

CITY OF LAKE SAINT LOUIS  
BOARD OF ALDERMEN  
ADMINISTRATIVE/FINANCE/  
PUBLIC WORKS  
JOINT WORK SESSION

APRIL 6, 2015

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in an Administrative/Finance/Public Works Joint Work Session on Monday, April 6, 2015, at 5:30 p.m. in the Board Room, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Mayor Schweikert was present and presided over the meeting. Aldermen present were: Jason Law, Ward III; Mike Potter, Ward II; Gary Torlina, Ward I; Karen Vennard, Ward II; and John Pellerito, Ward III. Alderman Tony Zito, Ward I, was absent. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Steve Schertel, Community Development Director; Derek Koestel, Public Works Director; Eric Sterman, Assistant City Administrator; Darren Noelken, Parks and Recreation Director; Renee Roettger, Finance Director; Mike Force, Police Chief; and Mike Pavlakes, Chief Building Inspector.

2015 Projected Real Estate Tax Levy Rate

Paul Markworth, City Administrator, informed the Board, pursuant to State law, the City must announce their projected real estate tax levy rate that will be imposed this coming fall. The City will set the actual rate (which may be different than the projected rate) after we receive the Assessed Values for Property report from St. Charles County in September. Mr. Markworth said he and the Finance Director recommend keeping the General Fund Levy Rate at \$0.5951 and the Debt Service Levy Rate at \$0.4700.

The Board held a general discussion about the 2015 projected real estate tax levy rate and agreed with staff's recommendation.

Building Code Changes

Paul Markworth, City Administrator, reminded the Board that this discussion was a continuation of a previous discussion with Rick Cronin, President of Titan Homes, developer of Saratoga, who met with the Board at the last meeting requesting a consideration to amend the building code for the following items:

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- Blanket wrap inside foundations
- Low E glass in windows and doors
- R-38 attic insulation
- Drainage letter required from engineer and spot shooting the foundation

Alderman Vennard noted representatives from the Home Builders Association and from McKelvey Homes were in the audience to speak about the impact these codes have on their development.

Tim Martin, McKelvey Homes, thanked the Board for inviting him to talk about these building code issues. He expressed concern with the increased cost for each of these items, and also noted that the blanket wrap, in addition to being costly, can create problems for the buyer, i.e., mold, hiding problems, etc., because you cannot see what's going on behind the insulation.

Mr. Martin said these four (4) specific issues go beyond health and safety. He believes the energy efficiency items should be determined by the consumer. The homeowners can make choices for themselves (similar to purchasing a car) based on their lifestyle and/or needs. Energy efficiency should not be mandated by code.

Alderman Pellerito expressed concern that the City is being asked to change our Building Code for 13 homes in one development. Lake Saint Louis residents are happy with houses being built in the City. Alderman Pellerito said he did think the cost for these items (approximately \$2,000) was not cost prohibitive. Alderman Pellerito noted the drainage problems have decreased dramatically since the new code was adopted. He noted Lake Saint Louis' "plastic soil" will continue to be a factor in our City and contribute to drainage issues. Alderman Pellerito said he was not in favor of "weakening" our code or lowering our standards. He does not agree that the additional cost makes it hard to build here. We have to deal with the after affects once the homes are built and the developer leaves.

Mike Pavlakes, Chief Building Inspector, clarified that there is more than one way to meet the code requirements; the developer has several options to achieve required results. Mr. Pavlakes agreed the drainage issues for new construction have been greatly reduced. We do not

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recommend these codes to be punitive, but rather to have our homes built to be safe and with the desired energy efficiency. If you determine you want to change the code, he cautioned Board members to be cognizant of changes which may lead to unintended consequences.

Alderman Vennard asked Mr. Pavlakes if they look at the drainage when they perform inspections. Mr. Pavlakes replied, "Yes several times during the construction phase. But the elevation needs to be shot for accuracy."

Alderman Vennard noted sometimes the drainage issues are created, not by the developer, but because – down the road – the homeowner has changed the roll or flow of water over the property. Mr. Pavlakes agreed; if the procedures to seek approval for constructing things that would affect water flow, like landscaping, walls or berms, etc., are followed that would not happen.

Alderman Potter asked if there was an occasion when the topography of the lot was flat and the engineering wouldn't be necessary. Mr. Pavlakes replied, "I can't conceive of an instance when that would occur, since the property must slope away from the house on all sides."

Alderman Vennard said there are several building experts in the audience, and they don't agree that making these items optional is a reduction of our standards. The code should address health and safety; the level of energy efficiency should be optional. In the real estate business, Alderman Vennard said she has never had a buyer ask about the energy efficiency of a home.

Alderman Potter said a finished wall should be insulated, but he doesn't agree that an unfinished basement has to be insulated. He thinks the buyer should have options; let's leave the choice for the buyers to make.

Alderman Law said he supports making three (3) of the four (4) items optional. The requirement for a drainage letter from an engineer and spot shooting the foundation should be required. We need to be concerned with health and safety issues and impact on adjacent properties. Who are we to tell the buyer how energy efficient their home should be?

Alderman Torlina noted, at our Board retreat, Board members all agreed that one of their goals should be to make it easier to do business with Lake Saint Louis and to help businesses succeed. He agrees with

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Alderman Law – three (3) of the four (4) items should be optional. The drainage letter and spot shooting the foundation should be a requirement.

Alderman Pellerito clarified that the Board adopted the 2009 Code, they did not write it. He said he could not agree that we should eliminate sections of the Building Code for 13 homes.

Alderman Vennard clarified that McKelvey has 85 buildable lots.

Mayor Schweikert said she would not be in favor of changing the requirement for the drainage letter or spot shooting the foundation, but she could support making the other items optional.

Alderman Vennard said she was on the Board at the time we adopted the new code, but she was not fully aware of each item. There were 50+ amendments. Alderman Vennard suggested that maybe other Board members felt the same way – maybe we didn't have a clear picture.

Alderman Pellerito disagreed. He said he did understand and had a clear picture of the code amendments the Board adopted.

Alderman Vennard made a motion to change the following three (3) requirements to options:

- Blanket wrap inside foundations
- Low E glass in windows and doors
- R-38 attic insulation

The motion was seconded by Alderman Law and passed by a vote of four (4) "ayes" (Potter, Vennard, Law and Torlina) to one (1) "nay" (Pellerito).

Mayor Schweikert directed staff to prepare an ordinance for the Board's consideration at the next meeting.

### Park Board Recommendation for Veterans Water Feature

Darren Noelken, Parks and Recreation Director, gave a power-point presentation and answered questions about the Park Board's decision to (unanimously) approve the recommendation to award a contract to

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Nature's Re-Creations to construct a water feature in Veterans Memorial Park.

Recognizing First Responders

Mr. Markworth reminded the Board of the previous discussions about how to recognize "first responders."

The Board held a general discussion about recognizing "first responders." Comments included:

Alderman Torlina feels the recognition should be longer than a day – maybe a week.

Mike Force, Police Chief, stated, in coordinating events between Police, Fire and Ambulance Departments, they conclude that some Saturday in May we could have a small outdoor ceremony for the public to attend – May 23 or May 30, 2015.

Chief Force said they anticipate the ceremony would include recognition for life saving, Red Cross, a presentation and comments from the Mayor. Or, if the Board wants to forgo an outside event, Board members could stop by and thank officers during roll call.

Alderman Law noted some agencies have provided a breakfast program to recognize First Responders. The presentations could take place during breakfast. Alderman Law said he believes a week-long event is too long.

Alderman Vennard suggested the Board keep it small this year and work on ideas to expand the event next year when we can allow time to plan.

The Board agreed that May 30<sup>th</sup> was a better date than the 23<sup>rd</sup>.

Medical Transport Management (MTM) Parking Problems

Mr. Markworth informed the Board that Medical Transport Management (MTM) asked that the City hold off on their request for street parking.

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### Multi-Bank Securities Investing

Renee Roettger, Finance Director, provided information explaining her proposal to earn a better return on investments. She recommends the City consider moving some of our investments out of First Bank and deposit those investments in a safekeeping account at Pershing (owned by the Bank of New York).

The Board held a general discussion about multi-banking securities investing. The Board authorized staff to explore and investigate options and, if appropriate, prepare a contract for the Board's consideration. Staff was further directed to contact First Bank to ask if they can match the rates before moving.

### General Discussion

The Board held a general discussion on the following items:

- Marche Stormwater Project change orders
- Administrator search warrants

### ADJOURNMENT:

There being no further business to come before the Board in the Administrative/Finance/Public Works Joint Work Session, the meeting adjourned at approximately 6:40 p.m.

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Donna F. Daniel, City Clerk