

CITY OF LAKE SAINT LOUIS
BOARD OF ALDERMEN
MONDAY, JUNE 6, 2022
7:00 P.M. REGULAR MEETING
AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:	PRESENT	ABSENT
Mayor Jason Law	_____	_____
Jacalyn Schauer, Alderman Ward I	_____	_____
Tom Mispagel, Alderman Ward II	_____	_____
Sandy Grassmuck, Alderman Ward I	_____	_____
Mike Mathison, Alderman Ward II	_____	_____
Justin Hensley, Alderman Ward III	_____	_____
Chris Hinkle, Alderman Ward III	_____	_____

George Ertle, City Administrator	Next Ord. 4380
Sarah Belcher, Assistant City Administrator	
Donna F. Daniel, City Clerk	
Matthew Reh, City Attorney	
Derek Koestel, Public Works Director	
Renee Camp, Finance Director	
Louis Clayton, Community Development Director	
Chris DiGiuseppi, Chief of Police	

IV. INVOCATION: Pastor Mark Dumas, Wentzville United Methodist Church

V. ANNOUNCEMENTS:

VI. COMMITTEE REPORTS:

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VII. PUBLIC HEARINGS:

Fountain Grass Drive – Food Truck Garden Major Site Plan and Special Use Permit: Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

(At the March 3, 2022, April 7, 2022, and May 5, 2022, **P&Z** meeting this item was **TABLED**. At the March 21, 2022, April 4 & 18, 2022, May 2 & 16 2022, **BOA** meetings this item was **CONTINUED**.)

6800 Lake Saint Louis Boulevard – Storage Facility Major Site Plan, Special Use Permit, and Minor Adjustment: Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

(At the April 7, 2022, and May 5, 2022, **P&Z** meeting this item was **TABLED**. At the April 18, 2022, and May 2 & 16, 2022, **BOA** meeting this item was **CONTINUED**.)

Orf Road – Montage at Hawk Ridge Master Plan and Zoning Map Amendment: Consideration of a request by Jeff Atkins, Volz Inc., applicant, on behalf of St. Charles Catholic Church Real Estate Corporation, property owner, for the construction of 443 dwelling units including 240 dwelling units in multi-unit buildings, 167 townhouses, and 36 detached houses, and related site improvements to be known as Montage at Hawk Ridge.

(At the April 7, 2022, **P&Z** meeting this item was **tabled**. At the May 5, 2022, **P&Z** meeting this item was recommended for **APPROVAL**. At the April 18, 2022, and May 2 & 16, 2022, **BOA** meeting this item was **CONTINUED**.)

VIII. CALENDAR: June 2022 and July 2022

IX. MINUTES FROM: May 16, 2022, Regular Meeting

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X. CONSENT AGENDA:

1. Warrant dated June 6, 2022, for \$740,886.58
2. Transfers dated June 6, 2022
3. Liquor License Renewals:
 - John Lutgen – **Prados/ Roasted** – Retail Liquor by Drink and Sunday by Drink License
 - Lorene Epple – **BC's Kitchen** – Retail Liquor By Drink and Sunday By Drink License
 - Gautam Gatla – **The Post Sports Bar and Grill** – Retail Liquor By Drink and Sunday By Drink License

XI. APPOINTMENTS:

XII. PUBLIC COMMENT:

XIII. TABLED:

1. Bill No. 4594 – An ordinance approving a Zoning Map Amendment and Master Plan associated with the construction of 443 dwelling units including 240 dwelling units in multi-unit buildings, 167 townhouses, and 36 detached houses, and related site improvements to be known as Montage at Hawk Ridge.

(This item did not receive a first reading. It was tabled at the May 16, 2022, meeting. A motion and second to remove from the table is required before this item can be discussed.)

XIV. OLD BUSINESS:

XV. NEW BUSINESS:

1. Bill No. 4596 – An ordinance authorizing City staff to conduct an online auction to dispose of one (1) 2011 Chevrolet HHR for the City of Lake Saint Louis, Missouri.

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2. Bill No. 4597 – An ordinance amending the Lake Saint Louis City Code, Title I: Government Code, Chapter 120: Boards and Commissions, Article II Park Board, Section 120.030 Membership, deleting certain language and adding additions thereto.
3. Bill No. 4598 – An ordinance to authorize the Mayor and/or City Administrator to enter into a Cooperation Agreement with St. Charles County for participation in the Community Development Block Grant Program for fiscal years 2023 through 2025.
4. Bill No. 4599 – An ordinance to authorize the Mayor and/or City Administrator to exercise the second year renewal option of the contract with Gerstner Electric, Incorporated for services related to the Traffic Signal Repair & Maintenance Project for the City of Lake Saint Louis, Missouri.
5. Bill No. 4600 – An ordinance to adopt a budget by fund for the City of Lake Saint Louis, Missouri fiscal year beginning July 1, 2022 and ending June 30, 2023.
6. Bill No. 4601 – An ordinance authorizing the Mayor and/or City Administrator to execute an agreement with Poettker Construction Company guaranteeing completion of improvements associated with the construction of a 9,820-square-foot kennel to be known as No Leash Needed, located at 8031-8057 Hawk Ridge Trail.
7. Bill No. 4602 – An ordinance authorizing the Mayor and/or City Administrator to execute an agreement with BECS Development Lake St. Louis, LLC guaranteeing completion of improvements associated with the construction of a 3,148-square-foot restaurant to be known as Freddy's Frozen Custard & Steamburgers, located at 1021 Southern Ridge Lane.
8. Bill No. 4603 – An ordinance to reaffirm the purchase of two 2022 Dodge Durango Police Vehicles and to authorize the purchase of a third 2022 Dodge Durango Police Vehicle for the City of Lake Saint Louis Missouri.
9. Bill No. 4604 – An ordinance to adopt a budget revision for the City of Lake Saint Louis' budgets for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

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10. Bill No. 4605 – An ordinance amending the Municipal Code of The City of Lake Saint Louis, Missouri, Title II: Public Health, Safety and Welfare by repealing and replacing Chapter 230 Emergency Management.
11. Bill No. 4606 – An ordinance to authorize the Mayor and/or City Administrator to enter into a contract with Mitchell and Hugeback Architects, Inc. for Professional Design Services related to the Lake Saint Louis City Hall and Police Facility Renovation Project.
12. Bill No. 4607 – An ordinance approving a Zoning Map Amendment and Master Plan associated with the construction of 443 dwelling units including 240 dwelling units in multi-unit buildings, 167 townhouses, and 36 detached houses, and related site improvements to be known as Montage at Hawk Ridge.

XVI. BOARD COMMENTS:

XVII. STAFF COMMENTS:

XVIII. EXECUTIVE SESSION: Legal RSMO 610.021.1

XIX. GENERAL DISCUSSION:

XX. ADJOURNMENT:

***** PLEASE NOTE: All bills may be read twice and approved in one meeting. *****