

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON FEBRUARY 20, 2018

The February 20, 2018 regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:02 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 Interim City Administrator/City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Fire Chief, Jack Trout; Police Chief, Tom Becker; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan; and Lea Ann Bennett, Finance Officer.

The Pledge of Allegiance was stated.

A. MOTION TO APPROVE AGENDA

Mayor Martin asked for a motion to approve tonight's 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, January 16, 2018

Mayor Martin asked if there were any corrections to the minutes, there were none. There were several minor typographical errors on pages three and four which Ms. Ross stated she would correct. Mayor Martin asked for a motion to approve the meeting minutes as amended.

MOTION: Alderperson Bray motioned and Alderperson O'Brien seconded the approval of the amended January 16, 2018, meeting minutes. All Alderpersons present voted "Aye." The vote was unanimous. **MOTION PASSED.**

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

Mr. Robert Samuels of Princess made comments regarding the upcoming tax increase. He questioned the City's action of giving a tax abatement on the Shriners Property, and now asking the residents for a tax increase. Mayor Martin explained the tax abatement is only for Storm Water and the City's Storm Water Tax. Alderman Bray stated the storm water tax abatement is \$52,000 and stated the Ladue School District is taking an abatement of \$4.5 million dollars. He also stated the City will receive approximately \$170,000 annually in PILOT agreements on this project. Alderman Warner explained the city is going for a property tax increase as the city's sales tax revenue is flat or declining, while city wages and benefits are increasing by 2 – 3% per year. He also said the city did not abate

the sales tax, and it is estimated that the new development will bring in approximately \$640,000 annually.

Mr. Jerry Friedman of Hermitage Hill stated he is a candidate for Alderman Ward 1. He asked why we are asking for more money. Mayor Martin advised that meetings are planned to address the issues with residents. Mr. Friedman asked about the three meetings and said there needed to be more face to face meetings with the elected officials. Mayor Martin stated the city has been talking about revenues, and discussed the possibility of a property tax increased for over two years. He stated there is not enough communications and stated the weekly newsletters are good, however many residents don't read them and are unaware of a property tax increase on the April ballot. Alderperson O'Brien stated he believes the number of people who subscribe to the newsletter is stagnant. Ms. Ross stated we currently have 1300 people subscribed and stated she believes that has increase by 100 in the last year. Alderperson O'Brien suggested the city contact residents who visit city hall and invite them to subscribe to the newsletter, and suggested a sign is placed in the city hall lobby also. Mayor Martin stated she invited subdivision trustees to come to one of two meetings at city hall where finances related to the tax proposal were discussed. She said she will work to improve communications. Mr. Friedman stated the city needs to modernize their communications and suggested the city add a Facebook page. Mr. Samuels stated in regards to the tax increase, people are not aware of it and suggested another postcard be sent out to the residents. There was discussion of the last resident survey and the results.

D. MAYOR'S COMMENTS

Mayor Martin made no comments at this time.

E. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

Alderman Kemper asked that an electronics recycling event be added to future Frontenac Festivals and suggested that the trash company not be included in future festivals. He said he would like to have residents spotlighted who are authors and other professionals here, so that people can talk to them. He suggested the city should promote its own residents. Alderman Kemper also suggested the city look into addressing the audio visual issues that we have in the council room. Ms. Ross stated repairing/replacing the AV equipment was also suggested by Alderman O'Brien. Ms. Ross stated she discussed the request with the Mayor, and it will be addressed when a new city administrator is hired. The process will need an RFP, money budgeted, and proposals sought. Alderperson O'Brien stated he suggested the paper shredding event, and it was decided that we will have it every two years. He said an electronic recycling event is very expensive and is cost prohibitive. He said there is one upcoming on March 3rd and he will forward the information to Ms. Ross to add to the upcoming email newsletters.

F. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

1. Planning & Zoning Commission: November 2017
2. Ways & Means Committee: January 2018
3. Public Works Commission: November 2017
4. Building Commissioner
& Zoning Administrator January 2018

Mayor Martin stated the above reports will stand as submitted.

G. CITY ADMINISTRATOR'S REPORT

1. Finance Report

Ms. Bennett stated on page one of the top line report revenues are up contributed mainly to the increase in building permits and court fines. She said expenses are down compared to budget except for personnel expenses, and stated there were three payrolls in January 2018 compared to two payrolls in January 2017, which account for an extra \$160,000. She said sales taxes are down for the budget compared to the previous year, and she said she did not have the December sales tax details.

2. City Attorney Report

Ms. Ross had no report.

H. UNFINISHED BUSINESS

None

I. NEW BUSINESS:

1. **Discussion of the Geyer Road Improvements and whether to apply for grant funding at 30% instead of 25%.**

Ms. Ross stated she added this to the agenda as Mr. Scott Smith of Lochmueller and Mr. Wappelhorst both suggested the City think about increasing our funding from 25% to 30%. Mr. Wappelhorst stated for Phase I's engineering, the costs would be \$28,200 at 20%, \$35,250 at 25% and \$42,000 at 30%. Mr. Wappelhorst stated there are several phases and we need to get our foot in the door to get the project started. Alderperson O'Brien stated the information that Mr. Smith submitted states there are no sidewalks included. Mr. Wappelhorst stated some cities put in 50% or more for their projects. He also stated some municipalities do their own engineering and then hand over construction ready plans. Alderperson Warner asked about sidewalks. Mr. Wappelhorst stated sidewalks are included in the engineering part, but their cost is not included in construction. Mr.

Wappelhorst estimated sidewalks to be approximately \$120,000, for material, without labor. Mr. Wappelhorst stated this project will be split between storm water and road and bridge taxes. Alderperson Bray asked when the applications will be ready, and when are they due. Mr. Wappelhorst stated we have not been notified. He said the city hopes for two phases, but they are planning on three. Mr. Warner asked if this project is in the Ways & Means model.

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded to send this to the Ways & Means Committee for review.

Alderperson Mahadevan asked if there are chances to receive the grant are better if we increase the percentage from 25% to 30%. Mr. Wappelhorst stated recent grant approvals have been for shovel ready projects. He said the city is currently applying for engineering money. Alderperson Kemper asked what the cost is if we get approval. Mr. Wappelhorst stated if the city is denied this year, we need to decide if we should engineer it ourselves and reapply in 2019. Mr. Wappelhorst stated the application is a full process which includes staff interviews. He said this is a huge project with signals, ADA push buttons and ADA accessibility. Alderperson Griesedieck stated we need to look at Geyer Road. It needs repaving, and it has storm water issues. He said this is not just about sidewalks and bicycles. He said it is unsafe to walk on.

The vote on the above motion was unanimous. **Motion passed by a vote of 6-0.**

2. **Bill No. 2018-1883:** An ordinance approving a permit to erect an entry gate at #1 Lynnbrook Road.

Ms. Ross gave the first reading of this bill.

MOTION: Alderperson Bray motioned and Alderperson O'Brien seconded approval of the second reading of Bill No. 2018-1883. All Alderpersons present voted "Aye". The vote was unanimous.
MOTION PASSED.

Bill No. 2018-1883: An ordinance approving a permit to erect an entry gate at #1 Lynnbrook Road.

Mayor Martin asked for a motion to approve Bill No. 2018-1883.

MOTION: Alderperson Bray motioned and Alderperson Warner seconded approval of Bill No. 2018-1883.

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. 2018-1883 became Ordinance No. 2018-1839.

3. **Bill No. 2018-1884:** An ordinance amending Section 405.080 of the City of Frontenac, Missouri, Municipal Code of Ordinances relating to minimum parking requirements in the "PHFC" Planned High Fashion Center District.

Ms. Ross gave the first reading of this bill.

There was no public hearing advertised and Mr. O'Keefe believes there should be a second bill which shows the specific number of parking spaces at Plaza Frontenac.

The bill only had a first reading.

4. **Bill No. 2018-1885:** An ordinance amending Section 220.540 of the City of Frontenac, Missouri, Municipal Code of Ordinances relating to invasion of privacy.

Ms. Ross gave the first reading of Bill No. 2018-1885.

Mr. Samuels stated Chief Becker did a great job writing this ordinance and bringing it up to date, however he did not like the terms "look, peer or peep" and asked "what is the intent?" Alderperson Mahadevan stated it is the intent and the language seems okay to her. Mr. O'Keefe stated some of the words used came from the State Statute and stated it is under judicial interpretation. Alderwoman Mahadevan stated she agrees and said the words add depth and meaning to the description. She also stated the words add to the intent of the ordinance. Mr. O'Keefe stated he wrote Section A of the proposed bill and stated Sections B & C were taken from the Missouri Revised Statutes.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Mahadevan motioned and Alderperson Warner seconded approval of the second reading of Bill No. 2018-1885. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Bill No. 2018-1885: An ordinance amending Section 220.540 of the City of Frontenac, Missouri, Municipal Code of Ordinances relating to invasion of privacy.

Mayor Martin asked for a motion to approve Bill No. 2018-1885.

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

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

Bill No. 2018-1885 became Ordinance No. 2018-1840.

5. Withdrawal of Bill No. 2018-1880.

Mr. O'Keefe stated as a new bill number was given to the invasion of privacy bill due to significant changes to the bill, the Board of Aldermen needed to withdraw Bill No. 2018-1880.

MOTION: Alderperson Bray motioned and Alderperson Mahadevan seconded to withdraw Bill No. 2018-1880. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

6. **Bill No. 2018-1886:** An ordinance approving a modification to the budget of the City of Frontenac, Missouri for the fiscal year 2017-2018 to remove budgeted legal fees.

Ms. Ross gave the first reading of Bill No. 2018-1886.

Ms. Ross stated this was requested by Alderperson O'Brien. The issue was sent to the Ways & Means Committee and discussed, and was forwarded back to the Board of Aldermen. The request is to remove \$100,000 from the legal fees account, as the Pulte Lawsuit has been withdrawn.

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. 2018-1886. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Bill No. 2018-1886: An ordinance approving a modification to the budget of the City of Frontenac, Missouri for the fiscal year 2017-2018 to remove budgeted legal fees.

Mayor Martin asked for a motion to approve Bill No. 2018-1886.

MOTION: Alderperson O'Brien motioned and Alderperson Griesedieck seconded approval of Bill No. 2018-1886.

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. 2018-1886 became Ordinance No. 2018-18.

7. **Bill No. 2018-1887:** An ordinance authorizing the Mayor to enter into an agreement related to the development of 2001 South Lindbergh Boulevard.

Ms. Ross gave the first reading of Bill No. 2018-1887.

Mr. O'Keefe stated this came from an arrangement between the developer and the lender. It will give the lender the ability to step in if the security of the loan is compromised, if the developer is unable to complete the project. He said they will be able to cure deficiencies and bring the project to

conformance with city ordinances. He said the lender will see to it that deficiencies are cured. Mr. Burke of Armstrong Teasdale was present and stated it was a request of the lender. They said if DESCO is out, it allows the lender to step in and secure the plan. Mr. O'Keefe stated this is consistent with development agreements.

Mayor Martin asked for a motion to amend Bill No. 2018-1887.

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded to approve Bill No. 2018-1887. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

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. 2018-1887. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Bill No. 2018-1887: An ordinance authorizing the Mayor to enter into an agreement related to the development of 2001 South Lindbergh Boulevard.

Mayor Martin asked for a motion to approve Bill No. 2018-1887.

MOTION: Alderperson Warner motioned and Alderperson Kemper seconded approval of Bill No. 2018-1887.

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. 2018-1887 became Ordinance No. 2018-18x.

8. Resolution No. 2018-376: 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 – Georgian Acres Storm Sewer Project.

Alderperson O'Brien reclused himself from this discussion and stepped down from the podium.

Mr. Wappelhorst stated this is for the Stonington-Georgian Acres Storm Sewer Project. This will allow for reimbursement of expenses for the project from MSD. Mr. Wappelhorst stated the funds are from the Deer Creek Watershed Alliance.

Mayor Martin asked for a motion to approve Resolution No. 2018-376.

MOTION: Alderperson Griesedieck 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.**

Aldersperson O'Brien stepped back up to the dais.

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

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

MOTION: Aldersperson O'Brien motioned and Aldersperson 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: Aldersperson O'Brien, "Aye"; Aldersperson 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.**

K. ADJOURNMENT

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

MOTION: Aldersperson Warner motioned and Aldersperson Kemper seconded the meeting be adjourned. All Alderspersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 8:08 p.m.