

BOARD OF ALDERMEN
REGULAR MEETING
JULY 21, 2014
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, July 21, 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 Kathy Schweikert, Ward II; Gary Torlina, Ward I; Tony Zito, Ward I; John Pellerito, Ward III; Jason Law, Ward III; and Karen Vennard, Ward II. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Steve Schertel, Community Development Director; Renee Roettger, Finance Director; Derek Koestel, Public Works Director; Eric Sterman, Assistant City Administrator; and Chris DiGiuseppi, Police Captain.

INVOCATION:

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Torlina gave a report on the July 10, 2014 meeting.

Administrative/Finance/Public Works Committee – Alderman Torlina gave a report on the July 21, 2014 meeting.

Architectural Review Board (ARB) – Alderman Zito gave a report on two (2) ARB meetings.

Green Environmental Advisory Committee (GEAC) – Alderman Pellerito noted the GEAC members attended two (2) off-site meetings.

PUBLIC HEARINGS:

Application for a proposed Re-Subdivision of 13 and 15 Bayside Court of Lot 9 Lake Saint Louis Bayside Estates to be known as Lake Saint Louis Plat 285. The property is zoned “MR” (Multi-Family Residential) and on 9,506 square feet lot. The lot is generally located south of I-70, east of Deloire Drive, adjacent to Bayside Court. Application submitted by Phillip Neale.

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Alderman Sidebottom announced the Public Hearing was continued to the September 2014 Planning and Zoning Commission meeting, at the applicant's request.

Application for a proposed Site Plan Review to construct a 44,000 square foot expansion onto the current facility of NISC. The application also request a proposed Amended Preliminary and Final Subdivision Plat for the consolidation of two parcels at the site. The parcels are 36.99 acres and 3.45 acres = 40.45 acres and zoned BP (Business Park). The development is south of Lake Saint Louis Boulevard, west of Ballantrae Subdivision, east of Technology Drive, and north of The Meadows at Lake Saint Louis. Application submitted by National Information Solutions Cooperative.

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

Hearing no comment, Alderman Sidebottom stated the Public Hearing will be closed.

Application on a Site Plan Review for redevelopment of existing convenience store/gas station and supplementary retail space for Mobil Gas Station/CStore. The facility is on 1.40 acres and zoned CB (Community Business). The property is located at the southeast corner of Veterans Memorial Parkway and Freymuth Road. Application submitted by Jay's Property LLC.

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

Hearing no comment, Alderman Sidebottom stated the Public Hearing will be closed.

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Application for a Zoning Amendment to rezone Parcel 1 from HC (Highway Commercial) to BP (Business Park) at National Information Solutions Cooperative headquarters (NISC). Parcel 1 is 3.45 acres. The development is located south of Lake Saint Louis Boulevard, west of Ballantrae Subdivision, east of Technology Drive, and north of The Meadows at Lake Saint Louis. Application submitted by National Information Solutions Cooperative.

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

Hearing no comment, Alderman Sidebottom 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 22 & 29, 2014
- Municipal Court – July 22, 2014
- Green Environmental Advisory Committee – July 30, 2014
- Board of Aldermen Work Session – August 4, 2014
- Board of Aldermen Meeting – August 4, 2014

MINUTES: July 7, 2014 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE JULY 7, 2014 REGULAR BOA MEETING AS SUBMITTED.

Alderman Pellerito made a motion to waive the reading of the minutes from the July 7, 2014 Regular Meeting and approve same as submitted. The motion was seconded by Alderman Vennard and passed unanimously.

THE MINUTES FROM THE JULY 7, 2014 BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

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MOTION TO APPROVE AS AMENDED:

Alderman Schweikert made a motion to substitute the “Final” Site Plan for the Mobil C Store for the ‘draft” copy that was included in the packet and approve the Consent Agenda as amended. The motion was seconded by Alderman Pellerito and passed unanimously. The following items were approved:

Warrant dated July 21, 2014 in the amount of \$449,170.20
Final Site Plan – General Landscape Requirements for the Mobil C Store

APPOINTMENTS:

PUBLIC COMMENT:

Lieutenant John Barry thanked the City of Lake Saint Louis for its pledge to support Missouri’s military veterans and members of the National Guard and Reserves by considering them for its hiring needs. Lt. Barry presented “**Show-Me Heroes Flag of Freedom Award**” to the City in recognition of its promotion of excellence in Missouri’s workforce by reaching out to, and employing, Missouri’s Veteran’s and members of our National Guard and Reserves. Mayor Sidebottom said it was his honor to accept the award on behalf of the City.

TABLED:

OLD BUSINESS:

NEW BUSINESS:

Bill No. 3486 – An ordinance to authorize the lease/purchase of a 2015 F-550 truck with modifications to accept a plow and spreader from Dave Sinclair Ford for the Lake Saint Louis Public Works Department.

DISCUSSION:

The Board considered City staff’s request to pay cash for the F-550 truck instead of lease purchasing.

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MOTION TO AMEND:

Alderman Schweikert made a motion to amend Bill No. 3486 as follows (deletions shown in strikethrough):

AN ORDINANCE TO AUTHORIZE THE ~~LEASE~~/PURCHASE OF A 2015 F-550 TRUCK WITH MODIFICATIONS TO ACCEPT A PLOW AND SPREADER FROM DAVE SINCLAIR FORD FOR THE LAKE SAINT LOUIS PUBLIC WORKS DEPARTMENT.

WHEREAS, City staff is proposing to purchase a truck using contract #3-131120TV awarded by the State of Missouri for the Public Works Department.

~~;~~ and

~~WHEREAS, City staff is directed to seek quotations from finance companies to purchase this truck on two (2) annual installments, and authorized to sign any necessary documents, provided the annual cost of the truck purchased does not exceed the budgeted amount.~~

Be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri as follows:

SECTION 1. The Board of Aldermen hereby authorizes the Mayor and/or City Administrator to purchase a 2015 F-550 truck with modifications to accept a plow and spreader, as awarded in the MoDOT State Bid 3-131120TV, from Dave Sinclair Ford for the total purchase price not to exceed \$55,356.50, as outlined in the quotation, marked Exhibit "A", attached hereto and made a part hereof.

~~SECTION 2. The Board of Aldermen further authorizes and directs City staff to purchase the vehicle and equipment using the best and most reasonable finance company, providing the cost stays within the budgeted amount of \$74,000.00.~~

SECTION 3.2. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action and

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execute such documents, certificates and instruments as may be necessary to carry out and comply with the intent of this ordinance.

SECTION 4. 3. This ordinance shall be in full force and effect from and after its passage and approval.

The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3486 was amended.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3486 as amended. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3486 was read.

SECOND READING:

Alderman Schweikert made a motion to authorize the second reading of Bill No. 3486 as amended. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3486 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3486 AS AMENDED AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3299.

Alderman Schweikert made a motion to approve the second reading of Bill No. 3486 as amended and pass same by assigning Ordinance No. 3299. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

Bill No. 3487 – An ordinance to authorize the lease/purchase of a 2015 International Terrastar SFA truck with modifications to accept a plow and spreader from Navistar for the Lake Saint Louis Public Works Department.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3487. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3487 was read.

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SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3487. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3487 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3487 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3300.

Alderman Vennard made a motion to approve the second reading of Bill No. 3487 and pass same by assigning Ordinance No. 3300. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

Bill No. 3488 – An ordinance authorizing the consolidation of two adjacent parcels owned by National Information Solutions Cooperative, which parcels are generally located east of Technology Drive; the resulting plat to be known as Lake Saint Louis Plat 286.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3488. The motion was seconded by Alderman Schweikert and passed unanimously. Bill No. 3488 was read.

SECOND READING:

Alderman Schweikert made a motion to authorize the second reading of Bill No. 3488. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3488 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3488 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3301.

Alderman Schweikert made a motion to approve the second reading of Bill No. 3488 and pass same by assigning Ordinance No. 3301. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

Bill No. 3489 – An ordinance changing the zoning designation for property owned by National Information Solutions Cooperative, consisting of approximately 3.45 acres of land, generally located east of Technology Drive, from HC (Highway Commercial) to BP (Business Park), in accordance with the zoning regulations of the City of Lake Saint Louis.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3489. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3489 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3489. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3489 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3489 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3302.

Alderman Vennard made a motion to approve the second reading of Bill No. 3489 and pass same by assigning Ordinance No. 3302. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

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Bill No. 3490 – An ordinance authorizing the Mayor and/or City Administrator to execute an Escrow Agreement with Artisan Residential Services, Inc. guaranteeing completion of grading activities, and installation and maintenance of erosion control measures on the site of the future Mason Glen III residential subdivision (to be known as Wyndmere Estates), generally located north of State Route N, approximately 2,400' west of Lake Saint Louis Boulevard and approximately 2,800' east of Duello Road in the City of Lake Saint Louis.

FIRST READING:

Alderman Schweikert made a motion to authorize the first reading of Bill No. 3490. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3490 was read.

SECOND READING:

Alderman Schweikert made a motion to authorize the second reading of Bill No. 3490. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3490 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3490 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3303.

Alderman Schweikert made a motion to approve the second reading of Bill No. 3490 and pass same by assigning Ordinance No. 3303. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

Bill No. 3491 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2014 and ending June 30, 2015.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3491. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3491 was read.

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SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3491. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3491 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3491 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3304.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3491 and pass same by assigning Ordinance No. 3304. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

Bill No. 3492 – An ordinance authorizing the Mayor and/or City Administrator to execute an Escrow Agreement with Martin & Bayley, Inc. and accept supporting Irrevocable Standby Letter of Credit guaranteeing completion of grading, installation of site improvements and installation and maintenance of erosion control measures at the site of Hucks Convenience Store to be located at 501 Civic Center Drive in Lake Saint Louis.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3492. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3492 was read.

SECOND READING:

Alderman Schweikert made a motion to authorize the second reading of Bill No. 3492. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3492 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3492 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3305.

Alderman Schweikert made a motion to approve the second reading of Bill No. 3492 and pass same by assigning Ordinance No. 3305. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

Resolution No. 07-21-14 (1) – A resolution urging State Senators and State Representatives to vote against overriding Governor Nixon’s vetoes of Senate Bills 584, 693, 662, 612 and House Bills 1296 and 1865.

Mayor Sidebottom read Resolution No. 07-21-14 (1).

MOTION TO APPROVE RESOLUTION NO. 07-21-14 (1):

Alderman Schweikert made a motion to approve Resolution No. 07-21-14 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Torlina, Schweikert, Pellerito, Zito and Vennard. Nays, none. The motion passed.

BOARD COMMENTS:

Alderman Torlina acknowledged the Boy Scouts in the audience. He thanked them and everyone else for attending.

Alderman Pellerito, addressing the Boy Scouts, explained the actions taken at the meeting and “how bills become laws.”

Alderman Pellerito reminded everyone to send their items to Paul Markworth, City Administrator, for the Board of Aldermen retreat meeting. He wanted to add an item to that agenda – if legislators override Governor Nixon’s veto, we need to discuss how we can continue to provide services.

Alderman Schweikert thanked residents for attending. She encouraged Boy Scouts to ask questions of any of the elected or appointed officials.

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Alderman Vennard thanked the audience for coming out. She then commented on the tragedy in Ukraine, noting that there were 91 active conflicts currently throughout the world, and said she is thankful our country is free and safe. For this, she thanked service members.

Mayor Sidebottom stated he was happy the Boy Scouts have an active presence in our community. They are a proud example of good things in our community. We are blessed to live in this great City. Mayor Sidebottom informed the Boy Scouts that the Board of Aldermen passed seven (7) laws and one Resolution this evening. He invited them to his office to discuss the life of a bill and commented that this is how things happen - we come together to make decisions for this great community.

Mayor Sidebottom said he has been overwhelmed with cards of good wishes. He told the Aldermen that "we will work together to do what is in the best interest of the City." He thanked the Board and staff for their efforts.

Mayor Sidebottom said he was pleasantly surprised at the Ambassadors meeting - they held a "This is Your Life" for him. There were over 100 people at the meeting, and they said very nice things. Paul Markworth and Chief Force spoke about Mayor Sidebottom also. That's what makes this community work - the collection of people working together for everyone's benefit. He thanked everyone.

STAFF COMMENTS:

Derek Koestel, Public Works Director, informed the Board he has received the final easement required for the Civic Center Drive Project.

Paul Markworth, City Administrator, said he and Eric Sterman, Assistant City Administrator, are working to get letters of support for the Lake Saint Louis Boulevard Project. They are concerned about getting support from some of the property owners, including:

- Denny's ownership is out-of-state and difficult to reach
- Edward Jones' sign is in the City right-of-way; they want the City to move it. Staff is not recommending we pay for the sign to be moved out of our right-of-way
- Chuck Church is out of state

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We are moving ahead with applying for the grant. We will need the easements and should be prepared to go to condemnation to obtain them, or we could find ourselves in a position of having to pay back money spent and having a problem obtaining Federal funds in the future.

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 F. Daniel, City Clerk