

BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 28, 2015
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, September 28, 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 Turner, Ward I; John Pellerito, Ward III; Karen Vennard, Ward II; and Jason Law, Ward III. Alderman Gary Torlina, Ward I, was absent. Also present were: Eric Sterman, Assistant City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Steve Schertel, Community Development Director; Renee Roettger, Finance Director; Derek Koestel, Public Works Director, and Mike Force, Police Chief.

INVOCATION: Steve Thacker, Pastor, The Bridge at Lake Saint Louis, offered the invocation.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Lake Saint Louis Community Association (LSLCA) Report – Ron Wilson, Lake Saint Louis Community Association, offered these comments:

- On January 1, 2016, LSLCA assessments will increase to \$600 for new members
- Election in October - By- law changes and two (2) seats available on Board of Directors
- Jefferson Point facilities improvements on your agenda this evening

Planning and Zoning Commission – Alderman Schweikert gave a report on the meeting.

Park Board – Alderman Vennard gave a report on the meeting.

Tree Board – Alderman Potter gave a report on the meeting.

Administrative/Finance/Public Works Committee – Alderman Vennard gave a report on the September 28, 2015 meeting.

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Green Environmental Advisory Committee – Alderman Pellerito said their Electronic Recycling Event is October 3, 2015.

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

Mayor Schweikert gave a report on the Mayor/City Administrator’s meeting.

PUBLIC HEARINGS:

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, 2015 and ending June 30, 2016. 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.

	Current Year 2015		Prior Year 2014
Assessed Valuation:			
Real Estate	\$320,493,352		\$302,174,422
		Estimated Tax Rate – 2015	Tax Rate - 2014
Revenue by Fund:			
General Fund	\$1,907,256	\$.5951	\$.5951
General Obligation Fund	\$1,506,319	\$.4700	\$.4700

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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 of a proposed Site Plan Review for a development of a parking lot and possible other facilities at Jefferson Point. The total acreage of the site is 11.092 acres and zoned CB (Community Business). The property is located north of Interstate 64, west of Civic Center Drive, east of Dauphine Drive, adjacent to The Mooring Estates subdivision. Application submitted by Lake Saint Louis Community Association.

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

Michael Schmiz, 1482 Lake Knoll Drive, expressed his concern about noise from Jefferson Point if large events are held late at night.

Ron Wilson, LSLCA, replied, "Yes, the facility will be rented for events, but they are instructed to lower the volume of music, etc., at 10:00 p.m."

A representative from Cochran Engineering was present representing the Lake Saint Louis Community Association and offered to answer questions about the proposed site plan.

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

Application for a proposed Amended Site Plan Review to develop a Senior Living Facility on the site consisting of Independent Living Centers, Health Center, Town Center, and Cottages to be known as Lake Pointe. The parcel is 37.29 acres and zoned BP (Business Park). The property is located between 1-64 North Outer Road (Civic Center Drive) and Freymuth Road, bounded by Dauphine Drive to the east. Application submitted by Lutheran Senior Services.

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

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Doug Tiemann from Pickett, Ray & Silver was present representing Lutheran Senior Services. Mr. Tiemann noted Mark Schoedel, Vice-President of Construction Services for Lutheran Senior Services (LSS), was also present and seated in the audience. Mr. Tiemann gave a presentation and offered to answer questions about the proposed amended site plan to develop a senior living facility to be known as Lake Pointe.

Alderman Turner asked if the amended plan includes the emergency access gate. Mr. Tiemann replied, "Yes."

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

CALENDAR:

Eric Sterman, Assistant City Administrator, identified dates of interest on the City calendar including:

- Architectural Review Board – September 29, 2015
- Electronic Recycling Event – October 3, 2015
- Board of Aldermen Work Session – October 5, 2015
- Board of Aldermen Meeting – October 5, 2015

MINUTES: September 8, 2015 Special Meeting
September 8, 2015 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 8, 2015 SPECIAL BOA MEETING AND THE SEPTEMBER 8, REGULAR BOA MEETING AS SUBMITTED:

Alderman Pellerito made a motion to waive the reading of the minutes from the September 8, 2015 Special BOA Meeting and the September 8, 2015 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Turner and passed unanimously.

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THE MINUTES FROM THE SEPTEMBER 8, 2015 SPECIAL BOA MEETING AND THE SEPTEMBER 8, 2015 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

CONSENT AGENDA:

MOTION TO APPROVE AS SUBMITTED:

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

Warrant dated September 28, 2015 in the amount of \$935,212.46
Site Plan for Jefferson Point facilities - Lake Saint Louis Community Association
Amended Site Plan to develop a senior living facility – Lutheran Senior Services
New Liquor License:

- Bekim Miftari – **Village Cafe** – Full liquor by the drink and in the original package for consumption on the premises, including Sunday sales.

APPOINTMENTS:

PUBLIC COMMENT:

TABLED:

OLD BUSINESS:

NEW BUSINESS:

Bill No. 3655 – An ordinance establishing the annual tax rate and special tax levy for the year 2015 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:

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Alderman Vennard made a motion to authorize the first reading of Bill No. 3655. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3655 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3655. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3655 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3655 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3460.

Alderman Vennard made a motion to approve the second reading of Bill No. 3655 and pass same by assigning Ordinance No. 3460. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3656 – An ordinance to authorize the purchase of salt from the City of O’Fallon under the St. Charles County Cooperative Purchasing Agreement, and authorize the delivery of the salt from Dan Althoff Trucking, Inc. for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3656. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3656 was read.

SECOND READING:

Alderman Tuner made a motion to authorize the second reading of Bill No. 3656. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3656 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3656 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3461.

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Alderman Turner made a motion to approve the second reading of Bill No. 3656 and pass same by assigning Ordinance No. 3461. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3657 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract with the Missouri Highway Safety Division for the purpose of receiving grant monies to provide funding for the Lake Saint Louis Police Department to conduct overtime enforcement activities relating to sobriety checkpoints for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3657. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3657 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3657. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3657 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3657 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3462.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3657 and pass same by assigning Ordinance No. 3462. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3658 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract with the Missouri Highway Safety Division for the purpose of receiving grant monies to provide funding for the Lake Saint Louis Police Department to conduct overtime enforcement activities relating to hazardous moving patrols for the City of Lake Saint Louis, Missouri.

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FIRST READING:

Alderman Law made a motion to authorize the first reading of Bill No. 3658. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3658 was read.

SECOND READING:

Alderman Potter made a motion to authorize the second reading of Bill No. 3658. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3658 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3658 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3463.

Alderman Law made a motion to approve the second reading of Bill No. 3658 and pass same by assigning Ordinance No. 3463. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3659 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract with the Missouri Highway Safety Division for the purpose of receiving grant monies to provide funding for the Lake Saint Louis Police Department to conduct overtime enforcement activities relating to occupant protection for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3659. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3659 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3659. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3659 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3659 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3464.

Alderman Vennard made a motion to approve the second reading of Bill No. 3659 and pass same by assigning Ordinance No. 3464. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3660 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract with the Missouri Highway Safety Division for the purpose of receiving grant monies to provide funding for the Lake Saint Louis Police Department to conduct overtime enforcement activities relating to DWI saturation patrols for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3660. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3660 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3660. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3660 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3660 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3465.

Alderman Turner made a motion to approve the second reading of Bill No. 3660 and pass same by assigning Ordinance No. 3465. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3661 – An ordinance amending the Lake Saint Louis Municipal Code to establish a program for repair of residential lateral sewer service lines and

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authorize an annual fee for such purpose.

FIRST READING:

Alderman Law made a motion to authorize the first reading of Bill No. 3661. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3661 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 3661. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3661 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3661 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3466.

Alderman Law made a motion to approve the second reading of Bill No. 3661 and pass same by assigning Ordinance No. 3466. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3662 – An ordinance levying an annual fee to fund the Lake Saint Louis Lateral Sewer Service Repair Program and authorizing collection of such fee with the City's property taxes.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3662. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3662 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3662. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3662 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3662 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3467.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3662 and pass same by assigning Ordinance No. 3467. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3663 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract between the City of Lake Saint Louis, Missouri and St. Charles County for use of Saint Charles County Transportation Sales Tax Funds for traffic flow improvements on Lake Saint Louis Boulevard.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3663. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3663 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3663. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3663 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3663 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3468.

Alderman Vennard made a motion to approve the second reading of Bill No. 3663 and pass same by assigning Ordinance No. 3468. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3664 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract between the City of Lake Saint Louis, Missouri and St. Charles County for use of Saint Charles County Transportation Sales Tax Funds to study the Lake Saint Louis Boulevard Interchange at I-70.

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FIRST READING:

Alderman Turner made a motion to authorize the first reading of Bill No. 3664. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3664 was read.

SECOND READING:

Alderman Turner made a motion to authorize the second reading of Bill No. 3664. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3664 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3664 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3469.

Alderman Turner made a motion to approve the second reading of Bill No. 3664 and pass same by assigning Ordinance No. 3469. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3665 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2015 and ending June 30, 2016.

FIRST READING:

Alderman Law made a motion to authorize the first reading of Bill No. 3665. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3665 was read.

SECOND READING:

Alderman Law made a motion to authorize the second reading of Bill No. 3665. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3665 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3665 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3470.

Alderman Law made a motion to approve the second reading of Bill No. 3665 and pass same by assigning Ordinance No. 3470. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3666 – An ordinance authorizing City staff to conduct an auction to dispose of one (1) surplus Public Works Department 2000 Dodge Dakota truck for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3666. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3666 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3666. The motion was seconded by Alderman Turner and passed unanimously. Bill No. 3666 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3666 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3471.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3666 and pass same by assigning Ordinance No. 3471. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

Resolution No. 09-28-15 (1) – A resolution authorizing the implementation of a Lateral Insurance Policy to be used by the Public Works Department in the operational administration of the Sewer Lateral Program.

Mayor Schweikert read Resolution No. 09-28-15 (1).

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MOTION TO APPROVE RESOLUTION NO. 09-28-15 (1):

Alderman Pellerito made a motion to approve Resolution No. 09-28-15 (1). The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Vennard, Law, Turner, Pellerito and Potter. Nays, none. Alderman Torlina was absent. The motion passed.

BOARD COMMENTS:

Alderman Law said several of the Board members attended the meeting about the sewer improvement plan. He thought there were some good information and ideas presented. He agrees there should be an inspection of the pipes, if possible, before moving ahead with the improvement plan.

Alderman Pellerito noted the owner of Village Café was in the audience. Her request for a liquor license was approved this evening. He encouraged everyone to visit.

Mayor Potter stated his pleasure that the Board and McBride & Sons Homes, Inc. were able to reach a compromise for their project.

Mayor Schweikert announced that Black and Veatch, Water District consultants, will give their Peer Review Final Report presentation on the Lake Saint Louis Sewer Improvement Program at 7:00 p.m. on Thursday, October 8, 2015 at the Lake Saint Louis Banquet Center. Alderman Turner noted this meeting will be interesting.

Mayor Schweikert agreed with Alderman Law – an inspection of the pipes should be performed, if possible. She also suggested they hold their meeting in the evening to make it more convenient for the public to attend.

Mayor Schweikert thanked the audience members for attending and providing input. The next Board meeting is October 5, 2015.

STAFF COMMENTS:

Renee Roettger, Finance Director, informed the Board the audit field work is complete; auditors are waiting for information from Lagers. The Board can expect the audit report

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by late November or early December. She noted, "Everything's good."

Derek Koestel, Public Works Director, said the Civic Center Drive Project is coming along. When the project is complete, the Civic Center entrance will be three (3) feet wider.

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