

BOARD OF ALDERMEN
REGULAR MEETING
JANUARY 20, 2015
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in regular session on Tuesday, January 20, 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 John Pellerito, Ward III; Karen Vennard, Ward II; Jason Law, Ward III; Mike Potter, Ward II and Tony Zito, Ward I. Alderman Gary Torlina, Ward I, was absent. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Eric Serman, Assistant City Administrator; Mike Force, Chief of Police; Steve Schertel, Community Development Director; Renee Roettger, Finance Director; and Derek Koestel, Public Works Director.

INVOCATION: Steve Thacker, Pastor, The Bridge Church, offered the invocation.

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Planning and Zoning Committee – Mayor Schweikert gave a report on the January 8, 2015 meeting.

Administrative/Finance/Public Works Committee – Alderman Law gave a report on the January 20, 2015 meeting.

Architectural Review Board (ARB) – Alderman Zito gave a report on ARB meetings.

Mayor Schweikert gave a report on the following meetings; Western St. Charles County Chamber of Commerce, Mayor's Charity Ball and St. Charles Mayor's monthly meeting.

PUBLIC HEARINGS:

Application for a proposed renewal of a Special Use Permit to Climate Controlled Storage in order to continue operating an outdoor storage facility. The parcel is zoned HC (Highway Commercial) and is on 3.5 acres. The property is generally located south and west of Technology Drive, east of Feise Commercial Drive, and north of Route 364 (Page Avenue Extension). Application submitted by Kevin Beckerle.

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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 for a Site Plan Review and Special Use Permit to operate a business with inflatable bounce houses. The parcel is zoned LI (Light Industrial) and is on 1.6 acres. The property is generally located north of State Highway N, south of Orf Road, west of Lake Saint Louis Boulevard, and east of Stag Industrial Boulevard. Application submitted by Krish Gopalakrishnan.

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 tabled (continued).

Application for a proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential, 15,000 square foot minimum) and for a proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. The property is on 19.03 acres and is generally located at the terminus of Silver Fern Court in Villas at Crimson Oaks subdivision, east of Duello Road, west of Highway 40, south of Prospect Road. Application submitted by Jeremy Malensky, Dutchman Homes LLC.

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

Dave Dubois, THD Design Group, was present representing the applicant, Jeremy Malensky (with Dutchman Homes, LLC). He gave a presentation and offered to answer questions about a proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and for a proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development.

Dennis Zimmer, 11 Hickory Glen Court, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family

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Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- The Licensing Agreement which has been in place for 36 years restricts lots to a minimum of three (3) acres with specific setback requirements
- Proposed development (20 homes squeezed along the creek) is in the floodplain
- Oak Bluff Preserve has two (2) dozen custom built homes that were built in compliance with the rules established by the Licensing Agreement; the City should not ignore the rules that everyone in the subdivision had to follow
- He is not in favor of the higher density development
- Water runoff will negatively impact our neighbors and our lake

Jerry Leigh, 16 Oak Bluff Drive, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- Has been a resident of Lake Saint Louis since 1974 and resident of Oak Bluff Preserve since 1986
- He is concerned about the floodplain; he has personally witnessed five (5) floods in the proposed development site between 1986 and 2015
- The property already experiences floods from time to time; the proposed lots will increase the risk of flooding
- He has great concern that the proposed lots will be under water
- The Board should require wetlands environmental study and approval from other agencies, i.e., FEMA, DNR, Corp of Engineers and EPA
- The Board should withhold approval until environmental issues, i.e., flooding, water runoff, erosion and debris from site going into our lakes, etc., are addressed

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- Concern that the map displayed during Mr. Dubois' presentation is not accurate
- As Oak Bluff Preserve residents, we have invested in our property – a development with three (3) acre minimum lots and appropriate setbacks; don't change the rules

Julie Moulthrop, 1125 Spruce Forest Drive, stated her opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- This is an emotional issue for residents in Crimson Oaks
- We have, and we wanted, a quiet neighborhood with small lots
- Addition of the proposed 20 houses will change the complexion of our neighborhood
- It will increase traffic and congestion
- If you walked in our shoes, how would you feel?

Bill Hammond, 1112 Spruce Forest Drive, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- Look at the topography; it is steep
- Development is proposed on the highest point of the ridge; when forest and brush is removed, the water-fall will be tremendous
- Water runoff into the floodplain will create many issues that will be expensive to address
- New equipment will be needed to remove sludge from this area; anticipate and expect this will negatively affect budgets (removal of sludge, etc.)
- He asks the Board to walk the area and look at the slope and how exposed it will be when the trees are removed

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Kathy Keadle, 1231 Silver Fern Drive, stated her opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- There is only one road in and out for everyone to use
- When the school bus picks up children, cars stack up 6-7 deep
- She is concerned that the proposed development and the new villas will make the traffic congestion worse

John Burns, 218 Twin Birch Court, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- He has observed past developments have increased the wood and other debris going into the lake, costing thousands of dollars to remove
- Proposed homes will be built in a floodplain creating more issues with Peruque Creek and our lake

Randy Hilger, 23 Oak Bluff Drive, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- During heavy rains the property floods
- Licensing Restrictions were put in place to protect property, the creek and lakes
- The creek is very restricted in this area; it is not unusual to see water 3-4 feet over creek level
- Keep the present restrictions

Norman Sachs, 1108 Spruce Forest Drive, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family

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Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- Asked if this provides access to City's parkland (staff said no; it does connect City owned land to Community Association (CA) property; there is no access at this time)
- Concerned about emergency services; it is a very long road to traverse to service residents of the proposed development

Ted Beussink, 1132 Spruce Forest Drive, stated his opposition to the proposed Zoning Amendment to rezone from NU (Non-Urban) to SR1 (Single-Family Residential), and the proposed Preliminary Subdivision Plat to create a twenty (20) lot single-family residential development. Comments included:

- Concerned about dangerous intersection – two fatalities occurred at the intersection
- Concerned about traffic congestion; development adds 70 more vehicles a day
- Would destroy wildlife in the area – herds of deer, eagles, turkeys, etc.
- Property is in a floodplain; when 50% of the tree canopy is removed, flooding will increase
- Don't change zoning; 20 homes is too many

Mr. Dubois, in response to the residents' concerns, offered the following comments:

- The developer is aware of the floodplain and will seek all approvals that are required, i.e., FEMA
- Detention basin on site will address (and other methods will be in place) both water quantity and quality concerns to satisfy predevelopment conditions
- Development will connect two (2) properties in the City
- Emergency services can service area
- 50% of the trees will remain

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Jerry Leigh, 16 Oak Bluff, noted there will be a higher cost to maintain this retention basin due to new EPA requirements and technology to filter, clean and check the water.

Derek Koestel, Public Works Director, said the subdivision association will be responsible for maintenance. The association will be required to comply with City stormwater ordinances, and will be subject to annual inspections and enforcement actions, if necessary.

General discussion(s) took place between audience members and the applicant's representative.

Dennis Zimmer, 11 Hickory Glen Court, reiterated his concern that no one has addressed the "legal issue" that the property is subject to the terms in the recorded irrevocable License Restrictions.

Randy Hilger, 23 Oak Bluff Drive, said the retention basin will be underwater when the creek floods.

Dawn Manegre, 277 Ancient Elms Court, asked, since the road is private, how will the City provide access to park land? Paul Markworth, City Administrator, replied that will have to be determined later; this clearly doesn't provide access.

Ms. Manegre went on to say the property is directly behind her house; since this does not provide access, that means more people will be using our roads for parking and to get to the park. The Manors are located at the front of the subdivision; it's our homes at the beginning that they are going to be going through all the way to the back. Have you discussed this with St. Charles Community Development regarding how many homes are on this street? Wayne Anthony (St. Charles County) informed me that we are over capacity for the number of homes on a street with one exit.

Steve Schertel said we have talked to County Community Development and the County Highway Department, as well. They are aware of this development. They offered minimal comments.

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

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Application for a proposed Site Plan Review and Special Use Permit to construct a new bank facility with drive thru. The property is zoned PD (Planned Development) and is on 1.42 acres. The parcel is generally located at the southeast corner of the intersection of State Highway N and Hawk Ridge Trail. Application submitted by Providence Bank.

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

Eric Kirchner, Cochran Engineering, was present representing the applicant, Providence Bank, gave a presentation and offered to answer questions about the proposed Site Plan and Special Use Permit to construct a new bank facility with drive thru.

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:

- Green Environmental Advisory Committee – January 28, 2015
- Development Review Board – January 22, 2015
- Board of Aldermen Work Session – February 2, 2015
- Board of Aldermen Meeting – February 2, 2015

MINUTES: January 5, 2015 Regular Meeting

MOTION TO APPROVE THE MINUTES FROM THE JANUARY 5, 2015 REGULAR BOA MEETING AS SUBMITTED.

Alderman Pellerito made a motion to waive the reading of the minutes from the January 5, 2015 Regular BOA Meeting and approve same as submitted. The motion was seconded by Alderman Vennard and passed unanimously.

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THE MINUTES FROM THE JANUARY 5, 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 Vennard and passed unanimously. The following items were approved:

Warrant dated January 20, 2015 in the amount of \$285,734.04
Budget Transfer dated January 20, 2015

APPOINTMENTS:

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:

MOTION TO AMEND THE AGENDA:

Alderman Potter made a motion to amend the agenda by adding Bill No. 3570 to the agenda. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3570 was added to the agenda as the last item (Bill) under NEW BUSINESS.

NEW BUSINESS:

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Bill No. 3560 – An ordinance adopting the Fund Balance Policy for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3560. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3560 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3560. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3560 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3560 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3370.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3560 and pass same by assigning Ordinance No. 3370. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3561 – An ordinance approving a pre-annexation agreement to annex certain territory as a voluntary annexation, in accordance with Section 71.014 of the RSMO, as amended, of property owned by Highway N Plaza, LLC.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3561. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3561 was read.

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SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3561. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3561 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3561 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3371.

Alderman Vennard made a motion to approve the second reading of Bill No. 3561 and pass same by assigning Ordinance No. 3371. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3562 – An ordinance pursuant to the provisions of Section 71.014 of the revised statutes of the state of Missouri, providing for the voluntary annexation of an area of land containing 2.227 acres, more or less, currently owned by HWY N Plaza, L.L.C., and making certain findings with respect to the voluntary petition for such annexation.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3562. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3562 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3562. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3562 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3562 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3372.

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Alderman Pellerito made a motion to approve the second reading of Bill No. 3562 and pass same by assigning Ordinance No. 3372. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3563 – An ordinance to authorize the Mayor and/or City Administrator to enter into a one-year contract with Cochran Engineering Company, with an option for one (1) one-year renewal, for “on call” surveying services for projects within the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3563. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3563 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3563. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3563 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3563 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3373.

Alderman Vennard made a motion to approve the second reading of Bill No. 3563 and pass same by assigning Ordinance No. 3373. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3564 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract with Cochran Engineering Company for “On Call” Material Testing Services within the City of Lake Saint Louis, Missouri.

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FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3564. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3564 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3564. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3564 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3564 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3374.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3564 and pass same by assigning Ordinance No. 3374. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3565 – An ordinance to authorize the Mayor and/or City Administrator to issue a change order to Hankins Construction Company for services related to Park Restroom Facilities Improvement Project for the City of Lake Saint Louis, Missouri.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3565. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3565 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3565. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3565 was read.

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MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3565 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3375.

Alderman Vennard made a motion to approve the second reading of Bill No. 3565 and pass same by assigning Ordinance No. 3375. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3566 – An ordinance authorizing the Mayor and/or City Administrator to sign a retainer agreement for legal services in connection with a declaratory judgment and injunctive relief against St. Charles County, Missouri and for an election challenge against Rich Chrismer, Director of Elections, St. Charles County Election Authority.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3566. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3566 was read.

SECOND READING:

Alderman Pellerito made a motion to authorize the second reading of Bill No. 3566. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3566 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3566 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3376.

Alderman Pellerito made a motion to approve the second reading of Bill No. 3566 and pass same by assigning Ordinance No. 3376. The motion was seconded by Alderman Vennard; the poll of the Board being ayes: Pellerito, Potter and Vennard. Nays, Law and Zito. Alderman Torlina was absent. The motion failed.

Bill No. 3567 – 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.

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FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3567. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3567 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3567. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3567 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3567 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3376.

Alderman Vennard made a motion to approve the second reading of Bill No. 3567 and pass same by assigning Ordinance No. 3376. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Bill No. 3568 – An ordinance amending the zoning map of the City of Lake Saint Louis by changing the zoning district designation from NU (Non-Urban) to SR1 (Single Family Residential) on an approximate 19.03 acre tract of land for the purpose of developing a 20 lot single-family residential subdivision, pursuant to a specific preliminary plat; said property being generally located at the terminus of Silver Fern Court in the Villas at Crimson Oaks subdivision in unincorporated St. Charles County.

DISCUSSION:

Alderman Zito said he heard from the audience issues he was not aware of for the Oak Bluff Preserve residents (and neighbors) concerned with the proposed development. These issues need to be addressed, or at least given a more detailed review. He went on to say he is disappointed to learn that the street will be private, since he feels that this will place an unfair burden on the individuals living on that street. They will not receive the same City services (repair, maintenance, snow plowing), but they will pay the same City taxes.

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Mayor Schweikert said she brought up the private street issue at the Planning and Zoning meeting. She informed the developer she expects them to be very clear that their streets are private, and to explain what that means. She noted there was a discussion about the “private streets” meaning.

FIRST READING:

Alderman Pellerito made a motion to authorize the first reading of Bill No. 3568. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3568 was read.

Bill No. 3569 – An ordinance amending the previously approved Preliminary Development Plan for the Dove Farms Planned Development District situated on 6.48 acres generally located south of Interstate 64/Missouri Highway 40/61, east of Missouri Route N, on both sides of Hawk Ridge Trail, and specifically adopting a plan for development of the western portion of the southern of the two tracts located within the district's boundaries.

FIRST READING:

Alderman Vennard made a motion to authorize the first reading of Bill No. 3569. The motion was seconded by Alderman Pellerito and passed unanimously. Bill No. 3569 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3569. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3569 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3569 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3377.

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Alderman Vennard made a motion to approve the second reading of Bill No. 3569 and pass same by assigning Ordinance No. 3377. The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Resolution No. 01-20-15 (1) – A resolution endorsing a Strategic Goal Setting Initiative.

Mayor Schweikert read Resolution No. 01-20-15 (1).

MOTION TO APPROVE RESOLUTION NO. 01-20-15 (1):

Alderman Vennard made a motion to approve Resolution No. 01-20-15 (1). The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Pellerito, Potter and Vennard. Nays, none. Abstain, Zito. Alderman Torlina was absent. The motion passed.

Resolution No. 01-20-15 (2) – A resolution granting a Special Use Permit to Providence Bank, allowing for the construction and operation of a branch bank facility on previously approved Lot No. 2 of the Dove Farms #1 commercial subdivision in the Dove Farms Planned Development District.

Mayor Schweikert read Resolution No. 01-20-15 (2).

MOTION TO APPROVE RESOLUTION NO. 01-20-15 (2):

Alderman Pellerito made a motion to approve Resolution No. 01-20-15 (2). The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

Resolution No. 01-20-15 (3) – A resolution authorizing the issuance of a Special Use Permit to Kevin Beckerle for the temporary continued use and operation of an outdoor storage facility currently known as Climate Controlled Storage, Inc. on property located at 301 Feise Commercial Drive.

Mayor Schweikert read Resolution No. 01-20-15 (3).

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DISCUSSION:

Alderman Potter expressed his concern that approving the Special Use Permit for six (6) additional months was not an adequate timeframe for the property owner to relocate. He thought the Board should authorize a longer timeframe for the Special Use Permit.

Mayor Schweikert noted the Planning and Zoning Commission discussed the application for an extension and they determined that the Special Use Permit should be extended for six (6) additional months.

Alderman Vennard agreed with Alderman Potter's comments.

MOTION TO APPROVE RESOLUTION NO. 01-20-15 (3):

Alderman Pellerito made a motion to approve Resolution No. 01-20-15 (3). The motion was seconded by Alderman Zito; the poll of the Board being ayes: Law, Pellerito and Zito. Nays, Potter and Vennard. Alderman Torlina was absent. The motion passed.

Bill No. 3570 – An ordinance authorizing the Mayor and/or City Administrator to execute an Escrow Agreement with Artisan Residential Services, LLC guaranteeing completion of subdivision improvements on the site of Wyndemere Estates Plat One Residential Subdivision, generally located north of State Route N, approximately 3,200' west of Lake Saint Louis Boulevard and approximately 2,800' east of Duello Road in the City of Lake Saint Louis.

DISCUSSION:

Steve Schertel, Community Development Director, gave a brief explanation of the bill – noting the subdivision improvements were substantially complete; approximately \$11,000 of improvements are outstanding. Mr. Schertel informed the Board that the applicant is asking for two (2) readings this evening. Passage of this bill will allow the applicant to meet their deadline to record the plat at the end of the month and start turning over the lots to McKelvey Homes.

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Alderman Pellerito made a motion to authorize the first reading of Bill No. 3570. The motion was seconded by Alderman Vennard and passed unanimously. Bill No. 3570 was read.

SECOND READING:

Alderman Vennard made a motion to authorize the second reading of Bill No. 3570. The motion was seconded by Alderman Zito and passed unanimously. Bill No. 3570 was read.

MOTION TO PASS AND ADOPT THE SECOND READING OF BILL NO. 3570 AND ADOPT SAME BY ASSIGNING ORDINANCE NO. 3378.

Alderman Vennard made a motion to approve the second reading of Bill No. 3570 and pass same by assigning Ordinance No. 3378. The motion was seconded by Alderman Pellerito; the poll of the Board being ayes: Law, Pellerito, Zito, Potter and Vennard. Nays, none. Alderman Torlina was absent. The motion passed.

BOARD COMMENTS:

Alderman Potter said we need to learn more to provide an appropriate response to Dennis Zimmer's assertions that there are land restrictions on the Oak Bluff property.

Aldermen Pellerito and Vennard dittoed Alderman Potter's comment.

Alderman Vennard commented individuals need to do their due diligence when purchasing property; it is not practical to rely on someone else to disclose how it will affect their services. (Steve Schertel, Community Development Director, noted, during build out, a nine-foot sign will be erected identifying the streets as private.)

Alderman Law said Denny's looks good.

Mayor Schweikert stated she appreciated the officers' efforts to rescue the boys who fell through the ice on Lake Sainte Louise.

Mayor Schweikert thanked staff for the sidewalk proposal. She read a letter from

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
REGULAR MEETING
JANUARY 20, 2015

(JOURNAL AND MINUTES)

MoDOT in regard to the request for an environmental study on Highway N. MoDOT would not do the study, due to budget constraints. There is no money.

Mayor Schweikert announced she would be participating in the Polar Bear Plunge on February 7th to help raise funds for Special Olympics.

Mayor Schweikert commented that, in regard to audience members' concerns about debris in the lake due to the proposed development, every year the CA has had to remove logs and debris from the lake and anticipates that will be something that has to be done every year.

STAFF COMMENTS:

Mike Force, Police Chief, said the last boy pulled from the lake is in fairly good shape – he is aware. The rescue was a good example of everyone doing what should be done. Chief Force announced there will be an Identify Theft seminar on January 22, 2015.

Derek Koestel, Public Works Director, informed the board the details on the “way finding signs” are being finalized.

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