

CITY OF LAKE SAINT LOUIS BOARD OF ALDERMEN
LAKE SAINT LOUIS COMMUNITY ASSOCIATION
SPECIAL JOINT MEETING
JULY 14, 2016
(JOURNAL AND MINUTES)

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in a special joint meeting with the Community Association Board of Directors on Thursday, July 14, 2016, at 6:00 p.m. at the Lake Saint Louis Community Association (CA or LSLCA), 100 Cognac Court, Lake Saint Louis, Missouri.

ROLL CALL:

Mayor Schweikert was present and presided over the meeting. Aldermen present were: John Pellerito, Ward III; Mike Potter, Ward II; Karen Vennard, Ward II; Gary Torlina, Ward I; and Jason Law, Ward III. Alderman Gary Turner, Ward I, was absent. Also present: Paul Markworth, City Administrator, and Donna Daniel, City Clerk.

Lake Saint Louis Community Association Board of Directors members present were: Steve Brown, President; Faye Johnson, Vice President; Dee Davenport, Treasurer; Joyce Corey and George Rich. Also present were Bryan DeVost, General Manager, and Jodi Rovelto, Assistant General Manager.

PURPOSE OF SPECIAL MEETING:

Mayor Schweikert stated the purpose of the joint meeting was to exchange information between the City of Lake Saint Louis Board of Aldermen and the Lake Saint Louis Community Association Board of Directors.

DISCUSSION:

Code Control

Mayor Schweikert gave a brief explanation about the process the City follows once a code violation is observed or reported to the Code Enforcement Office. Mayor Schweikert noted it can take two (2) plus weeks from the initial report of "tall grass" until the City has the "authority" to take action to mow.

A general discussion was held about code enforcement issues. Comments included:

- Whether the City is sending their list of violations to the CA. Bryan DeVost, Lake Saint Louis CA General Manager, replied, "Yes, we are getting a list from the City."

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- Mr. DeVost suggested a City/CA form of Ad Hoc committee that would work on code enforcement issues. Alderman Torlina noted we did not need a new committee; the image committee could perform this function.
- Conflicts between City Code and LSLCA's Covenants and Restrictions. Paul Markworth noted the strictest would prevail; for example, the City allows three (3) dogs but the CA only allows two (2). If a resident lives within the LSLCA boundaries, the CA could enforce their two (2) dog per house rule; or, the City allows privacy fences and dog runs. The CA does not. The CA could enforce their restrictions on property within their boundary.
- The suggestion that the City's applications or permit forms should contain a checkbox for property within CA boundaries.

Several property issues or complaints were discussed:

- Tall grass on CA common ground at N. Henke and Lake Saint Louis Boulevard
- Overgrown bushes (encroaching on sidewalk) on Lake Saint Louis Boulevard
- PWSD #2 or their contractors don't pick up their trash

Associate Membership Outside of the CA Boundaries

Alderman Torlina, speaking on behalf of four (4) Home Owners Associations south of Highway 40, ask that the LSLCA Board consider allowing them to join the LSLCA with an associate or social membership that would allow them to eat and socialize at the CA clubhouse. They are not interested in putting boats on the lake.

Alderman Potter said he thought it would require a vote of the LSLCA membership and it would have to be by subdivision.

Steve Brown noted Lutheran Senior Services was interested in lake access for a boat and dock for their facility to use for the annual cost of \$30,000 to \$50,000. Mr. Brown also noted the LSLCA private clubs can have 30% of their members from outside the LSLCA boundaries.

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Alderman Potter suggested that the LSLCA Board give the membership rules to Gary Torlina so he can provide them to the HOA's that inquired about a social membership.

Water Quality Study – Environmental Committee

Alderman Pellerito said the City's Green Environmental Advisory Committee, in conjunction with the Lake Saint Louis Community Associations' Lake and Parks Committee, were able to secure grant funds for a water quality study. The results will tell us where we are with the health of the lakes.

Alderman Pellerito said Scott Ellis and Ed Young, members of the Green Committee, will present results to the LSLCA Board at their next meeting and he will give the results to the Board of Aldermen (BOA) at their next meeting. He anticipates sharing the data with the public after the LSLCA and BOA review the information.

Corp of Engineers DNR – Permit

Paul Markworth, City Administrator, in response to concerns or questions about the Department of Natural Resources (DNR) requiring the McBride Project to obtain a permit, said this is normal; the Corp always becomes involved when a development has storm water that runs into a creek. Mr. Markworth noted that we have better control and oversight because this project is in the City corporate limits instead of the project being developed in the County. He encouraged everyone to call him if there are concerns.

Mr. Markworth gave a brief report on the City's storm water budget and the City's storm water project rating system.

A brief discussion was held regarding water runoff from holes #7 & #9 of the LSLCA golf course.

Steering Committee

Mayor Schweikert gave a brief report on the contract agreement with the i5 Group for Citywide Comprehensive Planning Services for the City. The first step will be to convene a Steering Committee with representatives from City staff, City Council, the Planning Commission and other stakeholders from the City. She informed the Board that she, Alderman Turner and Pearson Buell, representative from the Planning and Zoning Commission, along with 6-9 residents at large, will serve on the committee.

General

Bryan DeVost, LSLCA General Manager, gave an update on the LSLCA. He discussed his management style, including the move to a data-driven work environment. He noted subtle changes were made to improve efficiency for our members and incorporate the best practices throughout their organization. Mr. DeVost said it is his desire to move from a customer service organization to a hospitality oriented service. He wants to move the CA into the 20th century. They are looking for opportunities to bring young families back in, i.e., a “pool dive-in movie.” Alderman Law suggested they consider bocce ball or pickle ball.

Mayor Schweikert gave a brief update on the City:

- New venue at the Meadows – Pinot’s Palette Paint and Sip
- Due to nationwide decisions which affect local businesses, we have lost some businesses
- The Shoppes are 97% full
- Smoothie King will be opening a new Lake Saint Louis store
- Dierberg’s still owns property in the City
- Marco’s Pizza at Family Video

Steve Brown, President of the LSLCA Board, encouraged everyone to visit the site at Edgewater Point – it is a great place to sit and enjoy the view of the lake. An Eagle Scout project added a nice walking trail and bench overlooking the lake.

Mr. Brown said the CA has received many positive comments about their new signs – the artist is Mike Gomez. Mr. Brown thanked Jodi Rovelto and Bryan

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DeVost, the LSLCA Board of Directors and the Board of Aldermen for attending.
They hope to make this an annual event.

Mayor Schweikert concurred, thanked Bryan and Jodi and expressed her
appreciation to the LSLCA Board of Directors and Board of Aldermen.

ADJOURNMENT:

There being no further business to come before the board in special session, the meeting
was adjourned at approximately 8:17 p.m.

Donna F. Daniel, City Clerk