

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

JULY 19, 2021

The Board of Aldermen for the City of Lake Saint Louis, Missouri met in an Administrative/Finance/Public Works Joint Work Session on Monday, July 19, 2021 at 6:00 p.m.

ROLL CALL:

Mayor Law was present and presided over the meeting. Aldermen present were: Tom Mispagel, Ward II; Jacalyn Schauer, Ward I; Gary Torlina, Ward I; Chris Hinkle, Ward III; and Justin Hensley, Ward III. Alderman Karen Vennard, Ward II, was absent. Also present were: George Ertle, City Administrator; Sarah Belcher, Assistant City Administrator; Donna Daniel, City Clerk; Matthew Reh, City Attorney; Chris DiGiuseppi, Police Chief; Derek Koestel, Public Works Director; and Renee Camp, Finance Director.

PWSD2 Board President

George Ertle, City Administrator, introduced Public Water Sewer District #2 (PWSD2) Board President Darrell Dechant. Mr. Ertle noted Lake Saint Louis has recently approved two (2) multifamily developments that would be adversely affected by PWSD2's new rules relating to multifamily unit metering.

Darrell Dechant, PWSD2 Board President, apologized for his role in PWSD2's December 9, 2020 service rule change for multifamily unit metering. He was not aware of the effect this rule would have on development. Mr. Dechant explained the Board changed the service rule to resolve a legal problem caused by "other" entities reselling water. The only entity that can legally sell water is a licensed utility.

Mr. Dechant noted PWSD2 has held two (2) meetings to solicit input from developers about the new rule and/or options to modify the rule. They will be discussing the new rule during a closed session on August 4, 2021. The Board of Directors anticipate publicly announcing their decision at the August 12, 2021 PWSD2 meeting.

Options that have been discussed include:

1. Multifamily developments would be required to provide a mechanical room to house water meters.
 - PWSD2 will bill for the development's water service
 - This is a new option that has not been utilized in the past
 - PWSD2 will offer additional incentives for this option, i.e., they will sell the meters at a discounted rate
2. Multifamily developments would be required to provide a master meter with third party billing
 - An additional cost for developers but cheaper than Option 1
 - This option has been utilized throughout the state
 - PWSD2 will not offer incentives for this option

A general discussion was held about PWSD2's new multifamily unit metering service rule and its impact on development. Mayor Law said the developers estimate that Option 1 will add \$1 million cost to their project.

Mayor Law asked Mr. Dechant to inform the PWSD2 Board of Directors that the service rule change will have a harmful impact on the local economy. The loss of multifamily developments will cost jobs and will negatively impact other developments like The Meadows. The Meadows development needs high density multifamily developments to drive their success.

Mayor Law asked Mr. Dechant to convey to the PWSD2 Board of Directors that it is the consensus of the Board of Aldermen that Option 2 is preferred. The Board of Aldermen asks PWSD2 to modify the new rule that was adopted on December 9, 2020 relating to multifamily unit metering using Option 2. The option that has been employed throughout the state.

Driveway Widths

Derek Koestel, Public Works Director, provided information and answered questions about driveway standards and options for driveways that do not conform to the City's driveway standards. Mr. Koestel presented a "Driveway Review Checklist" for the Board's review and consideration.

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
ADMINISTRATIVE/FINANCE/
PUBLIC WORKS
JOINT WORK SESSION
JULY 19, 2021

A general discussion was held about Lake Saint Louis' driveway standards and regulations. City staff identified items the Board might want to amend to have a "less restrictive" driveway standard.

Alderman Hensley asked City staff to include a design exception process in the driveway standards.

The Board unanimously agreed to a minimum driveway standard width of twelve (12) feet and a maximum of thirty-six (36) feet.

The consensus of the Board was that they were not in favor of permitting gravel as an "alternate dustproof surface" for residential driveways.

City staff was directed to place this item on the next Work Session agenda for additional discussion.

General Discussion

ADJOURNMENT:

There being no further business to come before the Board the meeting adjourned at approximately 6:56 p.m.

Donna F. Daniel, City Clerk