

BOARD OF ALDERMEN
REGULAR MEETING
DECEMBER 1, 2014
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, December 1, 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; Mike Potter, Ward II; and Tony Zito, Ward I. Alderman Jason Law, Ward III, 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; Derek Koestel, Public Works Director; Eric Sterman, Assistant City Administrator; and Chris DiGiuseppi, Police Captain.

INVOCATION: Roy Christell, Senior Pastor, Living Lord Lutheran Church, offered the Invocation.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Community Association (CA) Report – Dee Davenport, Lake Saint Louis Community Association (LSLCA) Board of Directors, offered the following comments:

- The CA purchased two (2) new 9' X 5' Lake Saint Louis Community signs – one will be located at Dauphine and the service road and the second will be located at Deloire and the service road
- Additional water quality testing will be performed
- New Year's Eve Party is \$65.00 per person
- Happy Holidays

Administrative/Finance/Public Works Committee – Alderman Zito gave a report on the December 1, 2014 meeting.

Architectural Review Board – Alderman Zito gave a report on the ARB meeting.

PUBLIC HEARINGS:

CALENDAR:

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

- Architectural Review Board – December 2, 2014
- Municipal Court – December 2 & 9, 2014
- Planning and Zoning Commission – December 4, 2014
- Annual Mayor’s Tree Lighting Ceremony – December 5, 2014
- Board of Aldermen Work Session – December 15, 2014
- Board of Aldermen Meeting – December 15, 2014

MINUTES: November 17, 2014 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 17, 2014 REGULAR BOA MEETING AS SUBMITTED.

Alderman Pellerito made a motion to waive the reading of the minutes from the November 17, 2014 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Zito and passed unanimously.

THE MINUTES FROM THE NOVEMBER 17, 2014 REGULAR 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 Torlina and passed unanimously. The following items were approved:

Warrant dated December 1, 2014 in the amount of \$335,789.96
Budget Transfer dated December 1, 2014

APPOINTMENTS:

PUBLIC COMMENT:

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Don Ho, 60 Cedar Bluff Drive, stated his opposition to the application for a proposed Preliminary Subdivision Plat to create four (4) attached townhomes to be known as Breezy Knoll Townhomes. Comments included:

- Are the tests complete; do we have results
- Don't believe the ground is suitable for building
- Concerned about easements
- Concerned about antiquated sewer lines
- Any updates in general? Any new information about our concerns?
- Concerned about trash removal
- The additional buildings will increase water run-off problems – this site drains into the street and will worsen our experience with water backups into our parking lot nullifying any improvements we gained by installing French drains around the perimeter of our buildings
- Don't believe sewer lines can handle current or additional capacity. If we have a problem with the sewer, should we come to the City to rectify the issue?
- Will the City give assurance that developer will not abandon the project – we live in fear now that our aging sewer lines are collapsing
- Other builders have attempted to build on this site but eventually walked away, deeming it an unbuildable lot.
- It does not fit in the middle of Harbor Town
- It will negatively affect Harbor Town residents; you would stop this if it was next to you
- We want to preserve the open ground
- Think about the issues before you approve; not one of you would want this to be next to you
- Harbor Town is at its capacity for people parking and sewer lines
- Thank you for your help.

Mayor Schweikert noted Public Water Supply District #2 (PWSD#2) is responsible for issuing permits to hook-up to the sanitary sewer system and they would be the entity you should contact if you have any problems with the system.

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Steve Schertel, Community Development Director, offered the following response:

- The applicant did submit a hydraulic analysis (demonstrating the existing system is capable of handling the additional run-off) which was reviewed by Public Works staff. The impact is expected to have a negligible effect on the drainage system; no additional modifications are required.
- Christian Trash Hauling will service this development.
- Staff has no reason to recommend the Board deny the application for a proposed Preliminary Subdivision Plat to be known as Breezy Knoll Townhomes.

TABLED:

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.

OLD BUSINESS:

Bill No. 3541 – An ordinance authorizing the subdivision of a vacant portion of land consisting of approximately 0.60 acres and generally located at the intersection of Harbor View Drive and Breezy Knoll Lane in Lake Saint Louis, Missouri into four (4) townhouse lots and common ground, the resulting plat to be known as The Chateaus at Lake Saint Louis.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3541. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3541 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3541 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3356.

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Alderman Torlina made a motion to approve the second reading of Bill No. 3541 and pass same by assigning Ordinance No. 3356. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Zito, Potter, Vennard, Torlina and Pellerito. Nays, none. Alderman Law was absent. The motion passed.

DISCUSSION:

Alderman Torlina said the audience members need to know that we can't deny a proposal if it meets Code and zoning requirements.

Mayor Schweikert added, the Board knows the audience members are unhappy, but the applicant has met City Code requirements. She agrees with Alderman Torlina – the Board can't say no.

NEW BUSINESS:

Bill No. 3547 – An ordinance calling for a Municipal Election in the City of Lake Saint Louis, St. Charles County, Missouri, on Tuesday the seventh day of April, 2015, and directing the City Clerk to prepare the ballots for the question of approval of the involuntary annexations of three (3) parcels of unincorporated land to be annexed into Lake Saint Louis, and to notify the election authority of St. Charles County of said notice of annexation election.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3547. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3547 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3547. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3547 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3547 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3357.

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Alderman Pellerito made a motion to approve the second reading of Bill No. 3547 and pass same by assigning Ordinance No. 3357. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Zito, Potter, Vennard, Torlina and Pellerito. Nays, none. Alderman Law was absent. The motion passed.

Bill No. 3548 – An ordinance amending the Lake Saint Louis Municipal Code, Title I: Government Code, Chapter 130: Municipal Court, Article II. Fines and Court Costs, Section 130.250: Court Costs Generally, adding new language thereto.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3548. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3548 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3548. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3548 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3548 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3358.

Alderman Torlina made a motion to approve the second reading of Bill No. 3548 and pass same by assigning Ordinance No. 3358. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Zito, Potter, Torlina and Pellerito. Nays, Vennard. Alderman Law was absent. The motion passed.

Bill No. 3549 – An ordinance to award a contract to Hankins Construction Company for services related to Park Restroom Facilities Improvements for the City of Lake Saint Louis, Missouri, and authorize the Mayor and/or City Administrator to execute said contract on behalf of the City.

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FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3549. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3549 was read.

DISCUSSION:

Alderman Zito asked if the “restroom improvements” were needed due to vandalism. Paul Markworth, City Administrator, said the purpose is to renovate and update restrooms to allow for year-round use.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3549. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3549 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3549 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3359.

Alderman Vennard made a motion to approve the second reading of Bill No. 3549 and pass same by assigning Ordinance No. 3359. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Zito, Potter, Vennard, Torlina and Pellerito. Nays, none. Alderman Law was absent. The motion passed.

Bill No. 3550 – 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 Vennard made a motion to authorize the first reading of Bill No. 3550. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3550 was read.

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SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3550. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3550 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3550 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3360.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3550 and pass same by assigning Ordinance No. 3360. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Zito, Potter, Vennard, Torlina and Pellerito. Nays, none. Alderman Law was absent. The motion passed.

Bill No. 3551 – An ordinance to authorize the Mayor and Police Chief to exercise the second year option of a two-year agreement with the St. Charles County Regional Drug Task Force.

FIRST READING:

Alderman Torlina made a motion to authorize the first reading of Bill No. 3551. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3551 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3551. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3551 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3551 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3361.

Alderman Torlina made a motion to approve the second reading of Bill No. 3551 and pass same by assigning Ordinance No. 3361. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Zito, Potter, Vennard, Torlina and Pellerito. Nays, none. Alderman Law was absent. The motion passed.

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Resolution No. 12-01-14 (1) – A resolution designating an additional \$93,000 in unreserved fund balance for the Sick Leave Retirement Program.

Mayor Schweikert read Resolution No. 12-01-14 (1).

MOTION TO APPROVE RESOLUTION NO. 12-01-14 (1):

Alderman Vennard made a motion to approve Resolution No. 12-01-14 (1). The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Torlina, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Law was absent. The motion passed.

BOARD COMMENTS:

Alderman Torlina asked if staff would assist residents if snow plows blocked their driveways. Derek Koestel, Public Works Director, told Alderman Torlina to have them call the Public Works Department - they will try to make the situation better. Alderman Torlina said the skating rink at The Meadows is a great addition.

Mayor Schweikert stated she appreciates the audience participation and comments; however, if a proposal meets all requirements, the Board has to approve it. Mayor Schweikert agreed with Alderman Torlina – the ice skating rink is a great addition! It was packed on Saturday which is great for the community.

STAFF COMMENTS:

Eric Sterman, Assistant City Administrator, scheduled the Board of Aldermen/Chamber of Commerce “meet and greet” for 5:30 p.m. on December 15, 2014.

Mr. Koestel informed the Board that new DNR water quality testing requirements will be imposed on the City next year. Staff is reviewing and will provide more information at the January Board of Aldermen meeting.

Mr. Markworth said the Chamber of Commerce is sponsoring a “job fair” for Hucks at City Hall on December 15, 2014.

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EXECUTIVE SESSION:

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

Regular Session recessed at approximately 7:45 p.m. Executive Session convened at approximately 7:50 p.m.

Having no further legal or real estate 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 Torlina; the poll of the Board being ayes: Torlina, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Law was absent. The motion passed.

Executive Session adjourned and Regular Session reconvened at approximately 8:07 pm.

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