

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

DECEMBER 21, 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 21, 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; Karen Vennard, Ward II; and Gary Turner, Ward I. 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 the proposed amended copy of the Pre-Annexation Agreement for the Board's review, offering background information for each of the proposed amendments.

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

Alderman Torlina suggested language that noted the development would have to comply with the building code which was in force at the time. He also suggested removing any language that allow fences.

Alderman Turner suggested including language that identified a "conservation easement."

Mayor Schweikert said a majority of the Board members agree that a specific type of fence would be permitted, and she thought that it was inappropriate to tell McBride Homes they couldn't have fences this late in the game.

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Alderman Pellerito agreed it's tough to go back and change what we (majority of the Board of Aldermen) previously agreed to allow. It's not the way we conduct business. Aldermen Potter concurred.

Jeremy Roth, McBride Homes, appreciated staff's and elected officials' review of the plans and agreed with the proposed amendments. Mr. Roth noted that they were going to provide the same six foot buffer zone on the north property line for Crimson Oaks. He had no objection to calling the buffer a "preservation easement" or a "conservation easement."

A general discussion continued.

Elvira Johnson, representative of Heritage of Hawk Ridge (HHR) Home Owners Association, said there have been numerous discussions and meetings about this agreement. The HHR Home Owners Association understands the City's desire for the development; however it is abutting HHR, a retirement community. HHR "retirement community" is so important to its residents that they pay for their own services, even though they pay the same taxes as other residents who have their services provided. HHR asks that the Board considers their request and they recommend the Board takes a reasonable and appropriate approach to allowing this developer to build on property adjacent to their retirement community.

Larian Johnson, representative of Heritage of Hawk Ridge (HHR), distributed a document dated December 21, 2015 titled, "Proposed McBride Wyndstone Development." Mr. Johnson said this document is a request - "Residents of the HHR Community hereby present this request to the Lake Saint Louis Board of Aldermen for consideration as they move forward with the approval process of the proposed McBride Homes development."

Alderman Potter asked Mr. Roth if the City offered a 10-foot easement for the sanitary force main through City property, whether that would solve the problem (leaving existing trees and other vegetation undisturbed on that common ground). Mr. Roth replied, "Yes."

Dan Shreve, 738 Harrier Court, asked if the 10-foot buffer would be considered part of the residential 25-foot setback. Mr. Shreve said the Board may have consented to fences in this development, but that was before the Board had input from HHR. Mr. Shreve said, if they can have

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fences, then everyone in the City should be able to have a fence. Mr. Shreve said he appreciates everyone listening to the residents' concerns and working with them.

Several unidentified persons who were seated in the audience commented or asked questions about the Agreement.

Driveway Permit Insurance Requirement

The Board held a brief discussion about the City's insurance requirements to obtain a driveway permit. Due to time constraints, the Board was not able to complete the discussion of this issue. Staff was directed to put this item on the next Work Session Agenda.

General Discussion

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 pm.

Donna F. Daniel, City Clerk