

BOARD OF ALDERMEN
REGULAR MEETING
DECEMBER 15, 2014
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Monday, December 15, 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; Jason Law, Ward III. 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; Derek Koestel, Public Works Director; Eric Sterman, Assistant City Administrator; and Mike Force, Police Chief.

INVOCATION:

ANNOUNCEMENTS:

COMMITTEE REPORTS:

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

Administrative/Finance/Public Works Committee – Alderman Potter gave a report on the December 15, 2014 meeting.

Alderman Pellerito gave a report on the St. Charles County Extension Council meeting.

PUBLIC HEARINGS:

Application for a proposed Amended Preliminary Development Plan for Villas at Ridgepointe to create eighteen (18) single family lots and twenty (20) detached villa lots and approval of proposed house plans. Parcel 1 is on 6.72 acres and is located at the southeast corner of Lake Saint Louis Boulevard and Henke Road, north of Ridgepointe Place Drive. Parcel 2 is on 6.54 acres and located at the southeast corner of Henke Road and Ridgepointe Place Drive west of Pleasant Meadow Drive, for a total of 13.26 acres. Both parcels are zoned PR (Planned Residential). Application submitted by Alpha Land Development, L.L.C.

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

Dale Bax, Bax Engineering, Planning and Surveying, representing the applicant, Alpha Land Development, gave a brief presentation and offered to answer questions about the proposed Amended Preliminary Development Plan for the Villas at Ridgepointe.

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

CALENDAR:

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

- Park Board – December 16, 2014
- Tree Board – December 16, 2014
- City Hall will close for the holiday party at 12 noon - December 19, 2014
- City Hall will be closed on the following holidays - December 24 & 25, 2014 and January 1, 2015
- Board of Aldermen Work Session – January 5, 2015
- Board of Aldermen Meeting – January 5, 2015

MINUTES: December 1, 2014 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 1, 2014 REGULAR BOA MEETING AS SUBMITTED.

Alderman Torlina made a motion to waive the reading of the minutes from the December 1, 2014 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Pellerito and passed unanimously.

THE MINUTES FROM THE DECEMBER 1, 2014 REGULAR BOA MEETING STAND APPROVED AS SUBMITTED.

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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 December 15, 2014 in the amount of \$410,214.77
Budget Transfer dated December 15, 2014
November 30, 2014 Balance Sheet & Financial Statement
New Liquor License

Darnell Harvey – **Huck's 391** - Original package liquor, not for consumption on the premises, including Sunday sales.

APPOINTMENTS:

Mayor Schweikert recommended the following appointments:

Planning and Zoning Commission

Norman Underkofler Term ending 12/31/2018

Architectural Review Board

Judith Westermann Term ending 12/31/2016
Robin Rollins (Alternate) Term ending 12/31/2016

Building Appeals Board

Sandy Harris Term ending 12/31/2016

Board of Adjustment

John F. Strong Term ending 12/31/2019

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Park Board

Anne Hansen
Marsha Sverdrup
Shane Hegarty

Term ending 12/31/2016
Term ending 12/31/2016
Term ending 12/31/2016

Green Environmental Advisory Committee

L. Scott Ellis
Edward C. Young
Ann Finklang
Dianne Kullunki-Baniak

Term ending 12/31/2015
Term ending 12/31/2015
Term ending 12/31/2015
Term ending 12/31/2015

MOTION TO APPROVE APPOINTMENTS:

Alderman Pellerito made a motion to approve all of the Mayor's appointments except the Development Review Board (DRB). The motion was seconded by Alderman Vennard and passed unanimously. All of the appointments were approved except DRB.

Development Review Board

BOA Representative – Jason Law
P&Z Representative – Frank Guerrettaz
P&Z Representative – William Fridley (Alternate)
ARB Representative – Judith Westermann
Citizen at Large – Dennis Zimmer

Term ending 12/31/2015
Term ending 12/31/2015
Term ending 12/31/2015
Term ending 12/31/2015
Term ending 12/31/2015

DISCUSSION:

The Board held a general discussion about the role of the Development Review Board (DRB). It was noted that there has been at least one occasion when the DRB members may have overstepped their authority.

Staff was directed to educate the DRB members by providing written direction to the members regarding the duties, responsibilities and parameters of their assignment to the DRB. Alderman Potter said it is our job to let them know when they step out of

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bounds. Alderman Potter said he was aware of the issue, wherein a DRB member may have exceeded his/her authority, and he would be happy to discuss the Board of Aldermen's concern with that Board member.

MOTION TO APPROVE

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

PUBLIC COMMENT:

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:

NEW BUSINESS:

Bill No. 3552 – An ordinance to authorize the Mayor and/or City Administrator to exercise the second-year renewal option with J.M. Marschuetz Construction, Inc. for the City of Lake Saint Louis' Annual Concrete Replacement Program for Concrete Panel Replacement Services.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3552. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3552 was read.

SECOND READING:

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Alderman Vennard made a motion to authorize the second reading of Bill No. 3552. The motion was seconded by Alderman Torlina and passed unanimously. Bill No. 3552 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3552 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3362.

Alderman Vennard made a motion to approve the second reading of Bill No. 3552 and pass same by assigning Ordinance No. 3362. The motion was seconded by Alderman Torlina; the poll of the Board being ayes: Potter, Vennard, Law, Torlina and Pellerito. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3553 – 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. 3553. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3553 was read.

SECOND READING:

Alderman Torlina made a motion to authorize the second reading of Bill No. 3553. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3553 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3553 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3363.

Alderman Torlina made a motion to approve the second reading of Bill No. 3553 and pass same by assigning Ordinance No. 3363. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Potter, Vennard, Law, Torlina and Pellerito. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3554 – An ordinance adopting the Enhanced Capital Asset Policy for the City of Lake Saint Louis, Missouri.

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FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3554. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3554 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3554. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3554 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3554 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3364.

Alderman Vennard made a motion to approve the second reading of Bill No. 3554 and pass same by assigning Ordinance No. 3364. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Potter, Vennard, Law, Torlina and Pellerito. Nays, none. Alderman Zito was absent. The motion passed.

Bill No. 3555 – An ordinance adopting a partial amended Preliminary Development Plan for The Villas at Ridgepointe residential development, specifically approving alternative housing types and lot configurations for three (3) undeveloped tracts of land in the overall project area.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3555. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3555 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3555. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3555 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3555 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3365.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3555 and pass same by assigning Ordinance No. 3365. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Potter, Vennard, Law, Torlina and Pellerito. Nays, none. Alderman Zito was absent. The motion passed.

BOARD COMMENTS:

Alderman Law was glad the Board discussed important issues at the Work Session (setting goals and actions; steps to achieve short- and long-term goals). He said he is in favor of anything we can do to further the City. He appreciates the input from staff.

Alderman Vennard wished everyone a Merry Christmas!

Alderman Pellerito did likewise.

Alderman Torlina said, "Merry Christmas and Happy New Year!"

Alderman Potter commented his wife, Jackie, is working at Von Maur wrapping packages. She said the store has been packed! Alderman Potter will be leaving for vacation to Florida.

Mayor Schweikert stated the Tree Lighting Ceremony was scheduled on a nasty weather day, but quite a few people were there. She thanked the Parks and Recreation Department for setting up awnings trying to help people stay dry.

Mayor Schweikert said she spoke with the new marketing person, Rhonda, who informed her that the stores at The Meadows are busy. She also thanked the Board of Aldermen for participating in the Salvation Army bell ringing at Wal-Mart.

Mayor Schweikert wished all a Merry Christmas and Happy New Year!

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STAFF COMMENTS:

Mike Force, Police Chief, scheduled a presentation on Identity Theft for January 22nd. He will add a link to our website for more information. Merry Christmas!

Eric Sterman, Assistant City Administrator, thanked the Board for taking the opportunity to meet with the Chamber of Commerce. The Chamber will be a valuable resource as we move forward with “branding” the City.

Derek Koestel, Public Works Director, hired a contractor to paint the “common areas” in City Hall and the Police Department.

Paul Markworth, City Administrator, said he is happy to report the City’s sales tax is up 7 1/2 %.

Matthew Reh, City Attorney, said, “Merry Christmas!”

EXECUTIVE SESSION:

Alderman Pellerito 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 Vennard; the poll of the Board being ayes: Potter, Vennard, Law, Torlina and Pellerito. Nays, none. Alderman Zito was absent. The motion passed

Regular Session recessed at approximately 7:40 p.m. Executive Session convened at approximately 7:48 p.m.

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

Executive Session adjourned and Regular Session reconvened at approximately 8:17 pm.

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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