

BOARD OF ALDERMEN  
REGULAR MEETING  
SEPTEMBER 22, 2014  
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, September 22, 2014, 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 Gary Torlina, Ward I; John Pellerito, Ward III; Karen Vennard, Ward II; Jason Law, Ward III; and Mike Potter, Ward II. Alderman Tony Zito, Ward I 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; Mike Force, Police Chief; and Derek Koestel, Public Works Director.

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

ANNOUNCEMENTS:

Mayor Kathy Schweikert said Mayor Sidebottom passed away on September 15, 2014. The Board of Aldermen held a Special Meeting earlier this evening to select replacements. The following elected offices were filled to serve until the next Municipal Election in April 2015: Mayor Kathy Schweikert; Alderman Ward II, Mike Potter; President of the Board of Aldermen, Karen Vennard.

COMMITTEE REPORTS:

Planning and Zoning Commission – Alderman Torlina gave a report on the September 4, 2014 meeting.

Park Board – Mayor Schweikert gave a report on the September 16, 2014 meeting.

Tree Board – Alderman Vennard gave a report on the September 16, 2014 meeting.

Administrative/Finance/Public Works Committee – Alderman Vennard gave a report on the September 22, 2014 meeting.

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Development Review Board – Alderman Law gave a report on the September 4, 2014 meeting.

Green Environmental Advisory Committee (GEAC) – Alderman Pellerito announced the annual electronics and appliance drop-off recycling event will be held at The Meadows on Saturday, September 27, 2014 from 10:00am to 3:00pm.

Other – Alderman Vennard gave a report on the 2014 Missouri Municipal League Conference.

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.**

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

Steve Schertel, Community Development Director, said staff recommends one reading. We are waiting for the attorney’s final review and/or approval of the Covenants and Restrictions for the re-subdivision.

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

**Application for a proposed Site Plan Review to construct a building addition and parking lot expansion onto the current facility of First Baptist Church of Lake Saint Louis. The parcel is 6.55 acres and zoned PA (Public Activity). The property is south of Lake Saint Louis Boulevard, west of South Charlemagne Drive, and northeast of Pleasant Meadow Drive. Application submitted by First Baptist Church of Lake Saint Louis.**

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

Keith Willis, Chairman of the Building Committee for the First Baptist Church of Lake Saint Louis, gave a brief presentation and answered questions about the proposed Site Plan to construct a building addition and parking lot expansion. Mr. Willis also presented the revision to the plan, which includes additional plantings, as requested by the adjacent Home Owners Association, and the sidewalk add-on.

Karen Little, 1125 South Charlemagne Drive, Trustee for Country Club Greens, spoke in opposition to the revised plan as presented. The additional plantings are minimal. The subdivision would like to see more plantings to address the problems that will be created – a less than desirable view of the parking lot and increased traffic. The Home Owner's Association (HOA) requests more plantings to provide more screening.

Mr. Willis suggested the HOA should have some responsibility for adding plantings to the tree-line buffer on their properties. First Baptist Church has gone above and beyond what is required by Municipal Code.

Mr. Schertel said that is a good point. No screening is required by the Municipal Code between the Church and the residential property. The Planning and Zoning Commission asked the Church for additional screening and they consented. Mr. Schertel noted all comments and/or concerns received by staff were immediately forwarded to the applicant.

Marsha Craven, 1107 South Charlemagne Drive, spoke in opposition to the revised plan as presented. The additional plantings are minimal. Property owners have gaps in the tree-line and they ask for a visual fence, i.e., a berm with plants to address their concerns with increased traffic and/or aesthetics.

Mr. Willis said the Arborist did not recommend berms in that area. The Arborist concluded a berm(s) would be bad for the existing trees.

Alderman Torlina expressed his concern that, if this was an industrial zone next to a residential property, this Site Plan would not meet our Code.

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Mayor Schweikert asked Mr. Willis whether the Church would agree to add more landscaping. Mr. Willis answered the Church has already agreed to significant add-on costs, which are not required by the Municipal Code.

Donna Carter, 1115 South Charlemagne Drive, spoke in opposition to the revised plan as presented. The existing tree-line is “scraggily” and does not go all the way down to the street. She is not opposed to the expansion; she just wants it to be built in a residentially compatible way.

Alderman Pellerito suggested he and Alderman Law meet with the residents on site and report back to the Board at the next meeting.

Mr. Willis noted his concern with delaying the construction project waiting for Board approval. He fears the delay may increase the cost of the project.

A general discussion continued about the proposed expansion of First Baptist Church.

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

**Application for a proposed Site Plan Review to construct a building addition onto the current Phillips 66 Convenience Market off Lake Saint Louis Boulevard. The parcel is 0.83 acres and zoned HC (Highway Commercial). The property is south of Veterans Memorial Parkway, west of Lake Saint Louis Boulevard, east of Windjammer Point, and north of Lake Saint Louis. Application submitted by Shree Gayatri LLC.**

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

Steve Schertel, Community Development Director, informed the Board that the applicant will appear before the Planning and Zoning Commission in October to request a boundary adjustment for an addition to the Phillips 66 on Lake Saint Louis Boulevard.

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

**A public hearing on the proposed property tax rates, which are projected to be required from the property tax, to produce revenues for the budget year beginning July 1, 2014 and ending June 30, 2015. Property taxes are determined by multiplying the current tax rate by the assessed valuation. The result is divided by \$100.00 so the tax rate will be assessed at 59.51 cents (\$.5951) per one hundred dollars (\$100.00) for the General Fund and 47.00 cents (\$.4700) per one hundred dollars (\$100.00) valuation for the General Obligation Debt Service fund.**

	<b>Current Year 2014</b>		<b>Prior Year 2013</b>
Assessed Valuation:			
Real Estate	\$301,300,722		\$299,308,574
		<b>Estimated Tax Rate – 2014</b>	<b>Tax Rate - 2013</b>
Revenue by Fund:			
General Fund	\$1,793,040	\$.5951	\$.5951
General Obligation Fund	\$1,416,113	\$.4700	\$.4700

Increase in tax revenue due to new construction: \$24,270  
 Decrease in tax revenue due to decrease in assessed value: - \$3,052  
 Percent decrease in assessed value: - .1%

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:

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

- Municipal Court – September 23, 2014
- LSL Electronics and Recycling Event – September 27, 2014
- Development Review Board – October 2, 2014
- Planning and Zoning Commission – October 2, 2014
- Board of Aldermen Work Session – October 6, 2014
- Board of Aldermen Meeting – October 6, 2014

MINUTES: September 2, 2014 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 2, 2014 REGULAR BOA MEETING AS SUBMITTED.

Alderman Pellerito made a motion to waive the reading of the minutes from the September 2, 2014 Regular Meeting and approve same as submitted. The motion was seconded by Alderman Vennard and passed unanimously.

THE MINUTES FROM THE SEPTEMBER 2, 2014 BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE AS SUBMITTED:

Alderman Vennard 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 September 22, 2014 in the amount of \$434,926.67  
Site Plan Review – First Baptist Church

APPOINTMENTS:

Mayor Schweikert recommended the following appointments:

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**Board of Adjustment**

Robert M. Carrothers	Regular member unexpired term ending 12/31/15
Mark Peterson	Regular member unexpired term ending 12/31/16

MOTION TO APPROVE APPOINTMENTS:

Alderman Pellerito made a motion to approve the Mayor's appointments in their entirety. The motion was seconded by Alderman Vennard and passed unanimously. The appointments were approved.

PUBLIC COMMENT:

Ralph Barrale, 1603 Prospect Village Drive, said there is no need to proceed with his request to change the name of Freymuth Road. He said he understands the Board made a decision not to change the name earlier this evening. He added he hopes the Board considers honoring Ralph Sidebottom in the future – perhaps with a new street or park, etc.

TABLED:

OLD BUSINESS:

NEW BUSINESS:

Bill No. 3502 – An ordinance to authorize the Mayor and/or City Administrator to execute the second year of a four year contract for Depository and Banking Services for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3502. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3502 was read.

SECOND READING:

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Alderman Pellerito made a motion to authorize the second reading of Bill No. 3502. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3502 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3502 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3315.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3502 and pass same by assigning Ordinance No. 3315. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3503 – An ordinance establishing the annual tax rate and special tax levy for the year 2014 on all property in the City of Lake Saint Louis, St. Charles County, Missouri and establishing a new ordinance on the same matter.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3503. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3503 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3503. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3503 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3503 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3316.

Alderman Vennard made a motion to approve the second reading of Bill No. 3503 and pass same by assigning Ordinance No. 3316. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

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Bill No. 3504 – An ordinance amending Title II: Public Health, Safety and Welfare, Chapter 225: Human Rights, Article I Discriminatory Practices, creating a new Section 225.080: Policy Statement, of Title II and other nondiscrimination statutes.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3504. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3504 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3504. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3504 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3504 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3317.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3504 and pass same by assigning Ordinance No. 3317. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3505 – An ordinance to authorize the Mayor and/or City Administrator to reaffirm an agreement with the Missouri Department of Conservation to allow the City to participate in cost-share assistance under the Tree Resource Improvement and Maintenance (TRIM) Program.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3505. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3505 was read.

SECOND READING:

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Alderman Pellerito made a motion to authorize the second reading of Bill No. 3505. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3505 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3505 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3318.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3505 and pass same by assigning Ordinance No. 3318. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3506 – 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 Torlina made a motion to authorize the first reading of Bill No. 3506. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3506 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3506. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3506 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3506 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3319.

Alderman Law made a motion to approve the second reading of Bill No. 3506 and pass same by assigning Ordinance No. 3319. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

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Bill No. 3507 – An ordinance to authorize the Mayor and/or City Administrator to issue a change order to Mid Rivers Asphalt, Inc. for the Annual Asphalt Overlay Program for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3507. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3507 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3507. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3507 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3507 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3320.

Alderman Law made a motion to approve the second reading of Bill No. 3507 and pass same by assigning Ordinance No. 3320. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3508 – An ordinance to authorize the Mayor and/or City Administrator to issue a change order to Mid Rivers Asphalt, Inc. for the Annual Asphalt Overlay Program for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3508. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3508 was read.

SECOND READING:

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Alderman Torlina made a motion to authorize the second reading of Bill No. 3508. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3508 was read.

**MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3508 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3321.**

Alderman Law made a motion to approve the second reading of Bill No. 3508 and pass same by assigning Ordinance No. 3321. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito and Potter. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3509 – An ordinance authorizing the subdivision of Lot 9 in the LSL Bayside Estates No. 1 residential subdivision and the creation of two condominium units from the existing duplex structure on the lot, generally located on the south side of Veterans Memorial Parkway approximately 100 feet east of Deloire Drive, the resulting plat to be known as Lake Saint Louis Plat 285.

**FIRST READING:**

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3509. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3509 was read.

Resolution No. 09-22-14 (1) – A resolution reaffirming the emergency purchase of salt.

Mayor Schweikert read Resolution No. 09-22-14 (1). (A copy is attached hereto and made a part hereof.)

**MOTION TO APPROVE RESOLUTION NO. 09-22-14 (1):**

Alderman Pellerito made a motion to approve Resolution No. 09-22-14 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Torlina, Pellerito, Vennard and Potter. Nays, none. Alderman Zito was absent. The motion passed.

**BOARD COMMENTS:**

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Alderman Potter said it is good to be back. He complemented the Board of Aldermen on what has been accomplished, which is a lot. He appreciates the Board asking him to return and he is glad to help by accepting the temporary seat on the Board. He added it is a sad loss for the City to experience the passing of Mayor Sidebottom, and that is why he agreed to serve.

Alderman Torlina offered his congratulations to Alderman Potter on becoming an Alderman for Ward II - although it might appear to be a demotion!

Alderman Pellerito stated he was impressed with the City of Cottleville's downtown, noting it is similar to ideas proposed for the Lake Saint Louis downtown district. Alderman Pellerito said he believes there is a lot of opportunity coming our way in the future. He thinks this would be a good topic for the Board Retreat. He noted there is a new restaurant in town - Village Café - and encouraged everyone to visit and tell their neighbors to visit also. If we want restaurants to locate in Lake Saint Louis, we have to support them.

Alderman Pellerito added there was a story in the *Post-Dispatch* about a sewer break in Chesterfield. We should take notice. It can happen. He knows the proposed lift stations are not popular, but sewer ruptures can and do happen. We have to work together to lower our risk of this occurring in our lakes.

Alderman Pellerito asked Chief Force to comment on pros and cons of requiring officers to utilize body cameras.

Alderman Vennard congratulated Kathy Schweikert on being selected as Mayor Successor. She is the first female Mayor of Lake Saint Louis. Alderman Vennard further noted that Mayor Sidebottom will be missed and welcomed back Mike Potter.

Alderman Law expressed his condolences to the friends and family of Ralph Sidebottom. Alderman Law said he wants business to grow in Lake Saint Louis and would like to see "red tape" removed.

Mayor Schweikert agreed with Alderman Law. She also stated she is impressed with the smooth transition the City has made after the loss of Mayor Sidebottom. She added it is her honor to accept the Board of Aldermen's nomination to be Mayor Successor. She noted it is not her intent to replace Ralph Sidebottom; she is just

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filling in to complete what Mayor Sidebottom could not.

Mayor Schweikert complemented City staff for their excellent work in keeping the City running "business as usual."

Mayor Schweikert read a "Tribute to Mayor Sidebottom" from the Lake Saint Louis Board of Aldermen.

STAFF COMMENTS:

Mike Force, Police Chief, noted his staff is researching the advantages and disadvantages of utilizing body cameras. Chief Force offered congratulations to Mayor Schweikert, Alderman Potter and Alderman Vennard.

Eric Sterman, Assistant City Administrator, gave his congratulations to Mayor Schweikert, Alderman Potter and Alderman Vennard. He offered condolences to friends and family of Ralph Sidebottom.

Derek Koestel, Renee Roettger and Donna Daniel dittoed these comments.

Paul Markworth, City Administrator said the selection of Successors was a smooth process and was awesome to watch. He congratulated the Board.

Matthew Reh, City Attorney, concurred. He was also impressed with the smooth transition.

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