

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

DECEMBER 7, 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, December 7, 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: Mike Potter, Ward II; John Pellerito, Ward III; Jason Law, Ward III; Gary Torlina, Ward I; and Karen Vennard, Ward II. Alderman Gary Turner, Ward I, left approximately 30 minutes after the meeting began. Also present were: Paul Markworth, City Administrator; Donna Daniel, City Clerk; Steve Schertel, Community Development Director; Derek Koestel, Public Works Director; Darren Noelken, Parks and Recreation Director; Eric Sterman, Assistant City Administrator; Mike Force, Police Chief; and Renee Roettger, Finance Director.

McBride Pre-Annexation Agreement

Paul Markworth, City Administrator, presented a revised copy of the Draft Pre-Annexation Agreement for the Board's review. Mr. Markworth noted revisions were made after the comments from our last work session and the attorneys' review of the legal issues. He gave a summary of the revisions, noting McBride has agreed to change the fence requirements to black aluminum.

The Board held a general discussion about the Pre-Annexation Agreement.

Mayor Schweikert spoke in favor of the change from white vinyl to black aluminum for the approved fence material.

Jeremy Roth, McBride Homes, was present and answered questions about the revised agreement.

Alderman Pellerito and Aldermen Torlina stated their opposition to any type of fence.

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Alderman Turner asked that the agreement be modified to include:

- 3:1 slopes must have seeding with straw mats
- Pine trees should be on McBride's property, spacing and type of tree must be approved by City Arborist and trees must be maintained until property is sold
- Landmark trees will remain unless City approves removal

Dan Brothers said he was planning to relocate to Lake Saint Louis because of its restrictions. He stated his opposition to McBride Pre-Annexation Agreement noting his opinion that the City should not allow one builder to make changes to the City Code i.e. fences. Mr. Brothers thanked the Board for their service and time.

Steve Strubel, 633 Falconcrest Drive, stated his concerns about the McBride Pre-Annexation Agreement. Comments included:

- Recommended the developer plant arborvitaes instead of pine trees as a buffer between the subdivisions.
- Will the barbed wire on the property be removed? City Officials replied, yes.
- Will dynamiting during construction be controlled by the City? City Officials and Developer both replied yes.
- Will discharging firearms be illegal on this property if it is annexed into the City? Will the adjacent property in St. Charles County have the same restrictions? Paul Markworth, City Administrator, replied yes, discharging firearms within the City limits is illegal. If the property is annexed, it will be illegal to discharge firearms within the City Limits. City officials could not speak to the County's restrictions.

Tim McCullen, 734 Harrier Court, asked if the developer will encroach on their common ground and if anyone knows if the sewer lines can handle the increased capacity. Paul Markworth, City Administrator replied, no the Developer cannot encroach on the common ground of Heritage of Hawk Ridge. City officials noted the development's sewer lines don't flow in that direction.

Dan Shreve, 738 Harrier Court, stated his opposition to McBride's Pre-Annexation Agreement. Comments included:

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- Expressed his concern about disruption to their common ground.
- In which phase of the earthwork will the trees be installed? Paul Markworth, City Administrator, replied it will depend on the ground stability, weather conditions, etc.
- Current City Codes, rules and regulations are good for the City, giving variances to the Code changes those rules.
- Concerned about the developer grading the property then the Heritage at Hawk Ridge residents have to deal with the dirt in the rain, storm and wind, and we will have unsightly views.
- This property can be involuntarily annexed. Don't give the developer a Pre-Annexation Agreement. Paul Markworth, City Administrator, replied the agreement provides advantages to the City i.e. access to parkland.
- When will the restrooms be built? Paul Markworth, City Administrator, replied it's too early to say, but I anticipate that they would be built around the time we have access to the trailheads.

Tom Gill, 636 Falconcrest Drive, stated his opposition to the McBride Pre-Annexation Agreement. Comments included:

- The annexation is for 102 acres, what are they giving the City?
- When they dynamite will there be a seismograph placed in my basement to determine conditions before and after dynamiting? Jeremy Roth replied, we are required to have a seismograph on site, not necessarily in your basement. We will follow all of the legal and safety requirements.

Debbie Weber stated her opposition to McBride's Pre-Annexation Agreement. She noted she is closing on her house in Heritage of Hawk Ridge in three weeks. She paid a premium for a private lot, now this developer will tear down the trees leaving her with the view of a building and fences, which she believes will destroy the open natural beauty of the area.

Sherry Doney, 740 Harrier Court, stated her opposition to McBride's Pre-Annexation Agreement. She said she learned about this annexation when she observed stakes in the ground. She didn't know the Church was selling the property or the City was annexing the same. She asked the City to require the developer to leave a buffer between HHR and their property.

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Sue Gill, 636 Falconcrest Drive, stated her opposition to McBride's Pre-Annexation Agreement. She noted if they leave a 20' buffer between our properties maybe some of the wildlife will remain in the area.

Alderman Pellerito noted the City and the developer still have a lot of work to do to reach an agreement on the terms for a Pre-Annexation Agreement. The property is for sale, someone was going to move there. The park is important to the long range plans for the City of Lake Saint Louis. The agreement is scheduled for a first reading only. We have to make some concessions to gain access to the parkland and we will continue to work to obtain the best product for everyone. He supports some of the concessions but not fences. Alderman Pellerito expressed his appreciation for the audience members comments.

Temporary Basketball Goals

Paul Markworth, City Administrator, informed the Board that the City's Code Enforcement Officer received a complaint from a trustee in the Sommer's Landing Subdivision regarding a temporary basketball goal which was not taken down after use. A tour of the subdivision revealed twenty-five homes had temporary basketball goals in the driveways. Letters were sent to the homeowners saying temporary basketball goals need to be stored when not in use. Twenty residents complied. Violations were sent to the five homeowners that did not comply.

Mayor Schweikert and Alderman Vennard asked staff to put this item on the agenda for discussion.

Jeff Gates, 1020 Landing Place, expressed his concern that he was cited for violation of the City Code because the Code Enforcement Officer thinks his goal is temporary. Mr. Gates disagrees and went on to say his basketball goal is permanently placed because it has 455 lbs. of sand in the base and it has been in place for many years. He said he is in compliance with the Code and he believes the Code Enforcement Office is not interpreting the Code correctly.

The Board held a general discussion about the temporary basketball goals. Staff was directed to prepare a Code Amendment that would allow basketball goals to remain on the homeowner's private property, i.e. driveways, as long as they were not derelict and/or a safety hazard.

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Signal Improvement Condemnation Authority for
LSL Boulevard at Highway N

Paul Markworth, City Administrator, informed the Board that O'Fallon is finalizing improvement plans to construct traffic signals at the Lake Saint Louis Boulevard/Highway N intersection. The right turn lanes on the north side of Highway N may require right of way acquisition. In that event, Lake Saint Louis will be the condemning authority since the property is in our City limit.

The City attorney suggested the City hire the O'Fallon attorney to perform the condemnation. That attorney would be Special Prosecutor for Lake Saint Louis, but O'Fallon would have to pay all costs related to that condemnation.

The Board agreed.

Police Department Grant for License Plate Reader

Mike Force, Police Chief, informed the Board that he has submitted a \$15,400 grant application for a license plate reader and he wants to confirm the Mayor and Board of Aldermen are interested in the grant.

The Board held a brief discussion about the grant and informed staff they are interested in securing the grant.

Purchase 100 Tons of Salt from Cooperative

Paul Markworth, City Administrator, informed the Board that staff has an opportunity to purchase additional salt at a good price.

The Board directed staff to proceed with the purchase.

General Discussion

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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 6:53 pm.

Donna F. Daniel, City Clerk