BOARD OF ALDERMEN
REGULAR MEETING
JULY 20, 2015
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, July 20, 2015, 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 Mike Potter, Ward II; Gary Torlina, Ward I; Jason Law, Ward III; Gary Turner, Ward I, and. John Pellerito, Ward III. Alderman Karen Vennard, Ward II, was absent. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Steve Schertel, Community Development Director; Renee Roettger, Finance Director; Eric Sterman, Assistant City Administrator; Derek Koestel, Public Works Director, and Mike Force, Police Chief.

INVOCATION: Pastor Lesh Johnson, Lake Saint Louis Family Church, offered the invocation.

ANNOUNCEMENTS:

Mike Force, Police Chief, introduced newly-hired police officers Spencer Venetta and Mark Janes. Chief Force administered the oath of honor to Officer Venetta and Officer Janes.

Chief Force said he was honored to present the following:

A Life Saving Medal to Sergeant Kirt MacManus
A Meritorious Mast to Officer Tyler Christeson

These men are commended for their quick response in coming to the aid of a man who had collapsed in his home. They performed CPR until the ambulance personnel arrived on the scene and the subject was transported to the hospital. Their actions in this response are meritorious and are directly responsible for the saving of a life.

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Torlina gave a report on the July 9, 2015 meeting.

Green Environmental Advisory Committee – Alderman Pellerito gave a report on the June 24, 2015 meeting.

Other: Mayor Schweikert announced the St. Charles County Municipal League Dinner Meeting will be held next Wednesday at Bemo's restaurant in Cottleville.

PUBLIC HEARINGS:

Application for a proposed Site Plan Review and Special Use Permit for a 60-bed skilled nursing community to be known as Cottages of Lake St. Louis. The parcel is 5.20 acres and zoned HC (Highway Commercial). The property is generally located south of Technology Drive, east of Feise Commercial Drive, northwest of Page Avenue Extension. Application submitted by Focused Senior Communities.

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:

- Architectural Review Board – July 21 & 28, 2015
- Park Board – July 21, 2015
- Development Review Board – July 23, 2015
- Municipal Court – July 28, 2015
- Green Environmental Advisory Committee – July 29, 2015
- Board of Aldermen Work Session – August 3, 2015
- Board of Aldermen Meeting – August 3, 2015

MINUTES: July 6, 2015 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE JULY 6, 2015 REGULAR BOA MEETING AS SUBMITTED:

Alderman Turner made a motion to waive the reading of the minutes from the July 6, 2015 Regular BOA Meeting as submitted. The motion was seconded by Alderman Torlina and passed unanimously.

THE MINUTES FROM THE JULY 6, 2015 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE AS SUBMITTED:

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

Warrant dated July 20, 2015 in the amount of $444,232.11

APPOINTMENTS:

PUBLIC COMMENT:

Dan Oberle, 14 Dauphine Drive, identified himself as the grass-roots organizer of the opposition to Alliance's sewer improvement plan for Lake Saint Louis. He offered his appreciation to some of the Board members and City staff, noting he understands that staff cannot take a public stand; but the elected officials can and should state their opinion about the plan to put 30 lift stations around the lake(s). Mr. Oberle said his committee did not request the peer review because it was costly and reviewers "niceties" can mislead. He identified what he labeled as Alliance's "questionable tactics" and went on to state his opposition to Alliance's Lake Saint Louis Sewer Improvement Plan, concluding that the lift stations are not a good solution. He encouraged attendance at the Water District's Special Meeting at the Lake Saint Louis Community Association on Thursday, August 6, 2015 at 7:00 p.m. to hear Black and Veatch (Water District's Consultant) give their status update on the peer review progress.

Doug Tiemann, 18 Eagles Way Lane, submitted a petition signed by him and 11 neighbors asking "the City to deem the residence at 20 Eagles Way Lane uninhabitable until the property is improved to a sanitary and safe condition." Mr. Tiemann distributed photographs depicting the poorly maintained pool on the property. He informed the Board that the residence at 20 Eagles Way Lane has been in disrepair for a number of years; the pool in the backyard has not functioned or been properly maintained or serviced. It is currently in an unsanitary condition. City staff has worked on numerous issues that have occurred on this property, but the neighbors believe that the City Council must take action to help resolve this problem. They ask the Board for support.

Alderman Torlina suggested that Mr. Tiemann contact the County Health Department in regard to the stagnant water in the pool, which is a breeding ground for mosquitoes. Alderman Turner expressed his concern with the structural integrity of the pool. He understands from his past experience that if you leave a pool without water, you run the risk of the pool walls collapsing.

Steve Schertel, Community Development Director, agreed with Mr. Tiemann's assessment – the property at 20 Eagles Way Lane is in disrepair. It is a terrible problem. City staff has dealt with numerous issues at this location, including the health and safety issues with the pool due to its lack of maintenance, animals having been left in the house when no one was living at the residence, etc. The previous home owner is trying to repossess the property. The current owner rented the property to relatives and has filed bankruptcy, which has stalled the property foreclosure. Staff is not sure if anyone has clear title to the property. The City has pumped water out of the pool five (5) times.... the cost has been placed as a lien on the property. Staff struggles with who should receive the tickets when they are issued. The City can research feasibility, cost and legal issues associated with demolishing the property.

Alderman Turner reiterated his concern about the pools possible structural failure which could affect utilities at that site and the adjacent property.

Doug Tiemann noted, in the past, the property was condemned for a period of time because the water and electricity was shut off.

Alderman Torlina asked what the Municipal Court's authority would be.

Robert (Bob) Poole, 27 Ravens Pointe, concurred with Doug Tiemann's comments; this is a serious health and safety issue. There are often small children in the home. In the past he has observed small children swimming in the green water in the pool. This is a dangerous situation for the neighborhood.

TABLED:

OLD BUSINESS:

NEW BUSINESS:

Bill No. 3627 – An ordinance to authorize the Mayor and Police Chief to renew a two-year agreement with the St. Charles County Regional Drug Task Force.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3627. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3627 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3627. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3627 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3627 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3432.

Alderman Turner made a motion to approve the second reading of Bill No. 3627 and pass same by assigning Ordinance No. 3432. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 3628 – An ordinance to authorize the lease/purchase of a 2015 Ford F-550 dump truck with modifications for the City of Lake Saint Louis' Public Works Department.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3628. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3628 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3628. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3628 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3628 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3433.

Alderman Torlina made a motion to approve the second reading of Bill No. 3628 and pass same by assigning Ordinance No. 3433. The motion was seconded by Alderman Turner; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 3629 – An ordinance to authorize the purchase of a 2015 Chevrolet Silverado #1500 truck with modifications for the City of Lake Saint Louis' Parks Department.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3629. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3629 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3629. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3629 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3629 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3434.

Alderman Turner made a motion to approve the second reading of Bill No. 3629 and pass same by assigning Ordinance No. 3434. The motion was seconded by Alderman Law; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 3630 – 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.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3630. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3630 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3630. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3630 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3630 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3435.

Alderman Turner made a motion to approve the second reading of Bill No. 3630 and pass same by assigning Ordinance No. 3435. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 3631 – An ordinance to authorize the Mayor and/or City Administrator to enter into a Work Zone Enforcement Program Agreement with the Missouri Highways and Transportation Commission for the purpose of receiving grant monies to provide funding for the Lake Saint Louis Police Department to support law enforcement work zone activities for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3631. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3631 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3631. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3631 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3631 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3436.

Alderman Torlina made a motion to approve the second reading of Bill No. 3631 and pass same by assigning Ordinance No. 3436. The motion was seconded by Alderman Turner; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 3632 – An ordinance to authorize a first amendment to the previously approved Keeven Pre-annexation Agreement authorized by Ordinance No. 1913.

FIRST READING:

Alderman Law made a motion to amend the agenda by adding a substitute Bill No. 3632 and authorize first reading of same. The motion was seconded by Alderman Turner and passed unanimously. The agenda was amended and substitute Bill No. 3632 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 3632. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3632 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3632 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3437.

Alderman Law made a motion to approve the second reading of Bill No. 3632 and pass same by assigning Ordinance No. 3437. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Bill No. 3633 – An ordinance to authorize the Mayor and/or City Administrator to fund an early completion incentive to Karrenbrock Construction, Inc. for services related to the Civic Center Drive Reconstruction Project for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3633. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3633 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3633. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3633 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3633 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3438.

Alderman Turner made a motion to approve the second reading of Bill No. 3633 and pass same by assigning Ordinance No. 3438. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Resolution No. 07-20-15 (1) – A resolution authorizing the issuance of a Special Use Permit to Focused Senior Communities, LLC for the construction, occupancy and operation of a sixty-bed skilled nursing facility on a 5.20 acre tract of land carrying an HC (Highway Commercial) zoning district designation and located at the southeast corner of the intersection of Technology Drive and Feise Commercial Drive.

Mayor Schweikert read Resolution No. 07-20-15 (1).

MOTION TO APPROVE RESOLUTION NO. 07-20-15 (1):

Alderman Torlina made a motion to approve Resolution No. 07-20-15 (1). The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

Resolution No. 07-20-15 (2) – Organization resolution and agreement for credit card program.

Mayor Schweikert read Resolution No. 07-20-15 (2).

MOTION TO APPROVE RESOLUTION NO. 07-20-15 (2):

Alderman Pellerito made a motion to approve Resolution No. 07-20-15 (2). The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Turner, Torlina, Pellerito, Potter and Law. Nays, none. Alderman Vennard was absent. The motion passed.

BOARD COMMENTS:

Alderman Potter announced he will be out of the country and miss the second meeting in April 2016. Alderman Torlina replied he would be going to Charleston, South Carolina.

Alderman Pellerito thanked Derek Koestel, Public Works Director, for doing a great job developing the sidewalk plan. Alderman Pellerito also commented on the Lake Saint Louis Boulevard Grant, it was impressive.

Mayor Schweikert commented she is happy to welcome new employees and proud to have an opportunity to commend officers for their effort in saving a life. She also said she is glad we were able to amend the City Code to provide the opportunity for private streets to be accepted by the City.

Mayor Schweikert asked Mr. Schertel to keep the Board updated on the complaint Doug Tiemann brought to the Board's attention earlier this evening. The City will host a Town Hall Meeting with our local State Senator Bob Onder and State Representative Justin Hill at City Hall from 7:00 p.m. to 9:00 p.m. on August 26, 2015.

Alderman Turner noted there is a Parks at Woodlake residents meeting at City Hall on August 10, 2015 at 6:30 p.m.

STAFF COMMENTS:

Chief Force thanked the Mayor and the Board for recognizing the officers (lifesaving awards) and for welcoming the new officers.

Derek Koestel, Public Works Director, said he anticipates getting the notice to proceed any day for the Civic Center Drive Project.

Paul Markworth, City Administrator, said staff welcomes Board comments and suggestions for the sidewalk plan. Please forward them soon so staff can make the revisions while we still have the services of the Public Works intern.

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.

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Donna F. Daniel, City Clerk