



*Minutes of 5-14-24 approved
6/25/24*

**VILLAGE OF INNSBROOK
BOARD OF TRUSTEE MEETING MINUTES
CHARETTE CREEK COMMONS
2144 EAST COMMONS DRIVE, INNSBROOK, MO 63390
Tuesday, May 14, 2024, 5:00 PM**

AGENDA

- 1) CALL TO ORDER
- 2) OPENING CEREMONY
 - a. Pledge of Allegiance
- 3) ROLL CALL
- 4) ADOPTION OF AGENDA AND APPROVAL OF CONSENT CALENDAR
- 5) *APPROVAL OF MINUTES:
 - a. *Regular Meeting: April 9, 2024
 - b. *Executive Session: April 30, 2024
- 6) PUBLIC COMMENTS
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
 - Trustee Vacancy
 - Village Clerk
 - Administrative Staff Support
 - Village Hall project
- 8) DEPARTMENT/COMMITTEE REPORTS:
 - a. *Financial Reports – March 2024
 - i. *Bills of The Month
 - b. Administrator's Report
 - c. Planning & Zoning Commission Report
 - i. Village Planner Report
- 9) UNFINISHED BUSINESS:
 - a. WAGS & WHISKERS amended site plan
- 10) NEW BUSINESS:
- 11) BOARD OF TRUSTEE ANNOUNCEMENTS
- 12) EXECUTIVE SESSION - PERSONNEL [Pursuant to Section 610.021(3), RSMo.]
- 13) ADJOURNMENT

MINUTES

The regular meeting of the Village of Innsbrook Board of Trustees was held on Tuesday, May 14, 2024, at the Charette Creek Commons, 2144 East Commons Drive, Innsbrook, MO 63390. The meeting was called to order at 5:01 pm (CDT) with Daniel Reuter, Chairman, presiding. Chairman Reuter led the Pledge of Allegiance.

Upon roll call, trustees John Simon, Cynthia Cook, Donna West, and Dan Reuter were present, establishing a quorum. Chairman Reuter stated he would entertain a motion to amend the agenda for the evening. Trustee Simon made a motion to move to agenda item number nine (a), seconded by Trustee Cook. By roll call vote, Trustee Cook – “Aye”, Trustee West – “Aye”, Trustee Simon – “Aye”. Chairman Reuter declared the motion passed.

UNFINISHED BUSINESS

Chairman Reuter stated he would entertain a motion to deal with the application for adoption of the amended site plan for Wags & Whiskers. Trustee Cook makes the motion to approve the amended special use permit site plan for Wags & Whiskers with two conditions. One, Wags & Whiskers shall connect to a public wastewater collection system within 12 months of said system being installed. Two, Wags & Whiskers shall obtain a variance waiver from Missouri DNR regarding the separation requirements between their proposed well and the proposed septic field. Trustee Simon seconds the motion.

Chairman Reuter opened the floor for discussion among trustees.

- Trustee Simon had no comments.
- Trustee Cook explained the duty of elected officials to engage in discourse with their constituency and thanked them for presenting their views. She stated that she has supported and donated to the cause of Wags & Whiskers. She stated that granting Wags & Whiskers a special use permit allowed the Dollar General to obtain their location, which caused controversy, but now people are pleased with it. Trustee Cook stated that there was information from both sides influencing her decision. First, Warren County Planning and Zoning states that there are no Pump and Haul lagoons in the county, correcting previous statements made. Second, she stated that the board had not received any financial statements from Wags & Whiskers, so they do not have the information to know if the proposed solutions would be funded. Next, Trustee Cook is worried about the public image and relationships with neighbors that this system would affect. The Trustee expressed concern that Wags & Whiskers has been spreading misinformation, citing going to Warren County for approval as an example.
- Trustee West expressed her support of Wags & Whiskers beliefs and mentioned how she was part of the vote to bring them to the village. West states that the board does not want to be in their position, but they also have to hold the standards of the community. She explained that she has experience with on-site septic waste systems. All of these systems have been on high acreage properties and West cannot understand how a lagoon system was allowed on such a small parcel. The trustee expressed that a public wastewater system would be very expensive and likely will not come until a major development in the area. West cited Missouri DNR publication 2658, which considers pump and haul solutions to be a last resort. In a correspondence to Wags & Whiskers, they were given three other options for wastewater treatment. West explained the research she did for this decision, including what waste products could be in the lagoon. In a kennel, wastewater could include high levels of many unpleasant materials, all of which would be in the lagoon – including potential parasites and pharmaceuticals.
- Chairman Reuter expressed that he agrees with the trustees who spoke before him. He explained that he is not against Wags & Whiskers, but only against their wastewater treatment plan and the way it has been executed. Chairman Reuter explained the steps the Village has taken to consider everything presented, but that the lagoon was not appropriate for this site. Chairman Reuter explained that Wags & Whiskers could move forward with installing an underground system as originally approved, but that they had chosen to continue to pursue the lagoon. Chairman Reuter reiterated his concerns with the lagoon system and the negative impacts on the community.
- Trustee West read an email from a resident that lives across from the proposed lagoon, expressing concern about the impact it would have on his property.

Chairman Reuter called for a vote, Trustee Simon made the motion. By roll call vote, Trustee Simon – “Nay”, Trustee Cook – “Nay”, Trustee West – “Nay”, Chairman Reuter – “Nay”. The motion failed with a 0 “Aye”, 4 “Nay”, 0 “Abstain” vote.

ADOPTION OF AGENDA

Trustee Cook makes a motion to approve the consent agenda and the executive session, Trustee Simon seconds. By voice vote, all trustees present voted “Aye”. The motion passed and was approved with a 4 “Aye”, 0 “Nay”, 0 “Abstain” vote.

PUBLIC COMMENTS

- Jeff Sheldon. Mr. Sheldon told the board that he thanks the board for telling everyone their reasons for voting no. He believes that they are on the same page and only have one large difference to work out.
- Taylor Erb. Ms. Erb stated she is on the board of Wags and Whiskers. Ms. Erb addressed some alleged falsehoods stated by the board. Wags & Whiskers’ contractor made a mistake going to Warren county and Warren County made a clerical error in the acreage of the site. Second, Wags & Whiskers’ financials didn’t have anything to do with the lagoon, and the options being put in front of them are more expensive. Third, Wags & Whiskers has researched every option and has not found another feasible one. Lastly, Wags and Whiskers has made compromises, including moving or removing the septic system.

- Father Bob Sampson. Father Sampson explained that Wags & Whiskers had worked very hard and brought in the experts to advise on the proper system, but the Board was not listening.
- Steve Gissy. Mr. Gissy stated that he feels that the trustees are against the interests of the residents of the Village because the shelter is close to completion, and now they are facing opposition. Mr. Gissy also stated that he believes that the trustees are blowing the impact of the lagoon out of proportion.
- Charlie Boyce. Mr. Boyce stated he is one of the residents closest to the lagoon, and he believes that the lagoon is a suitable solution and it won't hurt his property value.
- Kelly Gissy. Ms. Gissy expressed that she believes the community needs an animal shelter. She also has experience with these waste water systems and states that there's no odor, wastewater, or contamination from them.
- Nathan Loica. Mr. Loica stated that he believes that the community needs and will support an animal shelter. He expressed that he is not satisfied with how the Board has been handling the matter.
- Virgal Woolfolk. Mr. Woolfolk stated that he is a planner and has experience with wastewater treatments. He expressed that he is confused about why the lagoon wasn't approved. He further stated that he feels that a sewer line could be run to Wags & Whiskers, but the comprehensive plan hasn't been updated in 10 years.
- Dr. Debbie Niederhaus. Dr. Niederhaus stated that she feels the Board has not been listening to the residents and asks them to follow the lead of their constituents.
- Nancy Inman. Ms. Inman stated she is a member of the advisory board for Wags & Whiskers. She expressed that she feels like they need to find a solution and proposed that the board fund the difference between the current proposed system and the system that the Board proposes until a sewer system can be installed.
- Jay Lux. Mr. Lux questioned individual trustees about their actions. Chris Graville informed Mr. Lux that he can make his comments to the Chair. Mr. Lux stated he feels that he isn't being listened to and the Board isn't presenting all the facts. Mr. Lux stated that he does not believe in the Board's leadership.
- Joe Federer. Mr. Federer expressed his belief that people care about Wags & Whiskers, but won't donate to a questionable cause if they continue to be delayed with the building.

CHAIRMAN'S REPORT/APPOINTMENTS

- a. Chairman Reuter reported that a Trustee elected to the board resigned before their two-year term was finished and that the Board would need to fill this Trustee's vacancy.
- b. Chairman Reuter announced that Jackie Kemp will be filling the role of clerk from 10 to 2 three days a week after the previous Village Clerk resigned.
- c. Chairman Reuter announced that Cynthia Freeman has entered into a consultant agreement and will be working primarily remotely. She will help mentor Ms. Kemp and deal with everyday reporting issues.
- d. Chairman Reuter announced that any resident was allowed to apply to fill the empty trustee seat. This seat will be filled by a vote by the trustees by ordinance number five.
- e. Chairman Reuter announced that representatives from the contractor for the Village Hall project would be present from May 29th from 3 p.m. to 5 p.m. for residents to see what is being proposed. There would then be a Board of Trustees meeting to approve those plans at 5 p.m.

VILLAGE PLANNER REPORT

Allen Huddleston announced that Planning and Zoning is holding a public hearing on June 5th regarding Innsbrook Corp's proposed annexation of 54.26 acres and rezoning from AG to Planned Development. He also announced that Planning and Zoning is working with Todd Streiller to put together an updated comprehensive plan.

NEW BUSINESS

None at this time.

BOARD OF TRUSTEES ANNOUNCEMENTS

Trustee West spoke briefly about comments that the board hasn't been communicating and remarked that there are lots of opportunities to speak with the board. She also thanked Trustee Reuter's wife for helping in the office and setting up Quickbooks.

ADJOURNMENT

Trustee Simon made a motion to adjourn, seconded by Trustee West. By voice vote, all trustees voted "Aye". The motion passed and was approved with a 4 "Aye", 0 "Nay", 0 Abstain vote.

Board approved by *Carl West, Chairman*
6/25/24