

BOARD OF ALDERMEN
REGULAR MEETING
MONDAY, SEPTEMBER 19, 2016
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, September 19, 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 Mike Potter, Ward II; Gary Turner, Ward I; Jason Law, Ward III; and Karen Vennard, Ward II. Alderman John Pellerito, Ward III, arrived after roll call. Alderman Gary Torlina, Ward I was absent. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Derek Koestel, Public Works Director; Mike Force, Police Chief; Renee Roettger, Finance Director; Darren Noelken, Parks and Recreation Director; and George Ertle, Assistant City Administrator.

INVOCATION: Pastor Keith Spough, Chapel of the Lake, offered the invocation.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Administrative/Finance/Public Works Committee – Alderman Potter gave a report on the September 19, 2016 meeting.

Alderman John Pellerito arrived at approximately 7:10 p.m.

Green Environmental Advisory Committee – Alderman Pellerito gave a report on the meeting and reminded everyone that the City's Electronic and Appliance Recycling Event is October 1, 2016.

Alderman Vennard gave a report on the Missouri Municipal League Annual Conference.

Mayor Schweikert noted she, Alderman Turner and City staff have a meeting scheduled with a representative from MoDOT to discuss a future road improvement project.

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PUBLIC HEARINGS:

THREE MINUTE LIMIT FOR COMMENTS – Residents who wish to speak will be limited to no more than three (3) minutes for their comments. The Board of Aldermen will hold their comments or responses until after the close of the Public Comment section of the agenda.

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 for a proposed Amended Site Plan and Special Use Permit to convert a portion of the Family Video building to place a retail pizza restaurant known as Marcos Pizza. The lot size is 1.78 acres and zoned “CB” (Community Business. The lot is generally located south of I-70, east of Bent Oak Cutoff, north of Lake Saint Louis Boulevard, west of Bent Oak Drive. Application submitted by Roy Williams.

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

Roy Williams was present to provide information and answer questions about his application for a proposed amended Site Plan and Special Use Permit to convert a portion of the Family Video building to a retail pizza restaurant known as Marcos Pizza. Mr. Williams noted his original application was approved by the City in 2014, but they weren't able to get the project underway before the approved permits expired. Mr. Williams went on to say, if this is approved tonight, he anticipates Marcos will open for business in December 2016.

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

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Application for proposed Amendments to Municipal Code Section 430.370: Real Estate Open House Directional Signs regarding the regulation of time signs can be posted, signs within City right-of-way, and governing of color and design of signs. 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 Meeting Cancelled – September 20, 2016
- Park Board – September 20, 2016
- Concert at Windjammer Point – September 24, 2016
- Municipal Court – September 27, 2016
- Board of Aldermen Work Session – October 3, 2016
- Board of Aldermen Meeting – October 3, 2016

MINUTES: September 6, 2016 Regular Meeting

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

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

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

CONSENT AGENDA:

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Warrant dated September 19, 2016 in the amount of \$631,581.40
Budget Transfer
Amended Site Plan for a Marcos Pizza - Family Video Movie Club

MOTION TO AMEND THE CONSENT AGENDA:

Alderman Vennard made a motion to amend the Consent Agenda by adding the following item to the warrant: Refund of \$3,239.24 Escrow to 1410 COCO LLC - Check No. 068101. The motion was seconded by Alderman Turner and passed unanimously. The Consent Agenda was amended.

MOTION TO APPROVE THE AGENDA AS AMENDED:

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

Warrant dated September 19, 2016 in the amount of \$631,581.40
Budget Transfer
Amended Site Plan for a Marcos Pizza - Family Video Movie Club
Refund of \$3,239.24 Escrow to 1410 COCO LLC - Check No. 068101

APPOINTMENTS:

PUBLIC COMMENT:

TABLED:

OLD BUSINESS:

Bill No. 3771 – An ordinance establishing the annual tax rate and special tax levy for the year 2016 on all property in the City of Lake Saint Louis, St. Charles County, Missouri, and establishing a new ordinance on the same matter.

SECOND READING:

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Alderman Law made a motion to authorize the second reading of Bill No. 3771. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3771 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3771 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3582.

Alderman Law made a motion to approve the second reading of Bill No. 3771 and pass same by assigning Ordinance No. 3582. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

NEW BUSINESS:

Bill No. 3779 – An ordinance amending Section 430.370: Real Estate Open House Directional Signs of the Municipal Code of the City of Lake Saint Louis.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3779. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3779 was read.

DISCUSSION:

Alderman Pellerito asked if City staff or Elected Officials received any comments or questions about this amendment from the residents. The response was “No.”

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3779. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3779 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3779 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3583.

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Alderman Vennard made a motion to approve the second reading of Bill No. 3779 and pass same by assigning Ordinance No. 3583. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3780 – An ordinance extending the site plan approval to the Lutheran Senior Services for the purpose of building the Lake Pointe Continuing Care Retirement Community on approximately 37.29 acres; said property being generally located northwest of Dauphine Drive, northeast of Civic Center Drive, and west of Freymuth Road.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3780. The motion was seconded by Alderman Law and passed unanimously. Bill No. 3780 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3780. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3780 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3780 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3584.

Alderman Turner made a motion to approve the second reading of Bill No. 3780 and pass same by assigning Ordinance No. 3584. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3781 – An ordinance to authorize the second year renewal option of the contract with Corrective Asphalt Materials, LLC for Annual Asphalt Preservation Services for the City of Lake Saint Louis, Missouri.

FIRST READING:

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Alderman Vennard made a motion to authorize the first reading of Bill No. 3781. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3781 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3781. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3781 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3781 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3585.

Alderman Vennard made a motion to approve the second reading of Bill No. 3781 and pass same by assigning Ordinance No. 3585. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3782 - An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2016 and ending June 30, 2017.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3782. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3782 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3782. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3782 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3782 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3586.

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Alderman Pellerito made a motion to approve the second reading of Bill No. 3782 and pass same by assigning Ordinance No. 3586. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

Resolution No. 09-19-16 (1) – A resolution granting a Special Use Permit to Family Video Movie Club for operation of a Marco's Pizza restaurant in a portion of the company's building located at 1820 Lake Saint Louis Boulevard, pursuant to an amended site plan for the property, and subject to qualifications specified by the City's Planning and Zoning Commission.

Mayor Schweikert read Resolution No. 09-19-16 (1).

MOTION TO APPROVE RESOLUTION NO. 09-19-16 (1):

Alderman Potter made a motion to approve Resolution No. 09-19-16 (1). The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

BOARD COMMENTS:

Alderman Potter said he will be out of town; he's going to Colorado on Friday.

Alderman Pellerito thanked Derek Koestel; he said it was a great job and he appreciated his work on the two (2) issues covered in the Work Session this evening. Alderman Pellerito also thanked Darren Noelken for his terrific help with the butterfly garden. "He really has gone 'over and above', so thank you!"

Alderman Vennard said the Image Committee was formed for a one-year period and asked whether Paul Markworth, City Administrator, could provide information on their accomplishments so the Board can review and determine whether they should continue it for a new term.

Mayor Schweikert said she understands they have not been able to hold regular meetings due to lack of a quorum. She asked whether they considered quarterly meetings.

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Alderman Pellerito wanted to know if they are having trouble with their members' attendance.

Alderman Potter suggested we wait to hold this discussion until Alderman Torlina can be present.

Alderman Law offered his welcome and congratulations to George Ertle. Mayor Schweikert agreed and said, "We are happy to have you here, George!"

STAFF COMMENTS:

Derek Koestel, Public Works Director, informed the Board that representatives from HBA informed him that they will ask the Board to amend the City's standards for mud on the street. The current City standard is to allow the contractor four (4) hours after notification to have the mud or debris removed.

Alderman Turner said four (4) hours may not be reasonable for all instances; but weather conditions also have an impact on whether four (4) hours is or is not reasonable.

Alderman Law stated the Lake Saint Louis Community Association members (who have to pay to dredge the lake) would not be in favor of lessening the standards.

Darren Noelken, Parks and Recreation Director, informed the Board that the contractor started working on the highway monument sign today.

Paul Markworth, City Administrator, noted he saw an article about Lutheran Senior Services \$90-million bond issue.

Mayor Schweikert thanked the Board for wearing the City "pink" shirts with the breast cancer logo. "It means a lot to me and my sister," she said. "Thanks for your support!"

Mayor Schweikert announced the Community Survey is available on-line until October 31st and she encourages everyone to complete the survey. The City wants residents' input as we update the City's Comprehensive Plan. The first Open House for the Lake Saint Louis Comprehensive Plan will be October 18th from 5:00 -7:30 at City Hall.

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The City's Parks and Recreation Department's last summer concert of the year will be at Windjammer Point on September 24, 2016 at 7:00 p.m.

Alderman Law suggested we "push" the Community Survey out to more people through social media by purchasing an enhanced ad on Facebook.

EXECUTIVE SESSION: Real Estate RSMO 610.021.2, Legal RSMO 610.021.1 and Personnel RSMO 610.021.3 exemptions.

MOTION TO RECESS REGULAR SESSION AND CONVENE EXECUTIVE SESSION:

Alderman Vennard made a motion to recess Regular Session to convene an Executive Session, pursuant to the real estate 610.021.2 and legal 610.021.1 exemptions in the RSMo 610.021. The motion was seconded by Alderman Law; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

Regular Session recessed, Executive Session convened at approximately 7:51 p.m.

Having no further real estate or legal matters to come before the Board in Executive Session, Alderman Vennard made a motion to adjourn Executive Session and reconvene Regular Session. The motion was seconded by Alderman Law; the poll of the Board being ayes: Pellerito, Potter, Vennard, Law and Turner. Nays, none. Alderman Torlina was absent. The motion passed.

GENERAL DISCUSSION:

The Board held a general discussion on the following:

- Comments and/or questions staff received from the developer of the proposed Tri Star Apartment complex
- Meeting with Jeremy Roth (McBride) to discuss their blasting plan and schedule
- Access and/or cost for Vibrateck's pre-blasting home inspections for property owners that are adjacent to the McBride development

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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