

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON JUNE 19, 2018

The June 19, 2018, regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:58 p.m. with Mayor Margot Martin, presiding. The Alderpersons present were David Bray, Nalini Mahadevan, Brian Warner, Dan Kemper, Jamie Griesedieck and Tom O'Brien.

Also in attendance was City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; Alternate City Attorney, Helmut Star; Fire Chief, Jack Trout; Police Chief, Tom Becker; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan; and Finance Officer, Lea Ann Bennett.

The Pledge of Allegiance was stated.

A. MOTION TO APPROVE AGENDA

Mayor Martin asked for a motion to approve tonight's agenda.

MOTION: Alderperson Warner motioned and Alderperson Kemper seconded the approval of tonight's agenda. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

- B. VOTE TO APPROVE MINUTES:** Public Hearings, April 17, 2018 & May 29, 2018
Regular Meeting, April 17, 2018
Special Meeting, May 29, 2018

Mayor Martin asked if there were any corrections to the minutes, there were none.

MOTION: Alderperson Griesedieck motioned and Alderperson Kemper seconded the approval of all of the above sets of minutes. All Alderpersons present voted "Aye." The vote was unanimous. **MOTION PASSED.**

C. PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS)

There were no comments by any audience members.

D. MAYOR'S COMMENTS

Mayor Martin stated she had two appointments to make. She stated she would like to appoint Pat Kilker Chairman of the Public Works Commission. She stated she would also like to appoint Howard Watkins of Stonington, a retired civil engineer, to the Public Works Commission.

MOTION: Alderperson O'Brien motioned and Alderperson Bray seconded to appoint Pat Kilker Chairman of the Public Works Commission and to appoint Howard Watkins as a member of the Public Works Commission. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Mayor Martin stated there will be no additional appointments tonight. She stated she has asked Mr. Christensen to review all of our boards and commissions, the committee members and the chairs, length of terms and dates they expire. She hopes to streamline the process and address it at the July meeting. She also states she hopes to make additional appointments at that time.

E. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

There were no comments from the Board of Alderpersons at this time.

F. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

- | | | |
|----|---|------------------|
| 1. | Planning & Zoning Commission: | April 2018 |
| 2. | Ways & Means Committee: | April 2018 |
| 3. | Public Works Commission: | None |
| 4. | Building Commissioner
& Zoning Administrator | April & May 2018 |

Mayor Martin stated the above reports will stand as submitted.

G. CITY ADMINISTRATOR'S REPORT

1. Finance Report

Ms. Bennett stated revenue is out performing budget by 9% and expenses are below budget by 2.5%. She stated the department heads are doing a great job by keeping down expenses.

2. City Administrator Report

Mr. Christensen made no report at this time.

H. UNFINISHED BUSINESS

None

I. NEW BUSINESS:

1. **Appeal of the Architectural Review Board Decision, 22 Countryside Lane.**

Mr. Jon Orsay of 22 Countryside Lane stated he wanted to appeal the ARB decision at his home to add additional landscaping. He stated he moved in over a year ago. He stated his neighbors do not find the landscaping to be an eye sore or embarrassment. He said he spent between \$100,000 and \$200,000 on landscaping. He stated he also fixed the creek and water run-off issues. He also stated his subdivision is holding a \$25,000 bond until the city returns his escrow deposit. He said he is also unable to obtain his occupancy permit. Mr. Orsay stated the ARB does not like his landscaping. Mayor Martin advised all appeals of the ARB go to the Board of Aldermen. Mr. Orsay stated he has received approval from the trustees. He also stated he added more to the landscaping. Mr. Morgan stated two landscaping plans were submitted and they both were denied by the ARB.

Alderman Griesedieck said he went by his house and the landscaping looks sparse and the plants are small. He asked Mr. Orsay if he could work with a landscaping crew.

Mayor Martin asked for a motion to either grant or deny the appeal.

MOTION: Alderman Mahadevan motioned and Alderman O'Brien seconded to grant the appeal of the decision of the ARB for 22 Countryside Lane.

ROLL CALL VOTE: Alderman Mahadevan, "Aye"; Alderman Warner, "Aye"; Alderman Kemper, "Nay", Alderman Griesedieck, "Nay", Alderman O'Brien, "Aye"; Alderman Bray, "Aye". **Motion passed by a vote of 4-2.**

2. Voice vote approval of a portable restroom at Villa Duchesne for their field hockey area.

Mayor Martin asked if there was a representative from Villa Duchesne present, there was none. Mrs. Kerlick of Jaccard Lane, whose home sits to the east and north of Villa Duchesne, asked that the letter she sent to the City be made part of the record. She said her home sits on 2 ¼ acres of land next to Villa Duchesne's 65 acre property. She said in 2015, the school put in AstroTurf for field hockey. She stated she has installed a fence, trees and scrubs over the years. She stated she does not like the location of the portable toilet and she has asked Villa to plant a green buffer. She stated she received no notice of the installation of the field. She stated the school has had no discussion with her and have made no accommodation for her. She said the noise is atrocious. She stated she does not want a portable toilet put on her boundary line. She asked why it is needed, as the gym is only 200 feet away. She said the school does not return her phone calls and again asked for a green buffer between the school and her property. She stated the fence and trees which are installed are on her property.

Alderman O'Brien suggested Mayor Martin meet with Mr. Christensen and Villa Duchesne. Mr. Christensen stated he and Mrs. Kerlick met with Villa Duchesne, who offered to move the portable restroom further to the north, and to plant a row of trees to mask the location. Alderman Griesedieck suggested this issue is tabled until Mayor Martin, Mr. Christensen and Mr. Morgan can meet with Villa Duchesne.

MOTION: Alderperson O'Brien motioned and Alderperson Bray seconded to table this bill until city officials can meet with Villa Duchesne to try to get this issue resolved. The vote on the above motion was unanimous. **Motion passed by a vote of 6-0.**

3. Referral to the Planning & Zoning Commission a request for Harper School – Frontenac, LLC to open a preschool and lower elementary school at Faith Des Peres Church, 11155 Clayton Road.

Mr. Joe Wagner the founder of Harper School stated he hopes to open a pre-school and lower elementary school at Faith Des Peres Church. He states he hopes to enroll 96 children. The operating hours of the school will be from 8:00 to 3:30 p.m. with approval requested from 8:00 a.m. to 6:00 p.m. Mr. Wagner stated he met with Mr. Christensen and Mr. Morgan, and he also met with several neighbors. He hopes to open after Labor Day this year. Alderperson Mahadevan stated her concern is traffic. Mr. Wagner stated school is open from 8:00 a.m. to 3:30 p.m. and stated the majority of the cars will be in early. He said in the afternoon, 60-70% of the students will be picked up between 3:00 p.m. and 3:30 p.m., with the remainder will be picked up between 3:30 p.m. to 6:00 p.m. Mr. Wagner stated he started his first school in 1999.

Mayor Martin stated this is a referral to the Planning & Zoning Commission and asked if she had a motion for the referral.

MOTION: Alderperson Warner motioned and Alderperson Kemper seconded to refer the request of Harper School – Frontenac, LLC to the Planning & Zoning Commission for review. The vote on the above motion was unanimous. **Motion passed by a vote of 6-0.**

4. Bill No. 2018-1895: An ordinance approving a conditional use permit to erect a security gate at 2538 North Geyer Road.

The petitioner has withdrawn the request.

Alderperson Bray stepped down from the dais for Bills 2018-1896 & 2018-1897.

5. Bill No. 2018-1896.1: An ordinance approving a development plan for the property at 10601 and 10635 Clayton Road.

Ms. Ross gave the first reading of this bill.

Mr. Star went over the bill. He stated there were changes to clarify R-3 zoning; the setback distances; the parking shown on the site plan, for units 1-4; clarification that the homes are no more than 70 feet deep; the installation of a four foot wide public sidewalk; the addition of landscaping on the property; they added the term "high quality" when referring to the garage; and the term "decorative" when referring to the sound wall; and the requests of the Architectural Review Board.

An alderperson asked about the "high quality" statement in the changes. Mr. Morgan stated it is referring to the garage doors, and stated there are a variety of doors. He said particularly fiber glass

vs. wood doors, and custom vs. high quality. He said the ARB will say what they consider to be high quality.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded approval of the second reading of Bill No. 2018-1896.1. All Alderpersons present voted "Aye". The vote was unanimous.

MOTION PASSED.

Bill No. 2018-1896.1: An ordinance approving a development plan for the property at 10601 and 10635 Clayton Road.

Mayor Martin asked for a motion to approve Bill No. 2018-1896.1.

MOTION: Alderperson Kemper motioned and Alderperson O'Brien seconded approval of Bill No. 2018-1896.1.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Warner, "Aye"; Alderperson Kemper "Aye"; Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye"; and Alderperson Mahadevan, "Aye". The vote was unanimous.

MOTION PASSED by a vote of 5-0.

Bill No. 2018-1896.1 became Ordinance No. 2018-1851.

6. **Bill No. 2018-1897:** An ordinance approving the preliminary plat for the consolidation and re-subdivision of the property commonly known as 10601 and 10635 Clayton Road.

Ms. Ross gave the first reading of Bill No. 2018-1897.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Warner motioned and Alderperson Kemper seconded approval of the second reading of Bill No. 2018-1897. All Alderpersons present voted "Aye". The vote was unanimous.

MOTION PASSED.

Bill No. 2018-1897: An ordinance approving the preliminary plat for the consolidation and re-subdivision of the property commonly known as 10601 and 10635 Clayton Road.

Mayor Martin asked for a motion to approve Bill No. 2018-1897.

MOTION: Alderperson O'Brien motioned and Alderperson Kemper seconded approval of Bill No. 2018-1885.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Kemper “Aye”; Alderperson Griesedieck, “Aye”; Alderperson O’Brien, “Aye”; Alderperson Mahadevan, “Aye; and Alderperson Warner “Aye”. The vote was unanimous.
MOTION PASSED by a vote of 5-0.

Bill No. 2018-1897 became Ordinance No. 2018-1852.

7. **Bill No. 2018-1898.1:** An ordinance approving an amended final development plan for the property at 2001 South Lindbergh Boulevard.

Ms. Ross gave the first reading of Bill No. 2018-1898.1.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Kemper motioned and Alderperson O’Brien seconded approval of the second reading of Bill No. 2018-1898.1. All Alderpersons present voted “Aye”. The vote was unanimous.
MOTION PASSED.

Bill No. 2018-1898.1: An ordinance approving an amended final development plan for the property at 2001 South Lindbergh Boulevard.

Mayor Martin asked for a motion to approve Bill No. 2018-1898.1.

MOTION: Alderperson Kemper motioned and Alderperson O’Brien seconded approval of Bill No. 2018-1898.1.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Griesedieck, “Aye”; Alderperson O’Brien, “Aye”; Alderperson Bray, “Aye”; Alderperson Mahadevan, “Aye; Alderperson Warner, “Aye”; and Alderperson Kemper, “Aye”. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1898.1 became Ordinance No. 2018-1853.

8. **Bill No. 2018-1899:** An ordinance authorizing the Mayor to enter into an agreement to provide a program of health, dental and vision insurance benefits for employees of the City of Frontenac, Missouri.

Ms. Ross gave the first reading of Bill No. 2018-1899.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Kemper motioned and Alderperson O’Brien seconded approval of the second reading of Bill No. 2018-1899. All Alderpersons present voted “Aye”. The vote was unanimous.
MOTION PASSED.

Bill No. 2018-1899: An ordinance authorizing the Mayor to enter into an agreement to provide a program of health, dental and vision insurance benefits for employees of the City of Frontenac, Missouri.

Mayor Martin asked for a motion to approve Bill No. 2018-1899.

MOTION: Alderperson Bray motioned and Alderperson Griesedieck seconded approval of Bill No. 2018-1899.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; Alderperson Mahadevan, "Aye; Alderperson Warner, "Aye"; and Alderperson Kemper, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1899 became Ordinance No. 2018-1854.

9. **Bill No. 2018-1900:** An ordinance authorizing the Mayor to enter into an agreement to provide a program of health, dental and vision insurance benefits for employees of the City of Frontenac, Missouri.

Ms. Ross gave the first reading of Bill No. 2018-1900.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Bray motioned and Alderperson Griesedieck seconded approval of the second reading of Bill No. 2018-1900. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Bill No. 2018-1900: An ordinance authorizing the Mayor to enter into an agreement to provide a program of health, dental and vision insurance benefits for employees of the City of Frontenac, Missouri.

Mayor Martin asked for a motion to approve Bill No. 2018-1900.

MOTION: Alderperson Kemper motioned and Alderperson Bray seconded approval of Bill No. 2018-1900.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; Alderperson Mahadevan, "Aye; Alderperson Warner, "Aye"; Alderperson Kemper "Aye"; and Alderperson Griesedieck, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1900 became Ordinance No. 2018-1855.

10. Bill No. 2018-1901: An ordinance approving the salaries and merit based pay schedule for fiscal year 2018-2019, for the City of Frontenac, Missouri employees in permanent positions as listed in this ordinance contingent on annual budget appropriation.

Ms. Ross gave the first reading of Bill No. 2018-1901.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Bray motioned and Alderperson Kemper seconded approval of the second reading of Bill No. 2018-1901. All Alderpersons present voted "Aye". The vote was unanimous.

MOTION PASSED.

Bill No. 2018-1901: An approving the salaries and merit based pay schedule for fiscal year 2018-2019, for City of Frontenac, Missouri employees in permanent positions as listed in this ordinance contingent on annual budget appropriation.

Mayor Martin asked for a motion to approve Bill No. 2018-1901.

MOTION: Alderperson Bray motioned and Alderperson Kemper seconded approval of Bill No. 2018-1901.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Bray, "Aye"; Alderperson Mahadevan, "Aye"; Alderperson Warner, "Aye"; Alderperson Kemper "Aye"; Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1901 became Ordinance No. 2018-1856.

11. Bill No. 2018-1902: An ordinance authorizing the City of Frontenac, Missouri, to enter into and execute a contract with St. Louis County, Missouri, for vector control services and authorizing and directing the Mayor to enter into on behalf of said City a contract with St. Louis County, Missouri for vector control services.

Ms. Ross gave the first reading of Bill No. 2018-1902.

Mayor Martin stated she believes the city needs to do research on these services to see if this damages the environment. Alderperson Griesedieck volunteered to research this issue. Alderperson Mahadevan asked why this is not a flat rate contract and why is it an hourly contract. There was additional discussion. Ms. Ross stated this is a five year contract. Mr. Star stated the contract can be canceled by either party with a 30 day written notice. Mr. Christensen stated last year the city spent \$1,900 on these services. Mr. Wappelhorst said the county is contracted to spray, and it is done at night. He stated they also drop dunks in the water to help with larviciding. He said the county will come out as part of their schedule and they also test areas for West Nile Virus, and walk the creeks. He also stated residents can call in to request additional treatment. Alderperson O'Brien suggested this information is added to Friday's weekly email.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Griesedieck motioned and Alderperson Bray seconded approval of the second reading of Bill No. 2018-1902. All Alderpersons present voted “Aye”. The vote was unanimous.
MOTION PASSED.

Bill No. 2018-1902: An ordinance authorizing the City of Frontenac, Missouri, to enter into and execute a contract with St. Louis County, Missouri, for vector control services and authorizing and directing the Mayor to enter into on behalf of said City a contract with St. Louis County, Missouri for vector control services.

Mayor Martin asked for a motion to approve Bill No. 2018-1902.

MOTION: Alderperson Bray motioned and Alderperson Griesedieck seconded approval of Bill No. 2018-1902.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Mahadevan, “Aye”; Alderperson Warner, “Aye”; Alderperson Kemper, “Aye”; Alderperson Griesedieck, “Aye”; Alderperson O’Brien, “Aye”; and Alderperson Bray, “Aye”;. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1902 became Ordinance No. 2018-1857.

Alderperson O’Brien stepped down from the dais.

12. Resolution No. 2018-378: A resolution authorizing the Mayor, on behalf of the City of Frontenac, Missouri, to enter into an agreement with the Metropolitan Sewer District (MSD) for reimbursement of the Stonington Place Sanitary Relief Project.

Mayor Martin asked for a motion to approve Resolution No. 2018-378.

MOTION: Alderperson Bray motioned and Alderperson Kemper seconded approval of Resolution No. 2018-378. All Alderpersons present (except Alderperson O’Brien who stepped down for this discussion) voted “Aye”. The vote was unanimous. **MOTION PASSED by a vote of 5-0.**

13. Resolution No. 2018-379: A resolution authorizing the Mayor, on behalf of the City of Frontenac, Missouri, to enter into a contract for Georgian Acres Stormwater Improvements.

Mayor Martin asked for a motion to approve Resolution No. 2018-379.

MOTION: Alderperson Warner motioned and Alderperson Kemper seconded approval of Resolution No. 2018-376. All Alderpersons present (except Alderperson O’Brien who stepped down for this discussion) voted “Aye”. The vote was unanimous. **MOTION PASSED by a vote of 5-0.**

Alderperson O’Brien stepped back up to the dais.

14. Liquor License Renewal Approvals for 2018-2019.

1. Brandon Apler, c/o Brio Tuscan Grille, 1601 S. Lindbergh Blvd. (paid 5/18/2018)
2. George Tompras, c/o Kreis' Restaurant, 535 S. Lindbergh Blvd. (paid 5/8/2018)
3. Lorene Samson, c/o Canyon Café, 1701 S. Lindbergh #2 (unpaid)
4. Matthew A. Jacober, c/o Hilton St. Louis Frontenac Hotel, 1335 S. Lindbergh Blvd. (paid 5/15/2018)
5. Terry Ward, c/o Frontenac Racquet Club Refreshment Corp, dba Frontenac Racquet Club, 10455 German Blvd. (paid 5/29/18)
6. Frank Dyer, c/o Royal Flush Grilling, Inc., dba Grassi's, 10450 German Blvd. (paid 6/5/2018)
7. Troy Imler, c/o BrickTop's, 10342 Clayton Road (paid 5/21/18)
8. William Cardwell, c/o Cardwell's at the Plaza, 94 Plaza Frontenac (paid 5/18/2018)
9. Murray Linden, c/o The Neiman Marcus Group, dba Neiman Marcus, 100 Plaza Frontenac (unpaid)
10. Stephen Mitchell, c/o Cinema Beverage Holding Company, dba Plaza Frontenac Lounge, 1701 S. Lindbergh #210 (paid 6/1/2018)
11. Cecily Hoffius, c/o Foodworks, Inc., dba Ces & Judy's Catering, 10405 Clayton Road (paid 6/11/2018).
12. Jamie Windhorst, c/o OSI/Flemings, LLC dba Flemings Prime Steakhouse & Wine Bar, 1855 S. Lindbergh Blvd. (paid)
13. Jon Fogarty, c/o The Shack, 731 S. Lindbergh Blvd. (paid 5/14/2018)
14. Michael Del Pietro, c/o Sugo's/Via Vino, 10419 Clayton Road (unpaid)
15. Anthony Tersigni, c/o Royalty Importer, LLC, 1015 S. Spoede Road (unpaid)

Ms. Ross stated all the licenses were paid except for two and she was in contact with the two who were unpaid. She stated the unpaid licenses would not be processed until paid.

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded the above noted liquor licenses are approved.

Mayor Martin asked Ms. Ross for a roll call vote.

ROLL CALL VOTE: Alderperson Warner, "Aye"; Alderperson Kemper, "Aye"; Alderperson Griesedieck, "aye"; Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; and Alderperson Mahadevan, "Aye. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

J. APPROVAL OF WARRANT LISTS: April 1 through May 31, 2018.

Mayor Martin asked for consideration and approval of the warrant list.

MOTION: Alderperson O'Brien motioned and Alderperson Griesedieck seconded the above warrant lists be approved.

Mayor Martin asked if there was any discussion. There was none.

Mayor Martin asked Ms. Ross for a roll call vote.

ROLL CALL VOTE: Alderperson Kemper, “Aye”; Alderperson Griesedieck, “Aye”; Alderperson O’Brien, “Aye”; Alderperson Bray, “Aye”; Alderperson Mahadevan, “Aye; and Alderperson Warner, “Aye”. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

K. EXECUTIVE SESSION FOR R.S. MO 610.021 (3) PERSONNEL

MOTION: Alderperson O’Brien motioned and Alderperson Bray seconded to go into executive session for R.S. MO 610.021 (3) Personnel.

ROLL CALL VOTE: Alderperson Griesedieck, “Aye”; Alderperson O’Brien, “Aye”; Alderperson Bray, “Aye”; Alderperson Mahadevan, “Aye”; Alderperson Warner, “Aye”; Alderperson Kemper, “Aye”. All Alderperson present voted “Aye”. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

L. ADJOURNMENT

Mayor Martin asked for a motion and second to adjourn the meeting.

MOTION: Alderperson Bray motioned and Alderperson O’Brien seconded the meeting be adjourned. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 8:57 p.m.