

# CITY OF FRONTENAC



## MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON JUNE 20, 2017

The June 20, 2017 regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:23 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, Bob Shelton; City Clerk, Leesa Ross; City Attorneys, Lee Curtis and Edward Sluys; Fire Chief, Jack Trout; Police Chief, Tom Becker; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan and Finance Officer, Lea Ann Layden.

After the Pledge of Allegiance, Mayor Martin asked for a motion to approve tonight's agenda.

### **A. MOTION TO APPROVE AGENDA**

Mayor Martin asked for a motion to approve the agenda.

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

**B. VOTE TO APPROVE MINUTES:**

- Regular Meeting, May 16, 2017
- Workshop Meeting, May 30, 2017
- Public Hearing, May 30, 2017
- Special Meeting, May 30, 2017

Mayor Martin asked for a motion to approve the minutes.

Mayor Martin asked for a motion to approve the four sets of minutes.

**MOTION:** Alderperson O'Brien motioned and Alderperson Bray seconded the approval of the minutes. All Alderpersons present voted "Aye." The vote was unanimous. **MOTION PASSED.**

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

There were no public comments at this time.

### **D. MAYOR'S COMMENTS**

1. Mayoral Appointments

Mayor Martin stated she would like to appoint Bryon Crump of Glen Abbey and Scott Mullin of Chapel Oaks to the Public Works Commission. She stated vacancies occurred when Jamie Griesedieck was appointed as Alderman, and appointed as the aldermanic representative, and when John Conroy resigned.

**MOTION:** Alderperson Warner motioned and Alderperson Mahadevan seconded the approval of Mr. Crump and Mr. Mullin to the Public Works Commission. All Alderpersons present voted "Aye." The vote was unanimous. **MOTION PASSED.**

2. Presentation of 20 year Service Award to Captain/Medical Officer, Craig Smith.

Chief Trout stated Medical Officer Smith was hired on May 13, 1997. He said he is responsible for the city's EMS program, which includes licensing, monthly medical meetings with Mercy and training. He said Craig has numerous life saves, helping heart attack victims; other traumatic medical issues. He said Craig was a stellar employee.

Mayor Martin presented Medical Officer Smith with a plaque and gift card.

**E. COMMENTS BY BOARD OF ALDERPERSON MEMBERS**

No comments were made at this time.

**F. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES**

- |    |   |                |
|----|---|----------------|
| 1. | Planning & Zoning Commission:                   | April 18, 2017 |
| 2. | Ways & Means Committee:                         | May 9, 2017    |
| 3. | Public Works Commission:                        | None           |
| 5. | Building Commissioner<br>& Zoning Administrator | May 2017       |

Mayor Martin stated the above reports will stand as submitted.

**G. CITY ADMINISTRATOR'S REPORT**

1. Finance Report

Ms. Layden stated there was a correction on page 1, in the top line report. She stated, it said building permits were down for the month, but they were not, they were actually up.

Ms. Layden stated the combined revenue is down for the year; \$425,000 and expenses are down \$600,000. She said on the sales tax reports of June on pages 22 and 23, the city is under budget by \$20,000, but she said one large anchor is one month behind and the other is two months behind. She stated year to date, sales tax revenue is down, \$591,000.

## 2. City Administrator's Report

Mr. Shelton stated the State of Missouri Legislature has considered legislation to prohibit cities to control short term rentals. Mr. Shelton stated he understands, once the state prohibits the cities controls, there is nothing that can be done. He said this is for short term leases and BNB rentals.

There was discussion from the board and there was a suggestion to have the city draft legislation on this matter. Mr. Curtis stated it would come to the Board of Aldermen for referral to the Planning & Zoning Commission, for review.

Mr. Shelton congratulated Ms. Layden and the Finance Department Staff for their receipt of the CAFR – Comprehensive Annual Financial Report Award. He said we have not received it yet, there will be a presentation at the Board of Aldermen meeting when received.

Mr. Shelton congratulated Jeff Wappelhorst on being granted an award by the St. Louis Division of the APWA on the outstanding environmental award for the Frontenac Forest Storm Water Project.

Mr. Shelton announced that this was the last Board of Aldermen meeting City Attorney Lee Curtis will be attending. Lee will be retiring soon. Lee has served the City and worked with the Board of Aldermen, Planning & Zoning Commission and Board of Adjustment. Everyone congratulated Lee and wished him well.

### H. UNFINISHED BUSINESS

None

### I. NEW BUSINESS:

1. **Bill No. 2017-1855**: An ordinance amending the conditional use permit for medical offices and retail uses for property located at 10435 Clayton Road and granting a modification of parking requirements relating thereof.

City Clerk Ross gave the first reading of Bill No. 2017-1855.

Alderman Warner stated he would like to see this approval contingent on the PILOT payments being received. Alderman Bray asked if we should change the verbiage with the deed in #6, Section 3(C) (I), and asked about the total square footage. He also stated in sections 8 & 9, it references square footage total 49,500.

Mr. Shelton stated the property and agreements on the property have been recorded. He stated we could increase the square footage from 49,500 to 50,000. He said this could be approved and we would hold it and not have Mayor Martin sign it until the PILOT payment is paid. Alderman O'Brien asked about the second floor of the medical building, and what type of use it would be. Mr. Cozad said, no specific use is planned and stated, the area may just be used for additional offices.

**MOTION:** Alderperson Bray motioned and Alderperson Kemper seconded to table Bill No. 2017-1855 until the PILOT is paid in full, and the square footage issue brought up is addressed. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Alderperson Mahadevan stated in the future, on PILOTS, late payments should be imposed interest. She also advised Mr. Cozad, they needed to be caught up in 30 days.

**Bill No. 2017-1855 was placed on the table.**

2. **Bill No. 2017-1856:** An ordinance amending Ordinance Number 2016-1807 authorizing the Mayor of the City of Frontenac, Missouri to enter into an agreement with Central County E-911 emergency dispatch for fire and EMS dispatching services.

City Clerk Ross gave the first reading of Bill No. 2017-1856.

Mr. Shelton stated this matter was discussed at the last meeting. He said he contacted the city's insurance company and they will provide coverage for the hold harmless agreement.

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. 2017-1856. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Mayor Martin asked City Clerk Ross to give the second reading of Bill No. 2017-1856.

**Bill No. 2017-1856:** An ordinance amending Ordinance Number 2016-1807 authorizing the Mayor of the City of Frontenac, Missouri to enter into an agreement with Central County E-911 emergency dispatch for fire and EMS dispatching services.

Mayor Martin asked for a motion to approve Bill No. 2017-1857.

**MOTION:** Alderperson O'Brien motioned and Alderperson Warner seconded approval of Bill No. 2017-1857.

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"; Alderman Bray, "Aye"; and Alderperson Mahadevan, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

**Bill No. 2017-1856 became Ordinance No. 2017-1813.**

3. **Bill No. 2017-1857:** An ordinance authorizing the Mayor to enter into an agreement to provide property, public officials liability and commercial insurance policies for the City of Frontenac, Missouri.

City Clerk Ross gave the first reading of Bill No. 2017-1857.

Mr. Shelton stated this bill will allow the city to continue with health coverage. He stated Anthem has a 2% rate increase. He said because we are self insured, we will receive a \$40,000 rebate which exceeds the insurance. He also stated there was no increase for the city's dental coverage and that employees pay for their own vision insurance.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded approval of the second reading of Bill No. 2017-1857. All Alderpersons present voted "Aye". The vote was unanimous.  
**MOTION PASSED.**

Mayor Martin asked City Clerk Ross to give the second reading of Bill No. 2017-1857.

**Bill No. 2017-1857:** An ordinance authorizing the Mayor to enter into an agreement to provide property, public official's liability and commercial insurance policies for the City of Frontenac, Missouri.

Mayor Martin asked for a motion to approve Bill No. 2017-1857.

**MOTION:** Alderperson Warner motioned and Alderperson Bray seconded approval of Bill No. 2017-1857.

Mayor Martin asked Ms. Ross for a poll 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.**

**Bill No. 2017-1857 became Ordinance No. 2017-1814.**

4. **Bill No. 2017-1858:** An ordinance authorizing the Mayor to enter into an agreement to provide property, public official liability and commercial insurance policies for the City of Frontenac, Missouri.

City Clerk Ross gave the first reading of Bill No. 2017-1858.

Mr. Shelton stated this is for renewals of all of the city's insurance policies. He said most have the same carriers, except for one. He said our insurance coverage is through a self-insurance pool, the St. Louis Area Insurance Trust (SLAIT). Mr. Shelton stated costs were in line with the budget. Alderperson Bray asked for a comparison to the rates from last year. Ms. Layden stated work comp increased by 12% and that liability went up some too. The others were flat.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderperson Warner motioned and Alderperson Bray seconded approval of the second reading of Bill No. 2017-1858. All Alderpersons present voted "Aye". The vote was unanimous.  
**MOTION PASSED.**

Mayor Martin asked City Clerk Ross to give the second reading of Bill No. 2017-1858.

**Bill No. 2017-1858:** An ordinance authorizing the Mayor to enter into an agreement to provide property, public official liability and commercial insurance policies for the City of Frontenac, Missouri.

Mayor Martin asked for a motion to approve Bill No. 2017-1858.

**MOTION:** Alderperson Warner motioned and Alderperson O'Brien seconded approval of Bill No. 2017-1858.

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. 2017-1858 became Ordinance No. 2017-18xx.**

5. **Bill No. 2017-1859:** An ordinance approving the salaries and merit based pay schedule for the fiscal year 2017-2018, for City of Frontenac, Missouri employees in permanent positions as listed in this ordinance contingent on annual budget appropriations.

City Clerk Ross gave the first reading of Bill No. 2017-1859.

Mr. Shelton stated this provides a 2% pay increase for all employees and for step increases, which are awarded on successful performance evaluations for employees who have not reached their max. He said this is a budgeted item.

Alderperson O'Brien stated he would like to see this bill tabled because they will be going to the public for a tax increase, where the city has not had an increase since 1982. He said there is a meeting set on Thursday, to discuss the process. He said this bill should be considered after the meeting on Thursday. Alderperson Bray agreed.

**MOTION:** Alderperson O'Brien motioned and Alderperson Bray seconded to table Bill No. 2017-1859.

Mayor Martin stated the pay increases are budgeted and were reviewed by the Ways & Means Committee. She said they need to do what is best to maintain good employees. Alderperson O'Brien stated he needed more information. He said sales tax revenues are down \$600,000, and that we are running a \$500,000 deficit. He said at this time they should not grant a 2% raise.

Mr. Shelton stated a 2% pay raise accounts for \$56,000, without the step increase, and with the step increases it is approximately \$130,000. He said he has concerns with not passing this bill. He said this increase did go through the Ways & Means Subcommittee, and he said they had no concerns with a 2% increase. He said some cities this year are doing 3 to 4% increases for police and fire departments. He also said if pay raises are not given, they could lose employees, very good people. He also said the service level that is provided to the Frontenac residents is very important to the residents. He said the Ways & Means Committee feels they should not balance the budget on the backs of the employees.

Aldersperson Mahadevan said the residents rely on the services. She said she agrees with Mr. Shelton. Mr. Shelton stated if the level of service goes down, businesses do not want to be here. He said we have talented people, and he said they will not stay if their salaries are flat.

Aldersperson Bray stated they will have to go to the public and ask for \$1.4 million dollars. He said they will have to ask for real estate tax increase and an increase in utility taxes. He asked the three residents in the audience what their thoughts were on this. Ms. Hatfield of Portland stated we anticipate the highest level of service. She said our service professionals should have the money. She said our employees are not being paid at the highest level and said they should and she said she does not feel there is any employee who does not deserve it. She said there has not been a tax increase since 1982, and that she would pay for it.

Mr. Rittenbaum of Bluespring said he agrees; that the employees should receive the increase.

Aldersperson Warner asked if all the steps are applied what the amount is. Ms. Layden stated the total amount is \$150,000 for everything including the steps. Mr. Shelton stated the pay increase would be \$56,000 over last year's estimate.

Chief Trout stated it would cost \$5,000 to \$6,000 per employee to replace an employee, with the cost of turn-out gear, physicals and psychological tests. Chief Becker stated it is expensive for his department, plus there is training which will last two to three months.

Aldersperson O'Brien stated he understands all this but he would like to just delay it one month, and not vote it up or down at this time. Chief Trout stated that is not a positive message you are sending to the employees.

Aldersperson Griesedieck said, why postpone until next week. What is it going to accomplish. Mayor Martin stated she spoke with the Chairman of the Ways & Means Committee and he said they were supportive of the passage of this bill.

Alderman O'Brien stated there is a motion on the floor to table this bill. Aldersperson Warner stated their point is well noted. He said the increase in the resident survey is less than what they will be asking for, and he said the 2% pay increase will not make an enormous difference. He said he is willing to go along with the ordinance as proposed, as long as the discussion is continued and they look at all the compensation.

Aldersperson Bray said this is not personal. Ms. Hatfield made additional comments in support of the passage of this bill. Mayor Martin stated this is a very intelligent community, and said they will be supportive of the city needs, and said we must be clear of what we need.

Mayor Martin asked for a poll vote on the motion to table Bill No. 2017-1858.

**POLL VOTE:** Aldersperson Griesedieck, "No"; Aldersperson O'Brien, "Yea"; Aldersperson Bray, "Yea"; Aldersperson Mahadevan, "No"; Aldersperson Warner, "No", and Aldersperson Kemper, "No". Motion fails by a vote of 2-4.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Aldersperson Warner motioned and Aldersperson Griesedieck seconded approval of the second reading of Bill No. 2017-1859. All Alderspersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Mayor Martin asked City Clerk Ross to give the second reading of Bill No. 2017-1859.

**Bill No. 2017-1859:** An ordinance approving the salaries and merit based pay schedule for the fiscal year 2017-2018, for City of Frontenac, Missouri employees in permanent positions as listed in this ordinance contingent on annual budget appropriations.

Mayor Martin asked for a motion to approve Bill No. 2017-1859.

**MOTION:** Aldersperson Warner motioned and Aldersperson Mahadevan seconded approval of Bill No. 2017-1859.

Mayor Martin asked Ms. Ross for a poll vote.

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

**Bill No. 2017-1859 became Ordinance No. 2017-1816.**

6. **Approval of the year 2017-2018 liquor licenses for the City of Frontenac, Missouri:**

Ivan Lambrecht, c/o Brio Tuscan Grille, 1601 S. Lindbergh Blvd. (paid)

George Tompras, c/o Kreis' Restaurant, 535 S. Lindbergh Blvd. (paid)

Lorene Samson, c/o Canyon Café, 1701 S. Lindbergh #2 (paid)

Matthew A. Jacober, c/o Hilton St. Louis Frontenac Hotel, 1335 S. Lindbergh Blvd. (paid)

Terry Ward, c/o Frontenac Racquet Club Refreshment Corp, dba Frontenac Racquet Club, 10455 German Blvd. (paid)

Frank Dyer, c/o Royal Flush Grilling, Inc., dba Grassi's, 10450 German Blvd. (paid)



Troy Imler, c/o BrickTop's, 10342 Clayton Road (paid)  
William Cardwell, c/o Cardwell's at the Plaza, 94 Plaza Frontenac (paid)  
Roger Allen Barber, c/o The Neiman Marcus Group, dba Neiman Marcus, 100 Plaza Frontenac (paid)  
Stephen Mitchell, c/o Cinema Beverage Holding Company, dba Plaza Frontenac Lounge, 1701 S. Lindbergh #210 (paid)  
Cecily Hoffius, c/o Foodworks, Inc., dba Ces & Judy's Catering, 10405 Clayton Road (paid)  
James Martin, c/o OSI/Flemings, LLC dba Flemings Prime Steakhouse & Wine Bar, 1855 S. Lindbergh Blvd. (paid)  
Jon Fogarty, c/o The Shack, 731 S. Lindbergh Blvd. (paid)  
Michael Del Pietro, c/o Sugo's/Via Vino, 10419 Clayton Road (paid)  
Anthony Tersigni, c/o Royalty Importer, LLC, 1015 S. Spoede Road (paid).

Ms. Ross stated all the liquor licenses have been paid. The licenses run from July 1, 2017 to June 30, 2018.

**MOTION:** Alderperson O'Brien motioned and Alderperson Bray seconded approval of the 2017-2018 liquor license applications.

Mayor Martin asked Ms. Ross for a poll vote.

**ROLL CALL VOTE:** Alderperson O'Brien, "Aye"; Alderman 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.**

**J. APPROVAL OF WARRANT LISTS:** May 1, 2017 through May 31, 2017

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

**MOTION:** Alderperson O'Brien motioned and Alderperson Warner 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 Bray, "Aye"; Alderperson Mahadevan, "Aye"; Alderperson Warner, "Aye"; Alderperson Kemper, "Aye"; Alderperson Griesedieck, "Aye"; and Alderperson O'Brien, "Aye". All Alderperson present voted "Aye". The vote was unanimous. **MOTION PASSED.**

**K. ADJOURNMENT**

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

**MOTION:** Alderperson O'Brien motioned and Alderperson Kemper seconded the meeting be adjourned. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 8:35 p.m.