishing the zoning district designations for four parcels of real property recently confirmed by the Court System of the State of Missouri as being within the corporate Limits of the City of Lake Saint Louis.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3757. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3757 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3757. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3757 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3757 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3561.

Alderman Turner made a motion to approve the second reading of Bill No. 3757 and pass same by assigning Ordinance No. 3561. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

Resolution No. 06-20-16 (1) – A resolution authorizing the application for a Tree Resource Improvement and Maintenance (TRIM) Grant for the City of Lake Saint Louis, Missouri.

Mayor Schweikert read Resolution No. 06-20-16 (1).

MOTION TO APPROVE RESOLUTION NO. 06-20-16 (1):

Alderman Torlina made a motion to approve Resolution No. 06-20-16 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law, Turner and Torlina. Nays, none. The motion passed.

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BOARD COMMENTS:

Alderman Turner complimented Eric Sterman, Assistant City Administrator, for meeting with a local marketing consultant about promoting shopping in Lake Saint Louis.

Alderman Torlina asked if a picture of the new monument had been put in the newspaper. Paul Markworth, City Administrator, stated "no, not yet", he will have it put on Facebook and in the newspaper.

Mayor Schweikert announced the ground breaking for the Cottages of Lake Saint Louis. She stated we are the first city in Missouri to have this style of out-patient rehab homes.

Mayor Schweikert stated the Pace ordinance is for residential and commercial and amendments can be made at future meetings.

Mayor Schweikert informed the Board of Aldermen that the Community Association would like dated for a joint meeting, they will host with a light dinner. Alderman Pellerito requested a week without other meetings. Mayor Schweikert will submit a few dates.

Mayor Schweikert will meet with Caldwell Banker on June 21 for City updates. Eric did a good job at putting a power point presentation together.

STAFF COMMENTS:

Chief Force reviewed parking issues as requested on Lakeside Circle, Edgewater Circle and Lakeshore Circle and recommends that we consider no parking on one side and on the circles. He expects to hear complaints from residents and recommends that we find a way to consider their input before a final decision. He will get together with Derek Koestel, Public Works Director, and keep the Board informed.

Chief Force informed the Board that Lieutenant Pat Doering is at Scotland Yard and has been invited to teach a class there. He is also the President of the State Negotiators Organization.

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Derek Koestel, Public Works Director, submitted Orf Road and Lake Saint Louis Boulevard Phase 2 grant applications to the St. Charles County Road Board, “keep your fingers crossed that both will be accepted”.

Paul Markworth, City Administrator, stated Derek Koestel, Public Works Director, sent out transportation surveys. Seventeen percent returned were from Lake Saint Louis – “over the top citizen engagement”.

EXECUTIVE SESSION:

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.

Donna L. Forgy, Deputy City Clerk